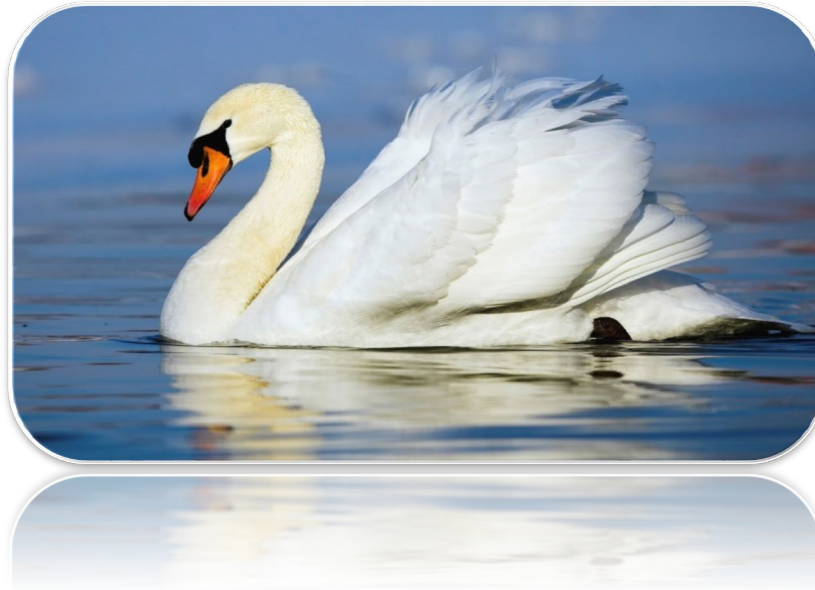


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 1,160,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160,575
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	-	452,250
Revenue	-	-	497,345	149,090	-	-	-	-	646,435
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	7,927	13,817	-	-	-	-	21,744
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,120,457	-	-	1,120,457
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,484,543	-	-	14,484,543
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,160,575	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,400,949

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									-
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	21,744	-	-	-	-	-	-	-	21,744
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									-
Current Portion - Series 2012	-	-	-	-	-	0	-	-	-
Current Portion - Series 2015	-	-	-	-	-	0	-	-	-
Current Portion - Series 2022	-	-	-	-	-	0	-	-	-
Long Term - Series 2012	-	-	-	-	-	0	-	-	-
Long Term - Series 2015	-	-	-	-	-	8,645,000	-	-	8,645,000
Long Term - Series 2022	-	-	-	-	-	6,960,000	-	-	6,960,000
Total Liabilities	\$ 21,744	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,626,744
Fund Equity and Other Credits									
Investment in General Fixed Assets	-						36,514,917		36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Unaudited)	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	(13,057)	(18,562)	-	-	-	-	(722,420)
Unassigned									
Beginning: October 1, 2022 (Unaudited)	633,111					-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	200,000								
Reserve For First Three Months Operations	433,111					-	-	-	433,111
Results of Current Operations	505,720								505,720
Total Fund Equity and Other Credits	\$ 1,138,831	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,774,205
Total Liabilities, Fund Equity and Other Credits	\$ 1,160,575	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,400,949

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest													
Interest - General Checking	0	0	0	0	-	-	-	-	-	-	0	75	0%
Special Assessment Revenue													
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	40,055	20,795	6,616	4,252	9,235	783,139	780,487	100%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	-	-	45,077	180,306	180,306	100%
Miscellaneous Revenue													
Easement Encroachments	-	-	-	-	-	-	-	-	431	-	431	-	N/A
Intragovernmental Transfer In													
Total Revenue and Other Sources:	\$ 45,312	\$ 24,824	\$ 263,651	\$ 393,282	\$ 65,272	\$ 40,055	\$ 65,871	\$ 6,616	\$ 4,682	\$ 54,311	963,876	\$ 960,868	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	1,000	1,000	1,000	10,000	12,000	83%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	77	765	918	83%
Executive													
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	35,000	42,000	83%
Financial and Administrative													
Audit Services	-	-	-	4,200	-	-	-	-	-	-	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	18,000	-	-	-	-	-	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	-	-	500	1,000	1,500	67%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Legal Advertising	-	-	-	-	-	260	-	-	201	2,712	3,174	1,200	264%
Trustee Services	-	-	-	-	-	9,998	-	-	-	-	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	100	-	-	100	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	1,233	-	-	-	-	-	-	1,233	1,300	95%
Bank Services	21	21	21	21	21	-	-	99	-	-	204	500	41%
Travel and Per Diem													
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	-	1,352	800	169%
Insurance													
Printing & Binding	-	7,726	-	-	-	-	-	-	-	-	7,726	7,300	106%
Website Maintenance	-	-	-	233	-	418	-	422	-	292	1,364	2,700	51%
Website Maintenance													
	-	-	-	-	-	-	-	-	-	-	-	1,200	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	1,260	6,764	18,000	38%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Services	-	-	-	3,910	-	-	-	1,270	-	-	5,180	5,000	104%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	-	2,417	-	1,667	833	833	8,250	10,000	82%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,660	12,331	7,008	15,671	22,665	19,445	4,577	11,193	6,760	10,174	114,484	138,493	83%
Stormwater Management Services													
Professional Services													
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	2,983	26,850	35,800	75%
NPDES	-	1,379	-	-	-	560	-	-	-	-	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services													
Water MGT - Debris Removal								1,500			1,500		
Utility Services													
Electric - Aeration Systems	565	183	-	499	611	1,177	-	1,250	663	-	4,947	4,800	103%
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	4,895	4,895	5,590	686	1,381	-	19,293	-	695	37,433	74,000	51%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	-	-	4,895	15,379	2,000	769%
Water Quality Testing	-	-	-	-	-	-	-	9,320	4,660	-	13,980	14,500	96%
Water Control Structures	-	500	1,500	4,000	-	20,000	-	9,500	-	-	35,500	25,000	142%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	2,500	3,200	2,900	-	6,200	3,200	3,200	3,200	3,200	27,600	36,000	77%
Midge Fly Control	-	1,000	8,823	4,703	-	2,188	-	-	-	-	16,714	24,000	70%
Aeration System	-	-	773	-	-	773	-	773	-	-	2,318	8,000	29%
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	695	50,879	100,000	51%
Wetland System													
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	-	3,228	28,824	46,200	62%
Water Quality Testing	-	-	-	-	-	-	-	3,495	-	-	3,495	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Capital Outlay													
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	-	4,325	-	-	4,725	6,000	79%
Lake Bank Restoration	-	600	14,899	600	-	29,729	-	600	-	950	47,378	59,000	80%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	-	1,350	1,950	-	24,150	55,000	44%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	565	14,189	52,578	36,853	1,297	81,220	8,095	68,528	63,640	16,646	343,610	613,800	56%
Other Current Charges													
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	-	-	-	-	61	-	N/A
Reserves for General Fund													
Water Management System	-	-	-	-	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	61	-	-	-	-	-	61	200,500	0%
Total Expenditures and Other Uses:	\$ 5,225	\$ 26,520	\$ 59,586	\$ 52,524	\$ 24,023	\$ 100,665	\$ 12,671	\$ 79,721	\$ 70,400	\$ 26,820	\$ 458,156	\$ 952,793	48%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	(73,105)	(65,718)	27,491	505,720	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	1,216,324	1,257,573	1,196,963	1,250,163	1,177,058	1,111,340	633,111	633,111	
Fund Balance - Ending	\$ 673,198	\$ 671,502	\$ 875,567	\$ 1,216,324	\$ 1,257,573	\$ 1,196,963	\$ 1,250,163	\$ 1,177,058	\$ 1,111,340	\$ 1,138,831	1,138,831	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Reserve Account	744	988	1,219	1,391	1,481	1,422	1,611	1,636	1,786	1,742	14,021	12,000	117%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	31	14	2	103	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	2,354	1,796	1,890	12,167	20	60833%
Special Assessment Revenue													
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	3,889	2,499	5,428	460,309	545,565	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	437,218	-	-	-	437,218	349,809	125%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds													
Total Revenue and Other Sources:	\$ 1,722	\$ 19,430	\$ 186,237	\$ 245,615	\$ 47,990	\$ (52,281)	\$ 452,037	\$ 7,909	\$ 6,095	\$ 9,062	\$ 923,818	\$ 907,394	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds	-	-	-	-	-	-	-	485,000	-	-	485,000	\$ 485,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds	-	15,000	-	-	-	-	-	5,000	-	-	20,000	-	N/A
Interest Expense													
Series 2015 Bonds	-	216,125	-	-	-	-	-	215,750	-	-	431,875	432,250	100%
Original Issue Discount													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 231,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705,750	\$ -	\$ -	936,875	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	(52,281)	452,037	(697,841)	6,095	9,062	(13,057)	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	1,192,459	1,240,449	1,188,168	1,640,205	942,365	948,460	970,579	-	
Fund Balance - Ending	\$ 972,302	\$ 760,607	\$ 946,844	\$ 1,192,459	\$ 1,240,449	\$ 1,188,168	\$ 1,640,205	\$ 942,365	\$ 948,460	\$ 957,522	957,522	\$ (9,856)	

Prepared by:
JPWard and Associates, LLC

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	-	0	0	28	0	0	29	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	6	76	107	1,569	328	461	2,548	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	40,684	21,306	6,778	4,356	9,461	802,369	799,855	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 242	\$ 25,447	\$ 270,258	\$ 356,932	\$ 66,913	\$ 40,760	\$ 21,413	\$ 8,375	\$ 4,684	\$ 9,922	\$ 804,947	\$ 799,855	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2022 Bonds	-	-	-	-	-	-	-	620,000	-	-	620,000	\$ 620,000	N/A
Principal Debt Service - Early Redemptions													
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2022 Bonds	-	112,836	-	-	-	-	-	90,672	-	-	203,508	203,508	N/A
Original Issue Discount													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)													
	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 112,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 710,672	\$ -	\$ -	\$ 823,508	\$ 823,508	N/A
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	66,913	40,760	21,413	(702,297)	4,684	9,922	(18,562)	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	850,625	148,328	153,013	181,497	-	
Fund Balance - Ending	\$ 181,738	\$ 94,349	\$ 364,607	\$ 721,539	\$ 788,452	\$ 829,212	\$ 850,625	\$ 148,328	\$ 153,013	\$ 162,935	\$ 162,935	\$ (23,653)	

Prepared by:
JPWard and Associates, LLC