

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2023

FISCAL YEAR 2023

PREPARED BY:

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

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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 September 30, 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	\$ 1,078,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,078,162
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	-	452,250
Revenue	-	-	513,084	164,102	-	-	-	-	677,186
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,129,464	-	-	1,129,464
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,475,536	-	-	14,475,536
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,078,162	\$ -	\$ 965,334	\$ 164,130	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,327,543

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 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)		-	-	-	-	-	-	-	-
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,605,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,605,000</u>
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)	(5,245)	(17,367)	-	-	-	-	(713,413)
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	445,051								445,051
Total Fund Equity and Other Credits	<u>\$ 1,078,162</u>	<u>\$ -</u>	<u>\$ 965,334</u>	<u>\$ 164,130</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ -</u>	<u>\$ 38,722,543</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,078,162</u>	<u>\$ -</u>	<u>\$ 965,334</u>	<u>\$ 164,130</u>	<u>\$ -</u>	<u>\$ 15,605,000</u>	<u>\$ 36,514,917</u>	<u>\$ -</u>	<u>\$ 54,327,543</u>

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	-	-	-	-	-	-	-	-	431	-	25	-	456	-	N/A
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 25	\$ -	963,901	\$ 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	1,000	1,000	12,000	12,000	100%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	77	77	77	918	918	100%
Executive															
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	42,000	100%
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services															
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	-	286	324	1,962	800	245%
Insurance	-	7,726	-	-	-	-	-	-	-	-	-	-	7,726	7,300	106%
Printing & Binding	-	-	-	233	-	418	-	422	-	292	-	232	1,596	2,700	59%
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	1,260	2,569	5,625	14,958	18,000	83%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services															

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Engineering Services - General Services	-	-	-	3,910	-	-	-	1,270	-	-	-	3,147	8,326	5,000	167%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	-	2,417	-	1,667	833	833	-	833	9,083	10,000	91%
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	7,431	14,737	136,652	138,493	99%
Stormwater Management Services															
Professional Services															
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	2,983	3,817	3,183	33,850	35,800	95%
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	-	532	151	5,629	4,800	117%
Repairs & Maintenance															
Lake System															
Aquatic Weed Control	-	4,895	4,895	5,590	686	1,381	-	19,293	-	695	5,581	9,789	52,803	74,000	71%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	-	-	4,895	-	(8,534)	6,845	2,000	342%
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
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	2,500	3,200	2,900	-	6,200	3,200	3,200	3,200	3,200	-	6,400	34,000	36,000	94%
Midge Fly Control	-	1,000	8,823	4,703	-	2,188	-	-	-	-	-	695	17,409	24,000	73%
Aeration System	-	-	773	-	-	773	-	773	-	-	773	-	3,090	8,000	39%
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	695	695	695	52,269	100,000	52%
Wetland System															
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	-	3,228	3,228	4,895	36,947	46,200	80%
Water Quality Testing	-	-	-	-	-	-	-	3,495	-	-	2,800	3,228	9,523	-	N/A
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Littoral 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	-	-	600	24,750	55,000	45%
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	17,425	21,101	382,137	613,800	62%
Other Current Charges															
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
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	\$ 24,856	\$ 35,838	\$ 518,850	\$ 952,793	54%
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	(24,831)	(35,838)	445,051	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	1,138,831	1,114,000	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	\$ 1,114,000	\$ 1,078,162	1,078,162	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	1,821	1,893	17,735	12,000	148%
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	2,001	2,097	16,265	20	81323%
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	\$ 3,823	\$ 3,989	\$ 931,630	\$ 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	3,823	3,989	(5,245)	(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	957,522	961,345	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	\$ 961,345	\$ 965,334	965,334	\$ (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 September 30, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	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	515	680	3,743	-	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	\$ 515	\$ 680	\$ 806,141	\$ 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	515	680	(17,367)	(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	162,935	163,450	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	\$ 163,450	\$ 164,130	164,130	\$ (23,653)	