

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2024

FISCAL YEAR 2024

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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***The September 30, 2024 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2024

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2015	Series 2022	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,640,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640,360
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	548,750	186,799	-	-	-	735,549
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	-	-	-	1,187,799	-	-	1,187,799
Amount to be Provided by Debt Service Funds	-	-	-	12,147,201	-	-	12,147,201
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	-	33,642,529
Total Assets	\$ 1,640,360	\$ 1,001,000	\$ 186,799	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 49,805,688

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2024

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2015	Series 2022	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							
General Fund	45,997	-	-	-	-	-	45,997
Debt Service Fund(s)	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2015	-	-	-	535,000	-	-	535,000
Series 2022	-	-	-	650,000	-	-	650,000
Long Term							
Series 2015	-	-	-	7,095,000	-	-	7,095,000
Series 2022	-	-	-	5,055,000	-	-	5,055,000
Total Liabilities	\$ 45,997	\$ -	\$ -	\$ 13,335,000	\$ -	\$ -	\$ 13,380,997
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	33,642,529	-	33,642,529
Fund Balance	-	-	-	-	-	-	-
Restricted							
Beginning: October 1, 2023 (Unaudited)	-	965,334	164,130	-	-	-	1,129,464
Results from Current Operations	-	35,665	22,669	-	-	-	58,335
Unassigned							
Beginning: October 1, 2023 (Unaudited)	1,050,708	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	753,682	-	-	-	-	-	753,682
Reserve For First Three Months Operations	297,025	-	-	-	-	-	297,025
Results of Current Operations	543,656	-	-	-	-	-	543,656
Total Fund Equity and Other Credits	\$ 1,594,363	\$ 1,001,000	\$ 186,799	\$ -	\$ 33,642,529	\$ -	\$ 36,424,691
Total Liabilities, Fund Equity and Other Credits	\$ 1,640,360	\$ 1,001,000	\$ 186,799	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 49,805,688

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	2,741	220,479	616,438	38,200	32,479	9,497	25,897	8,790	4,684	13,940	-	-	973,145	1,007,091	97%
Special Assessments - Off-Roll	45,253	-	-	45,253	-	-	45,253	-	-	45,253	-	-	181,010	181,010	100%
Miscellaneous Revenue															
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47,993	\$ 220,479	\$ 616,438	\$ 83,452	\$ 32,479	\$ 9,497	\$ 71,150	\$ 8,790	\$ 4,684	\$ 59,193	\$ -	\$ -	\$ 1,154,155	\$ 1,188,102	97%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	12,000	100%
Board of Supervisor's - Taxes	77	77	77	77	77	77	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	-	-	3,800	-	-	-	-	-	-	-	-	-	3,800	4,500	84%
Accounting Services	-	-	-	-	-	-	-	-	-	-	750	750	1,500	-	N/A
Assessment Roll Services	1,500	1,500	10,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	750	750	25,500	18,000	142%
Arbitrage	-	-	500	-	-	-	-	500	-	-	-	-	1,000	1,000	100%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Legal Advertising	-	-	252	-	259	-	-	-	225	-	-	3,829	4,565	1,200	380%
Trustee Services	-	-	-	-	-	5,859	4,139	-	-	-	-	-	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	1,291	-	-	-	-	-	-	-	-	-	-	1,291	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem															
Communications & Freight Services															
Postage, Freight & Messenger	70	68	70	77	-	-	77	-	97	77	-	77	613	300	204%
Insurance															
	17,300	-	-	-	-	-	-	-	-	-	-	-	17,300	8,100	214%
Printing & Binding															
	-	293	-	173	185	-	238	310	259	286	192	-	1,936	300	645%
Website Maintenance															
	-	-	-	-	-	300	-	-	-	-	-	300	600	1,200	50%
Office Supplies															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships															
	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	215	508	-	420	5,238	-	789	1,521	1,117	-	1,275	11,082	18,000	62%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other General Government Services															
Engineering Services - General Services	-	-	-	390	5,419	575	1,607	4,490	774	714	255	536	14,759	7,000	211%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Asset Administrative Services	-	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000	92%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	23,447	8,952	21,040	7,550	13,193	18,881	12,970	12,999	9,785	9,103	7,356	12,926	158,203	135,543	117%
Stormwater Management Services															
Professional Services															
Asset Management	-	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	42,167	46,000	92%
NPDES	-	1,551	-	-	-	-	-	-	-	-	-	-	1,551	3,500	44%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services															
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services															
Electric - Aeration Systems	299	539	579	603	614	560	560	-	1,073	56	972	495	6,350	5,000	127%
Repairs & Maintenance															
Lake System															
Aquatic Weed Control	-	5,350	-	5,350	16,050	-	-	5,350	5,350	5,350	5,350	5,350	53,500	80,000	67%
Lake Bank Maintenance	-	735	-	-	2,153	-	1,800	-	-	-	-	-	4,688	2,500	188%
Water Quality Testing	-	-	4,660	-	-	3,495	-	-	-	3,495	2,278	-	13,928	19,000	73%
Water Control Structures	-	9,000	-	-	560	-	-	-	3,500	-	-	1,750	14,810	28,000	53%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,200	2,900	2,800	2,800	2,900	3,600	3,600	3,600	3,600	3,600	3,600	36,200	37,000	98%
Midge Fly Control	-	-	-	723	3,773	2,125	14,855	3,713	2,978	723	1,458	723	31,069	35,000	89%
Aeration System	-	804	-	-	11,977	-	-	929	1,567	-	804	-	16,081	8,000	201%
Fish Re-Stocking	-	695	-	-	750	7,200	2,000	-	2,000	58,000	2,000	-	72,645	98,000	74%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	15,375	0%
Wetland System															
Routine Maintenance	-	3,607	-	3,607	10,821	-	-	3,607	3,607	3,607	3,607	3,607	36,070	54,000	67%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	900	-	250	85,274	2,000	23,563	450	-	-	-	-	112,437	108,500	104%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	600	600	-	-	-	-	-	-	-	-	1,200	-	N/A
Video Stormwater Pipes/Repairs	-	250	250	250	-	400	-	-	200	-	-	8,250	9,600	52,000	18%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	299	30,465	12,823	18,016	138,606	22,513	50,211	21,482	27,709	78,664	23,902	27,608	452,296	594,575	76%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other Current Charges															
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for General Fund															
Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	417,700	0%
Other Fees and Charges															
Discount for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	40,284	0%
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	-	-	457,984	0%
Total Expenditures and Other Uses:	\$ 23,746	\$ 39,417	\$ 33,862	\$ 25,566	\$ 151,798	\$ 41,394	\$ 63,181	\$ 34,482	\$ 37,494	\$ 87,767	\$ 31,258	\$ 40,534	\$ 610,499	\$ 1,188,102	51%
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	57,886	(119,319)	(31,897)	7,969	(25,692)	(32,810)	(28,574)	(31,258)	(40,534)	543,656	(0)	
Fund Balance - Beginning	1,050,708	1,074,955	1,256,017	1,838,593	1,896,479	1,777,160	1,745,263	1,753,232	1,727,540	1,694,730	1,666,156	1,634,897	1,050,708	1,050,708	
Fund Balance - Ending	\$ 1,074,955	\$ 1,256,017	\$ 1,838,593	\$ 1,896,479	\$ 1,777,160	\$ 1,745,263	\$ 1,753,232	\$ 1,727,540	\$ 1,694,730	\$ 1,666,156	\$ 1,634,897	\$ 1,594,363	\$ 1,594,363	\$ 1,050,707	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

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	1,836	1,903	1,848	1,909	1,901	1,767	1,889	1,826	1,889	1,829	1,889	1,884	22,372	12,000	186%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,070	2,175	1,302	2,536	3,460	3,335	3,650	3,991	2,164	2,130	2,230	2,269	31,312	20	156561%
Special Assessment Revenue															
Special Assessments - On-Roll	1,615	129,922	363,250	22,510	19,139	5,597	15,261	5,180	2,760	8,215	-	-	573,448	593,699	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	325,534	-	-	-	-	-	325,534	325,534	100%
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:	\$ 5,520	\$ 134,000	\$ 366,400	\$ 26,955	\$ 24,501	\$ 10,699	\$ 346,334	\$ 10,997	\$ 6,813	\$ 12,174	\$ 4,119	\$ 4,153	\$ 952,665	\$ 931,253	102%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds	-	-	-	-	-	-	-	510,000	-	-	-	-	510,000	510,000	100%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2015 Bonds	-	203,500	-	-	-	-	-	203,500	-	-	-	-	407,000	407,250	100%
Original Issue Discount															
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	23,748	0%
Total Expenditures and Other Uses:	\$ -	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,500	\$ -	\$ -	\$ -	\$ -	\$ 917,000	\$ 940,998	97%
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	26,955	24,501	10,699	346,334	(702,503)	6,813	12,174	4,119	4,153	35,665	(9,745)	
Fund Balance - Beginning	965,334	970,854	901,355	1,267,755	1,294,710	1,319,211	1,329,910	1,676,244	973,741	980,553	992,727	996,846	965,334	-	
Fund Balance - Ending	\$ 970,854	\$ 901,355	\$ 1,267,755	\$ 1,294,710	\$ 1,319,211	\$ 1,329,910	\$ 1,676,244	\$ 973,741	\$ 980,553	\$ 992,727	\$ 996,846	\$ 1,001,000	\$ 1,001,000	\$ (9,745)	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	701	749	362	2,152	3,481	3,417	3,764	3,726	728	737	783	826	21,426	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	2,266	182,285	509,652	31,582	26,853	7,852	21,411	7,267	3,872	11,526	-	-	804,567	833,182	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments															
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,967	\$ 183,034	\$ 510,014	\$ 33,734	\$ 30,334	\$ 11,270	\$ 25,175	\$ 10,993	\$ 4,600	\$ 12,263	\$ 783	\$ 826	\$ 825,993	\$ 833,182	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022 Bonds	-	-	-	-	-	-	-	635,000	-	-	-	-	635,000	635,000	N/A
Principal Debt Service - Early Redemptions															
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2022 Bonds	-	84,162	-	-	-	-	-	84,162	-	-	-	-	168,324	168,324	N/A
Discounts for Early Payment															
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 84,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719,162	\$ -	\$ -	\$ -	\$ -	\$ 803,324	\$ 836,796	N/A
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	33,734	30,334	11,270	25,175	(708,169)	4,600	12,263	783	826	22,669	(3,614)	
Fund Balance - Beginning	164,130	167,097	265,969	775,983	809,717	840,051	851,321	876,496	168,327	172,927	185,189	185,973	164,130	-	
Fund Balance - Ending	\$ 167,097	\$ 265,969	\$ 775,983	\$ 809,717	\$ 840,051	\$ 851,321	\$ 876,496	\$ 168,327	\$ 172,927	\$ 185,189	\$ 185,973	\$ 186,799	\$ 186,799	\$ (3,614)	