

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025 - UNAUDITED

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 October 31, 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	\$ 1,589,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,589,169
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	554,721	189,389	-	-	-	744,110
Prepayment Account	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	171	150	-	-	-	321
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,196,681	-	-	1,196,681
Amount to be Provided by Debt Service Funds	-	-	-	12,138,319	-	-	12,138,319
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	-	33,642,529
Total Assets	\$ 1,589,169	\$ 1,007,142	\$ 189,539	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 49,763,379

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 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	-	-	-	-	-	-	-
Debt Service Fund(s)	321	-	-	-	-	-	321
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	\$ 321	\$ -	\$ -	\$ 13,335,000	\$ -	\$ -	\$ 13,335,321
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	33,642,529	-	33,642,529
Fund Balance	-	-	-	-	-	-	-
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	1,187,799
Results from Current Operations	-	6,143	2,740	-	-	-	8,883
Unassigned							
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,268,192	-	-	-	-	-	1,268,192
Reserve For First Three Months Operations	297,218	-	-	-	-	-	297,218
Results of Current Operations	23,438	-	-	-	-	-	23,438
Total Fund Equity and Other Credits	\$ 1,588,848	\$ 1,007,142	\$ 189,539	\$ -	\$ 33,642,529	\$ -	\$ 36,428,058
Total Liabilities, Fund Equity and Other Credits	\$ 1,589,169	\$ 1,007,142	\$ 189,539	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 49,763,379

Prepared by:

JPWARD and Associates, LLC

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	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	2,361	2,361	1,004,886	0%
Special Assessments - Off-Roll	45,997	45,997	183,987	25%
Miscellaneous Revenue	-	-	-	N/A
Easement Encroachments	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 48,358	\$ 48,358	\$ 1,188,873	4%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Board of Supervisor's - Taxes	77	77	918	8%
Executive				
Professional Management	3,675	3,675	44,100	8%
Financial and Administrative				
Audit Services	-	-	3,900	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	1,500	1,500	18,000	8%
Arbitrage	-	-	1,000	0%
Bond Re-amortization	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	10,000	0%
Dissemination	-	-	-	N/A
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	1,300	0%
Bank Services	-	-	250	0%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	76	76	2,000	4%
Insurance	18,105	18,105	18,000	101%
Printing & Binding	-	-	1,600	0%
Website Maintenance	-	-	600	0%
Office Supplies	-	-	-	N/A
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	18,000	0%
Legal - Encroachments	-	-	-	N/A
Other General Government Services				
Engineering Services - General Services	-	-	8,000	0%
Asset Maps/Cost Estimates	-	-	-	N/A
Asset Administrative Services	-	-	12,500	0%
Reserve Analysis	-	-	-	N/A
Encroachment Agreements	-	-	-	N/A
Contingencies	-	-	-	N/A
Sub-Total:	24,432	24,432	155,843	16%

Miomar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	-	-	57,500	0%
NPDES	-	-	3,500	0%
Mitigation Monitoring	-	-	-	N/A
Stormwater Management Services				
Water MGT - Debris Removal	-	-	-	N/A
Utility Services				
Electric - Aeration Systems	488	488	6,500	8%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	80,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	-	19,000	0%
Water Control Structures	-	-	28,000	0%
Grass Carp Installation	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	N/A
Cane Toad Removal	-	-	37,000	0%
Midge Fly Control	-	-	35,000	0%
Aeration System	-	-	8,000	0%
Fish Re-Stocking	-	-	98,000	0%
Contingencies	-	-	15,375	0%
Wetland System				
Routine Maintenance	-	-	54,000	0%
Water Quality Testing	-	-	-	N/A
Contingencies	-	-	2,700	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littortal Shelf Replanting/Barrier	-	-	-	N/A
Lake Bank Restoration	-	-	101,100	0%
Turbidity Screens	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	-	45,000	0%
Contingencies	-	-	-	N/A
Sub-Total:	488	488	593,175	0%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	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	-	-	399,660	0%
Other Fees and Charges				
Discount for Early Payment	-	-	40,195	0%
Sub-Total:	<u>-</u>	<u>-</u>	<u>439,855</u>	<u>0%</u>
Total Expenditures and Other Uses:	<u>\$ 24,920</u>	<u>\$ 24,920</u>	<u>\$ 1,188,873</u>	<u>2%</u>
Net Increase/ (Decrease) in Fund Balance	23,438	23,438	-	
Fund Balance - Beginning	<u>1,565,410</u>	<u>1,565,410</u>	<u>1,937,828</u>	
Fund Balance - Ending	<u><u>\$ 1,588,848</u></u>	<u><u>\$ 1,588,848</u></u>	<u><u>\$ 1,937,828</u></u>	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Reserve Account	1,763	1,763	18,111	10%
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	2,137	2,137	26,657	8%
Special Assessment Revenue				
Special Assessments - On-Roll	2,243	2,243	954,688	0%
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
Bond Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,143	\$ 6,143	\$ 999,456	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	-	-	535,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	-	-	-	N/A
Interest Expense				
Series 2015 Bonds	-	-	381,500	0%
Original Issue Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Discounts for Early Payment	-	-	38,188	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 954,688	0%
Net Increase/ (Decrease) in Fund Balance	6,143	6,143	44,768	
Fund Balance - Beginning	1,001,000	1,001,000	993,562	
Fund Balance - Ending	\$ 1,007,142	\$ 1,007,142	\$ 1,038,330	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	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	772	772	20,606	4%
Escrow Fund Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	1,968	1,968	837,416	0%
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:	\$ 2,740	\$ 2,740	\$ 858,022	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	650,000	0%
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	N/A
Interest Expense				
Series 2022 Bonds	-	-	153,919	0%
Discounts for Early Payment				
	-	-	33,497	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 837,416	0%
Net Increase/ (Decrease) in Fund Balance	2,740	2,740	20,606	
Fund Balance - Beginning	186,799	186,799	183,411	
Fund Balance - Ending	\$ 189,539	\$ 189,539	\$ 204,017	