

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 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 November 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	\$ 1,739,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,739,175
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	545,738	269,382	-	-	-	815,120
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	-	-	-	1,267,370	-	-	1,267,370
Amount to be Provided by Debt Service Funds	-	-	-	12,067,630	-	-	12,067,630
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	-	33,642,529
Total Assets	\$ 1,739,175	\$ 997,988	\$ 269,382	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 49,984,074

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 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	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2015	-	-	-	535,000	-	535,000	535,000
Series 2022	-	-	-	650,000	-	650,000	650,000
Long Term							
Series 2015	-	-	-	7,095,000	-	7,095,000	7,095,000
Series 2022	-	-	-	5,055,000	-	5,055,000	5,055,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 13,335,000	\$ -	\$ 13,335,000	\$ 13,335,000
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	33,642,529	33,642,529	33,642,529
Fund Balance	-	-	-	-	-	-	-
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	1,187,799	1,187,799
Results from Current Operations	-	(3,012)	82,583	-	-	79,571	79,571
Unassigned							
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,268,192	-	-	-	-	1,268,192	1,268,192
Reserve For First Three Months Operations	297,218	-	-	-	-	297,218	297,218
Results of Current Operations	173,765	-	-	-	-	173,765	173,765
Total Fund Equity and Other Credits	\$ 1,739,175	\$ 997,988	\$ 269,382	\$ -	\$ 33,642,529	\$ 36,649,074	\$ 36,649,074
Total Liabilities, Fund Equity and Other Credits	\$ 1,739,175	\$ 997,988	\$ 269,382	\$ 13,335,000	\$ 33,642,529	\$ 49,984,074	\$ 49,984,074

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	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	187,148	189,509	1,004,886	19%
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	\$ 187,148	\$ 235,506	\$ 1,188,873	20%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's - Fees	1,000	1,000	2,000	12,000	17%
Board of Supervisor's - Taxes	77	77	153	918	17%
Executive					
Professional Management	3,675	3,675	7,350	44,100	17%
Financial and Administrative					
Audit Services	-	-	-	3,900	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	1,500	1,500	3,000	18,000	17%
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 November 30, 2024**

Description	October	November	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	-	197	197	1,600	12%
Website Maintenance	-	-	-	600	0%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	18,000	0%
Legal - Encroachments	-	-	-	-	N/A
Other General Government Services					
Engineering Services - General Services	-	3,689	3,689	8,000	46%
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	10,313	34,745	155,843	22%

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services					
Professional Services					
Asset Management	-	4,792	4,792	57,500	8%
NPDES	-	-	-	3,500	0%
Mitigation Monitoring	-	-	-	-	N/A
Stormwater Management Services					
Water MGT - Debris Removal	-	-	-	-	N/A
Utility Services					
Electric - Aeration Systems	488	28	516	6,500	8%
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	-	8,000	8,000	80,000	10%
Lake Bank Maintenance	-	-	-	2,500	0%
Water Quality Testing	-	3,495	3,495	19,000	18%
Water Control Structures	-	-	-	28,000	0%
Grass Carp Installation	-	-	-	-	N/A
Littortal Shelf Barrier/Replanting	-	-	-	-	N/A
Cane Toad Removal	-	4,450	4,450	37,000	12%
Midge Fly Control	-	-	-	35,000	0%
Aeration System	-	828	828	8,000	10%
Fish Re-Stocking	-	-	-	98,000	0%
Contingencies	-	-	-	15,375	0%
Wetland System					
Routine Maintenance	-	3,715	3,715	54,000	7%
Water Quality Testing	-	-	-	-	N/A
Contingencies	-	-	-	2,700	0%
Capital Outlay					
Aeration Systems	-	-	-	-	N/A
Littortal Shelf Replanting/Barrier	-	-	-	-	N/A
Lake Bank Restoration	-	400	400	101,100	0%
Turbidity Screens	-	-	-	-	N/A
Erosion Restoration	-	800	800	-	N/A
Video Stormwater Pipes/Repairs	-	-	-	45,000	0%
Contingencies	-	-	-	-	N/A
Sub-Total:	488	26,508	26,996	593,175	5%

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

Description	October	November	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>-</u>	<u>439,855</u>	<u>0%</u>
Total Expenditures and Other Uses:	<u>\$ 24,920</u>	<u>\$ 36,820</u>	<u>\$ 61,740</u>	<u>\$ 1,188,873</u>	<u>5%</u>
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	173,765	-	
Fund Balance - Beginning	<u>1,565,410</u>	<u>1,588,848</u>	<u>1,565,410</u>	<u>1,937,828</u>	
Fund Balance - Ending	<u><u>\$ 1,588,848</u></u>	<u><u>\$ 1,739,175</u></u>	<u><u>\$ 1,739,175</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 November 30, 2024

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Reserve Account	1,763	1,721	3,483	18,111	19%
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	2,137	2,103	4,240	26,657	16%
Special Assessment Revenue					
Special Assessments - On-Roll	2,243	177,772	180,015	954,688	19%
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	\$ 181,596	\$ 187,738	\$ 999,456	19%
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	-	190,750	190,750	381,500	50%
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:	\$ -	\$ 190,750	\$ 190,750	\$ 954,688	20%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	(3,012)	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	1,001,000	993,562	
Fund Balance - Ending	\$ 1,007,142	\$ 997,988	\$ 997,988	\$ 1,038,330	

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

Description	October	November	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	755	1,527	20,606	7%
Escrow Fund Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	1,968	155,948	157,915	837,416	19%
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	\$ 156,703	\$ 159,443	\$ 858,022	19%
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	-	76,860	76,860	153,919	50%
Discounts for Early Payment					
	-	-	-	33,497	0%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 76,860	76,860	\$ 837,416	9%
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	82,583	20,606	
Fund Balance - Beginning	186,799	189,539	186,799	183,411	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 269,382	\$ 204,017	