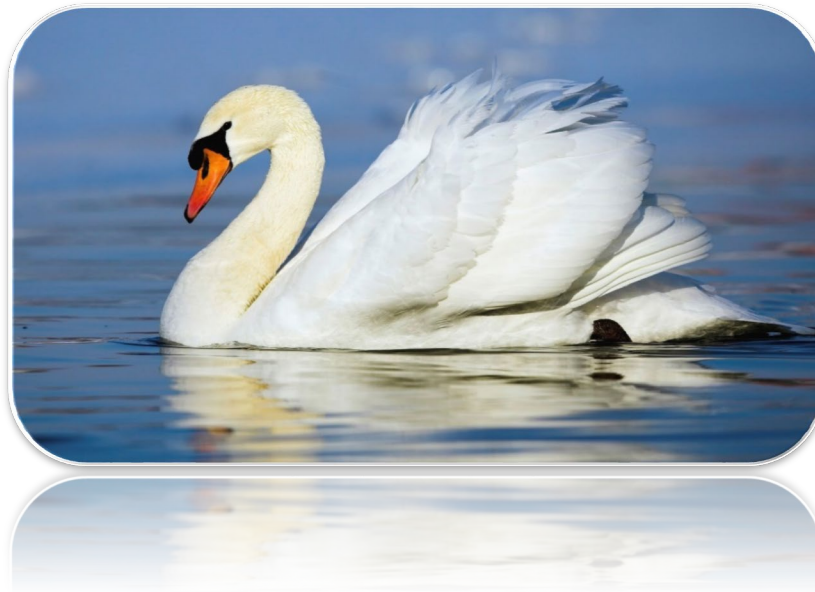


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2023

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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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds				Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022		Term Debt	Assets	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,910,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910,256
Debt Service Fund	-	-	-	-	-	-	-	-
Interest Account	-	-	-	0	-	-	-	0
Sinking Account	-	-	-	0	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	452,250
Revenue	-	-	785,683	734,142	-	-	-	1,519,825
Prepayment Account	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	29,822	41,841	-	-	-	71,663
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,043,739	-	2,043,739
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,581,262	-	13,581,262
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	36,514,917
Total Assets	\$ 1,910,256	\$ -	\$ 1,267,755	\$ 775,983	\$ -	\$ 15,625,000	\$ 36,514,917	\$ 56,093,911
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	71,663	-	-	-	-	-	-	71,663
Other Developer	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion - Series 2012	-	-	-	-	-	0	-	-
Current Portion - Series 2015	-	-	-	-	-	510,000	-	510,000
Current Portion - Series 2022	-	-	-	-	-	635,000	-	635,000
Long Term - Series 2012	-	-	-	-	-	0	-	-
Long Term - Series 2015	-	-	-	-	-	8,140,000	-	8,140,000
Long Term - Series 2022	-	-	-	-	-	6,340,000	-	6,340,000
Total Liabilities	\$ 71,663	\$ -	\$ -	\$ -	\$ -	\$ 15,625,000	\$ -	\$ 15,696,663
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	36,514,917
Fund Balance	-	-	-	-	-	-	-	-
Restricted								
Beginning: October 1, 2023 (Unaudited)	-	690,801	965,334	164,130	-	-	-	1,820,265
Results from Current Operations	-	(690,801)	302,421	611,854	-	-	-	223,474
Unassigned								
Beginning: October 1, 2023 (Unaudited)	1,050,708	-	-	-	-	-	-	-
Allocation of Fund Balance								
System-Wide Reserves	200,000	-	-	-	-	-	-	-
Reserve For First Three Months Operations	850,708	-	-	-	-	-	-	850,708
Results of Current Operations	787,885	-	-	-	-	-	-	787,885
Total Fund Equity and Other Credits	\$ 1,838,593	\$ 0	\$ 1,267,755	\$ 775,983	\$ -	\$ -	\$ 36,514,917	\$ 40,397,248
Total Liabilities, Fund Equity and Other Credits	\$ 1,910,256	\$ 0	\$ 1,267,755	\$ 775,983	\$ -	\$ 15,625,000	\$ 36,514,917	\$ 56,093,911

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	-	N/A
Interest						
Interest - General Checking	-	-	-	-	75	0%
Special Assessment Revenue						
Special Assessments - On-Roll	2,741	220,479	616,438	839,658	1,007,091	83%
Special Assessments - Off-Roll	45,253	-	-	45,253	181,010	25%
Miscellaneous Revenue	-	-	-	-	-	N/A
Easement Encroachments	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47,993	\$ 220,479	\$ 616,438	884,910	\$ 1,188,176	74%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's - Fees	1,000	1,000	1,000	3,000	12,000	25%
Board of Supervisor's - Taxes	77	77	77	230	918	25%
Executive						
Professional Management	3,500	3,500	3,500	10,500	42,000	25%
Financial and Administrative						
Audit Services	-	-	3,800	3,800	4,500	84%
Accounting Services	-	-	750	750	-	N/A
Assessment Roll Services	1,500	1,500	9,750	12,750	18,000	71%
Arbitrage	-	-	500	500	1,500	33%
Bond Re-amortization	-	-	-	-	-	N/A
Other Contractual Services						
Legal Advertising	-	-	252	252	1,200	21%
Trustee Services	-	-	-	-	9,300	0%
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	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	70	362	70	502	300	167%
Insurance	17,300	-	-	17,300	8,100	214%
Printing & Binding	-	-	-	-	300	0%
Website Maintenance	-	-	-	-	1,200	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	215	508	723	18,000	4%
Legal - Encroachments	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Services	-	-	-	-	7,000	0%
Asset Maps/Cost Estimates	-	-	-	-	-	N/A
Asset Administrative Services	-	833	833	1,667	10,000	17%
Reserve Analysis	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Sub-Total:	23,447	8,952	21,040	53,439	136,043	39%
Stormwater Management Services						
Professional Services						
Asset Management	-	3,833	3,833	7,667	46,000	17%
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	1,417	5,000	28%
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	-	5,350	-	5,350	80,000	7%
Lake Bank Maintenance	-	735	-	735	2,500	29%
Water Quality Testing	-	-	4,660	4,660	19,000	25%
Water Control Structures	-	9,000	-	9,000	28,000	32%
Grass Carp Installation	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	N/A
Cane Toad Removal	-	3,200	2,900	6,100	37,000	16%
Midge Fly Control	-	-	-	-	35,000	0%
Aeration System	-	804	-	804	8,000	10%
Fish Re-Stocking	-	695	-	695	98,000	1%
Contingencies	-	-	-	-	15,375	0%
Wetland System						
Routine Maintenance	-	3,607	-	3,607	54,000	7%
Water Quality Testing	-	-	-	-	-	N/A
Contingencies	-	-	-	-	2,700	0%
Capital Outlay						
Aeration Systems	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	6,000	0%
Lake Bank Restoration	-	900	-	900	108,500	1%

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Turbidity Screens	-	-	-	-	-	N/A
Erosion Restoration	-	-	600	600	-	N/A
Video Stormwater Pipes/Repairs	-	250	250	500	52,000	1%
Contingencies	-	-	-	-	-	N/A
Sub-Total:	299	30,465	12,823	43,586	612,575	7%
Other Current Charges						
Hendry County - Panther Habitat Taxes	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	N/A
Reserves for General Fund						
Water Management System	-	-	-	-	-	N/A
Disaster Relief Reserve	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 23,746	\$ 39,417	\$ 33,862	\$ 97,025	\$ 748,618	13%
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	787,885	439,558	
Fund Balance - Beginning	1,050,708	1,074,955	1,256,017	1,050,708	1,050,708	
Fund Balance - Ending	\$ 1,074,955	\$ 1,256,017	\$ 1,838,593	1,838,593	\$ 1,490,266	

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

Description	October	November	December	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	5,587	12,000	47%
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2,070	2,175	1,302	5,546	20	27731%
Special Assessment Revenue						
Special Assessments - On-Roll	1,615	129,922	363,250	494,787	593,699	83%
Special Assessments - Off-Roll	-	-	-	-	325,534	0%
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:	\$ 5,520	\$ 134,000	\$ 366,400	\$ 505,921	\$ 931,253	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2015 Bonds	-	-	-	-	\$ 510,000	0%
Principal Debt Service - Early Redemptions						
Series 2015 Bonds	-	-	-	-	-	N/A
Interest Expense						
Series 2015 Bonds	-	203,500	-	203,500	407,250	50%
Original Issue Discount	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 203,500	\$ -	203,500	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	302,421	14,003	
Fund Balance - Beginning	965,334	970,854	901,355	965,334	-	
Fund Balance - Ending	\$ 970,854	\$ 901,355	\$ 1,267,755	1,267,755	\$ 14,003	

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

Description	October	November	December	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	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	701	749	362	1,812	-	N/A
Escrow Fund Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,266	182,285	509,652	694,204	856,835	81%
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:	\$ 2,967	\$ 183,034	\$ 510,014	\$ 696,016	\$ 856,835	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2022 Bonds	-	-	-	-	\$ 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	N/A
Original Issue Discount	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 84,162	\$ -	\$ 84,162	\$ 803,324	N/A
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	611,854	53,511	
Fund Balance - Beginning	164,130	167,097	265,969	164,130	-	
Fund Balance - Ending	\$ 167,097	\$ 265,969	\$ 775,983	775,983	\$ 53,511	