

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 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 December 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	\$ 2,348,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,348,464
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	987,004	654,352	-	-	-	1,641,357
Prepayment Account	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	67,959	59,616	-	-	-	127,575
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,221,181	-	-	2,221,181
Amount to be Provided by Debt Service Funds	-	-	-	11,113,819	-	-	11,113,819
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	-	33,642,529
Total Assets	\$ 2,348,464	\$ 1,507,213	\$ 713,968	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 51,547,174

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 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)	127,575	-	-	-	-	-	127,575
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	\$ 127,575	\$ -	\$ -	\$ 13,335,000	\$ -	\$ -	\$ 13,462,575
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	-	506,214	527,169	-	-	-	1,033,382
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	655,479	-	-	-	-	-	655,479
Total Fund Equity and Other Credits	\$ 2,220,889	\$ 1,507,213	\$ 713,968	\$ -	\$ 33,642,529	\$ -	\$ 38,084,599
Total Liabilities, Fund Equity and Other Credits	\$ 2,348,464	\$ 1,507,213	\$ 713,968	\$ 13,335,000	\$ 33,642,529	\$ -	\$ 51,547,174

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, 2024**

Description	October	November	December	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	532,979	722,488	1,004,886	72%
Special Assessments - Off-Roll	45,997	-	-	45,997	183,987	25%
Miscellaneous Revenue						
Easement Encroachments	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 48,358	\$ 187,148	\$ 532,979	\$ 768,484	\$ 1,188,873	65%
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	3,675	3,675	3,675	11,025	44,100	25%
Financial and Administrative						
Audit Services	-	-	-	-	3,900	0%
Accounting Services	-	-	750	750	-	N/A
Assessment Roll Services	1,500	1,500	750	3,750	18,000	21%
Arbitrage	-	-	500	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	N/A

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

Description	October	November	December	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	-	77	153	2,000	8%
Insurance	18,105	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	410	1,600	26%
Website Maintenance	-	-	-	-	600	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	1,727	1,727	18,000	10%
Legal - Encroachments	-	-	-	-	-	N/A
Legal - Costa Maggiore II Transfer	-	-	3,291	3,291	-	N/A
Other General Government Services						
Engineering Services - General Services	-	3,689	3,084	6,773	8,000	85%
Asset Maps/Cost Estimates	-	-	-	-	-	N/A
Asset Administrative Services	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Emergency & Disaster Relief Services						
Hurricane Milton	-	-	6,890	6,890	-	N/A
Sub-Total:	24,432	10,313	22,033	56,777	155,843	36%

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services						
Professional Services						
Asset Management	-	4,792	4,792	9,583	57,500	17%
NPDES	-	-	-	-	3,500	0%
Mitigation Monitoring	-	-	-	-	-	N/A
Stormwater Management Services						
Water MGT - Debris Removal	-	-	-	-	-	N/A
Utility Services						
Electric - Aeration Systems	488	28	902	1,417	6,500	22%
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	-	8,000	6,689	14,689	80,000	18%
Lake Bank Maintenance	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	3,495	19,000	18%
Water Control Structures	-	-	8,000	8,000	28,000	29%
Grass Carp Installation	-	-	-	-	-	N/A
Littoral Shelf Barrier/Replanting	-	-	-	-	-	N/A
Cane Toad Removal	-	4,450	-	4,450	37,000	12%
Midge Fly Control	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	5,163	8,000	65%
Fish Re-Stocking	-	-	-	-	98,000	0%
Contingencies	-	-	-	-	15,375	0%
Wetland System						
Routine Maintenance	-	3,715	3,715	7,430	54,000	14%
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	800	1,200	101,100	1%
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	29,232	56,228	593,175	9%

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

Description	October	November	December	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:	-	-	-	-	439,855	0%
Total Expenditures and Other Uses:	\$ 24,920	\$ 36,820	\$ 51,265	\$ 113,005	\$ 1,188,873	10%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	655,479	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	1,565,410	1,937,828	
Fund Balance - Ending	\$ 1,588,848	\$ 1,739,175	\$ 2,220,889	\$ 2,220,889	\$ 1,937,828	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Reserve Account	1,763	1,721	1,603	5,086	18,111	28%
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	2,137	2,103	1,345	5,585	26,657	21%
Special Assessment Revenue						
Special Assessments - On-Roll	2,243	177,772	506,278	686,293	954,688	72%
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	\$ 509,225	\$ 696,964	\$ 999,456	70%
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)	509,225	506,214	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,001,000	993,562	
Fund Balance - Ending	\$ 1,007,142	\$ 997,988	\$ 1,507,213	\$ 1,507,213	\$ 1,038,330	

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

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	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	772	755	462	1,989	20,606	10%
Escrow Fund Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	1,968	155,948	444,124	602,040	837,416	72%
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	\$ 444,586	\$ 604,028	\$ 858,022	70%
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	444,586	527,169	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	186,799	183,411	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 713,968	\$ 204,017	