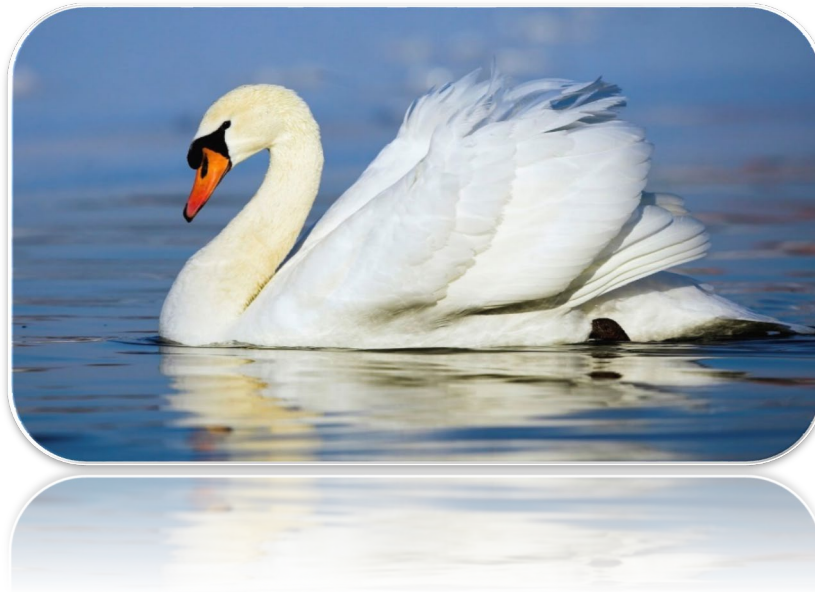


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FL. 33308

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**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 1,007,091	\$ 919,834	\$ 1,007,091	\$ 1,502,996	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 181,010	\$ 90,505	\$ 181,010	\$ 270,142	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,188,102	\$ 1,010,339	\$ 1,188,102	\$ 1,773,138	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 6,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 459	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 42,000	\$ 21,000	\$ 42,000	\$ 44,100	District Manager Contract
Financial and Administrative					
Audit Services	\$ 4,500	\$ 3,800	\$ 3,800	\$ 3,900	Statutory required audit yearly
Accounting Services (Amort Schedules)	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcriptio of Board Meetings
Legal Advertising	\$ 1,200	\$ 511	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ 5,859	\$ 10,000	\$ 10,000	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,291	\$ 1,291	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 300	\$ 937	\$ 2,000	\$ 2,000	Mailing and postage
Website Maintenance	\$ 1,200	\$ 300	\$ 600	\$ 600	Statutory Maintenance of District Web site
Insurance	\$ 8,100	\$ 17,300	\$ 17,300	\$ 18,000	General Liability and D&O Liability Insurance
Printing and Binding	\$ 300	\$ -	\$ 1,600	\$ 1,600	Agenda books and copies
Other Current Charges					
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					

Community Development District

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
General Counsel	\$ 18,000	\$ 6,380	\$ 18,000	\$ 18,000	District Attorney
Easement Encroachments	\$ -	\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
Other General Government Services					
Engineering Services					
General Services	\$ 7,000	6,384	\$ 8,000	\$ 8,000	District Engineer
Asset Maps/Cost Estimates	\$ -	-	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	4,167	\$ 10,000	\$ 10,000	General Services (Asset Manager)
Easement Encroachments	\$ -	-	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 135,543	\$ 93,063	\$ 150,434	\$ 153,343	

The Landscaping budget in the FY 2024 Column is the Budget from FY 2019 that the District prepared and which was then removed when the District entered into the agreement with the Master HOA

Landscaping Services

Professional Management

Asset Management	\$ 37,400	\$ -	\$ -	\$ 80,000	District Asset Manager
Utility Services					
Electric - Landscape Lighting	\$ 5,000	\$ -	\$ -	\$ 4,500	Landscape Lighting
Irrigation Water	\$ -	\$ -	\$ -	\$ 3,500	Irrigation pump stations
Repairs & Maintenance					
Public Area Landscaping	\$ 427,000	\$ -	\$ -	\$ 595,000	Periodic Maintenance of Berms/Ben Hill Griffin
Irrigation System	\$ 8,000	\$ -	\$ -	\$ 45,000	Periodic Maintenance of Irrigation System
Well system	\$ 1,000	\$ -	\$ -	\$ 24,000	Periodic Maintenance of Irrigation Wells
Plant Replacement	\$ 60,000	\$ -	\$ -	\$ 30,000	Periodic Replacement of Materials
Tree Trimming	\$ -			\$ 30,000	Periodic Maintenance of Trees
Other Current Services					
Lee County Assessments	\$ 51,000	\$ -	\$ -	\$ -	Lee County no longer assesses for the MSBU
Charlotte County Assessments	\$ 375	\$ -	\$ -	\$ -	Charlotte County has removed the Assessments for the Panther Habitat
Hendry County - Panther Habitat Taxes	\$ -	\$ -	\$ -	\$ -	
Aeration system	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf	\$ -	\$ -	\$ -	\$ -	
Wetland System	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ 24,000			\$ 30,000	
Capital Outlay					
Landscape Damage from Hurricanes	\$ 151,738	\$ -	\$ -	\$ 100,000	Program to begin to Restore Damage from Hurricanes
Sub-Total:	\$ 765,513	\$ -	\$ -	\$ 942,000	not included in total

Stormwater Management Services

Professional Services

Community Development District

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
Asset Management	\$ 46,000	\$ 19,167	\$ 46,000	\$ 75,000	District Asset Manager
NPDES	\$ 3,500	\$ 1,551	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 5,000	\$ 3,194	\$ 6,389	\$ 6,500	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 80,000	\$ 26,750	\$ 69,200	\$ 80,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 2,500	\$ 2,888	\$ 8,663	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 19,000	\$ 8,155	\$ 16,310	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$28,000	\$ 9,560	\$ 28,000	\$ 28,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 37,000	\$ 14,600	\$ 35,040	\$ 37,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 35,000	\$ 5,898	\$ 23,591	\$ 35,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 8,000	\$ 12,781	\$ 18,781	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 98,000	\$ 9,368	\$ 70,000	\$ 98,000	Year 2 of Fisheries Restocking
Contingencies	\$ 15,375	\$ -	\$ -	\$ 15,375	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 54,000	\$ 18,035	\$ 43,284	\$ 54,000	Periodic Maint. - remove exotic materials from wetlands/detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ 2,700	\$ -	\$ -	\$ 2,700	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Littoral Shelf Replanting/Barrier	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Lake Bank Restorations	\$ 108,500	\$ 88,424	\$ 108,500	\$ 101,100	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ -	\$ 1,200	\$ 1,200	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 52,000	\$ 1,150	\$ 19,150	\$ 52,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
Sub-Total:	\$ 594,575	\$ 222,721	\$ 497,608	\$ 617,675	
Other Current Charges					
Hendry County Panther Habitat Taxes	\$ -	\$ -	\$ -	\$ -	No Assessment FY 2022 & 2023
Sub-Total:	\$ -	\$ -	\$ -	\$ -	
Reserves & Contingencies					
Water Management System	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Disaster Relief Reserve	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Contingencies	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve

Community Development District

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
Capital/Operations	\$ 417,700	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration
Sub-Total:	\$ 417,700	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discount for Early Payment	\$ 40,284	\$ -	\$ 40,284	\$ 60,120	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 40,284	\$ -	\$ 40,284	\$ 60,120	
Total Expenditures and Other Uses	\$ 1,188,102	\$ 315,784	\$ 688,326	\$ 1,773,138	
Change from Current Year Operations	\$ -	\$ 694,555	\$ 499,776	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance :					
Capital/Operations Reserves	\$ 753,682		\$ 753,682	\$ 1,107,199	Long Term Capital Planning - Balance of Funds Remaining
1st Three (3) Months Operations	\$ 297,025		\$ 297,025	\$ 443,284	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 1,050,708		\$ 1,550,483	\$ 1,550,483	

Total Fund Balance in FY 2024 Column is Actual Fund Balance as of October 1, 2023

Community Development District

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
General Fund - Operations					
Sold property on roll	1362	\$ 468.84		\$ 1,103.52	
Developer units off roll	255	\$ 451.53		\$ 1,059.38	
Total:	1617				
Capital/Operations					
Sold property on roll	1362	\$ 270.59		\$ -	
Developer units off roll	255	\$ 258.32		\$ -	
Total:	1617				
Total Assessment					
Sold property on roll	1362	\$ 739.42		\$ 1,103.52	
Developer units off roll	255	\$ 709.84		\$ 1,059.38	
Total:	1617				
Adopted Cap Rate	\$ 739.98			\$ 739.98	
Proposed Cap Rate				\$ 1,324.23	
Reduction in Units for 2025			<< Total Rev Loss from Unit Reduction >>	\$ -	
Component of Rate Change	FY 2024	FY 2025	Change	Effect on Rate	
Administration	\$ 135,543	\$ 153,343	\$ 17,800	\$ 11.01	
Stormwater Management	\$ 594,575	\$ 617,675	\$ 23,100	\$ 14.29	
Landscaping	\$ -	\$ 942,000	\$ 942,000	\$ 582.56	
Reserves	\$ 417,700	\$ -	\$ (417,700)	\$ (258.32)	
Other Fees and Charges	\$ 40,284	\$ 60,120	\$ 19,836	\$ 23.89	
Total:	\$ 1,188,102	\$ 1,773,138	\$ 585,036	\$ 373.43	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Capital Improvement Plan - Fiscal Year 2023 through FY 2028

Description of Capital Items	2023	2024	2025	2026	2027	2028
Landscaping Restoration - Hurricane Damage						
Overall Cost			\$100,000	\$100,000	\$100,000	\$100,000
Total Landscaping System:			\$100,000	\$100,000	\$100,000	\$100,000
Retention/Detention Areas						
Replanting - Luguna, Verono Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System						
Improvements for Water Quality						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Aeration System						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration						
Subdivision Shoreline- Rip-Rap Montebella (non-residential)	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montelago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Valencia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bellamare (non-residential)	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Isla Bella	\$ -	\$ 18,000	\$ 16,000	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
San Marino	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ -
Bellini	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ -
Contingencies/CEI Services	\$ 12,000	\$ 14,500	\$ 11,100	\$ 11,100	\$ 11,100	\$ 11,100
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 107,100	\$ 99,100	\$ 85,100
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 142,100	\$ 134,100	\$ 120,100
Total Capital Improvements:	\$ 165,000	\$ 160,500	\$ 246,100	\$ 242,100	\$ 234,100	\$ 220,100
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 99.26	\$ 152.20	\$ 149.72	\$ 144.77	\$ 136.12

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 10,862	\$ 19,551	\$ 17,596
Interest Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 833,182	\$ 760,491	\$ 833,182	\$ 837,416
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 833,182	\$ 771,352	\$ 852,733	\$ 855,012
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 635,000	\$ -	\$ 635,000	\$ 650,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 168,324	\$ 84,162	\$ 168,324	\$ 153,919
Other Fees and Charges				
Discounts for Early Payment	\$ 33,472	\$ -	\$ 33,472	\$ 33,497
Total Expenditures and Other Uses	\$ 836,796	\$ 84,162	\$ 836,796	\$ 837,416
Net Increase/(Decrease) in Fund Balance	\$ (3,614)	\$ 687,190	\$ 15,937	\$ 17,596
Fund Balance - Beginning	\$ 164,130	\$ 164,130	\$ 164,130	\$ 180,067
Fund Balance - Ending	\$ 160,516	\$ 851,320	\$ 180,067	\$ 197,663
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2025 Interest Payment			\$ 68,897	
Total - Restricted Fund Balance:			\$ 68,897	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2025**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service	Par Debt Outstanding
Par Issued - March 17, 2022	\$	6,960,000	Varies			
11/1/2022				\$ 112,836.27		
5/1/2023	\$	620,000	2.100%	\$ 90,672.00	\$ 823,508.27	\$ 6,340,000
11/1/2023				\$ 84,162.00		
5/1/2024	\$	635,000	2.300%	\$ 84,162.00	\$ 803,324.00	\$ 5,705,000
11/1/2024				\$ 76,959.50		
5/1/2025	\$	650,000	2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$	665,000	2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$	680,000	2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$	700,000	2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$	720,000	2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$	745,000	2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$	760,000	2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$	785,000	2.900%	\$ 11,382.50	\$ 807,765.00	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 3/27/24	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 12,000	\$ 11,165	\$ 20,097	\$ 18,087
Revenue Account	\$ 20	\$ 14,878	\$ 26,780	\$ 24,102
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 593,699	\$ 542,033	\$ 593,699	\$ 954,688
Special Assessment - Off-Roll	\$ 325,534	\$ -	\$ 325,534	
Special Assessment - Prepayment		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 931,253	\$ 568,076	\$ 966,110	\$ 996,877
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 510,000	\$ -	\$ 510,000	\$ 535,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2015 Bonds	\$ 407,250	\$ 203,500	\$ 407,250	\$ 381,500
Other Fees and Charges				
Discounts for Early Payment	\$ 23,748	\$ -	\$ 23,748	\$ 38,188
Total Expenditures and Other Uses	\$ 940,998	\$ 203,500	\$ 940,998	\$ 954,688
Net Increase/(Decrease) in Fund Balance	\$ (9,745)	\$ 364,576	\$ 25,112	\$ 42,190
Fund Balance - Beginning	\$ 965,334	\$ 965,334	\$ 965,334	\$ 990,446
Fund Balance - Ending	\$ 955,589	\$ 1,329,910	\$ 990,446	\$ 1,032,636
Restricted Fund Balance:				
Reserve Account Requirement			\$ 450,375	
Restricted for November 1, 2025 Interest Payment			\$ 177,375	
Total - Restricted Fund Balance:			\$ 627,750	

Miromar Lakes
Community Development District
Debt Service Fund - Series 2015 - Amortization Schedule
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2025

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 10/01/2023		\$ 8,140,000.00				
11/1/2023				\$ 203,500.00		
5/1/2024		\$ 510,000	5.000%	\$ 203,500.00	\$ 917,000.00	\$ 7,630,000.00
11/1/2024				\$ 190,750.00		
5/1/2025		\$ 535,000	5.000%	\$ 190,750.00	\$ 916,500.00	\$ 7,095,000.00
11/1/2025				\$ 177,375.00		
5/1/2026		\$ 560,000	5.000%	\$ 177,375.00	\$ 914,750.00	\$ 6,535,000.00
11/1/2026				\$ 163,375.00		
5/1/2027		\$ 590,000	5.000%	\$ 163,375.00	\$ 916,750.00	\$ 5,945,000.00
11/1/2027				\$ 148,625.00		
5/1/2028		\$ 620,000	5.000%	\$ 148,625.00	\$ 917,250.00	\$ 5,325,000.00
11/1/2028				\$ 133,125.00		
5/1/2029		\$ 650,000	5.000%	\$ 133,125.00	\$ 916,250.00	\$ 4,675,000.00
11/1/2029				\$ 116,875.00		
5/1/2030		\$ 685,000	5.000%	\$ 116,875.00	\$ 918,750.00	\$ 3,990,000.00
11/1/2030				\$ 99,750.00		
5/1/2031		\$ 720,000	5.000%	\$ 99,750.00	\$ 919,500.00	\$ 3,270,000.00
11/1/2031				\$ 81,750.00		
5/1/2032		\$ 760,000	5.000%	\$ 81,750.00	\$ 923,500.00	\$ 2,510,000.00
11/1/2032				\$ 62,750.00		
5/1/2033		\$ 795,000	5.000%	\$ 62,750.00	\$ 920,500.00	\$ 1,715,000.00
11/1/2033				\$ 42,875.00		
5/1/2034		\$ 835,000	5.000%	\$ 42,875.00	\$ 920,750.00	\$ 880,000.00
11/1/2034				\$ 22,000.00		
5/1/2035		\$ 880,000	5.000%	\$ 22,000.00	\$ 924,000.00	\$ -

**Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds**

**Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000 - 7 Years Remaining**

Description	Original Par Debt	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2025	Total Assessment FY 2024	Outstanding Par at 09/30/2025	Units Assigned - On-Roll	Units Assigned - Off-Roll	Prepayments	Total Remaining Units for Debt	Total Debt Service Assessment	Total General Fund Assessment
Murano	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 1,103.52	\$ 2,507.67	\$ 2,512.15	\$ 8,503.16	19			19	\$ 26,678.74	\$ 20,966.90
Positano	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 1,103.52	\$ 2,507.67	\$ 2,512.15	\$ 8,503.16	11			11	\$ 15,445.58	\$ 12,138.73
Solari	\$ 9,859.00	SF 2	\$ 1,404.14	\$ 1,103.52	\$ 2,507.67	\$ 2,512.15	\$ 8,503.16	10			10	\$ 14,041.44	\$ 11,035.21
Verona Lago	\$ 14,789.00	SF	\$ 842.49	\$ 1,103.52	\$ 1,946.01	\$ 1,948.70	\$ 5,101.89	62		4	58	\$ 48,864.20	\$ 68,418.31
Isola Bella	\$ 14,789.00	SF	\$ 842.49	\$ 1,103.52	\$ 1,946.01	\$ 1,948.70	\$ 5,101.89	13			13	\$ 10,952.32	\$ 14,345.78
Bellamare	\$ 14,789.00	SF	\$ 842.49	\$ 1,103.52	\$ 1,946.01	\$ 1,948.70	\$ 5,101.89	20			20	\$ 16,849.72	\$ 22,070.42
Ana Capri	\$ 14,789.00	SF	\$ 842.49	\$ 1,103.52	\$ 1,946.01	\$ 1,948.70	\$ 5,101.89	10			10	\$ 8,424.86	\$ 11,035.21
Casteli	\$ 14,789.00	SF	\$ 842.49	\$ 1,103.52	\$ 1,946.01	\$ 1,948.70	\$ 5,101.89	8			8	\$ 6,739.89	\$ 8,828.17
Montelago	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	30		4	26	\$ 18,253.87	\$ 33,105.64
Tivoli	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	76			76	\$ 53,357.47	\$ 83,867.61
St. Moritz	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	37			37	\$ 25,976.67	\$ 40,830.28
Sienna	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	27		1	26	\$ 18,253.87	\$ 29,795.07
Caprini	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	27			27	\$ 18,955.94	\$ 29,795.07
Porto Romano	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	55			55	\$ 38,613.96	\$ 60,693.66
Volterra	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	12			12	\$ 8,424.86	\$ 13,242.25
Portofino	\$ 12,324.00	VILLA	\$ 702.07	\$ 1,103.52	\$ 1,805.59	\$ 1,807.83	\$ 4,251.58	20			20	\$ 14,041.44	\$ 22,070.42
Valencia	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	80		3	77	\$ 43,247.66	\$ 88,281.69
Vivaldi	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	60			60	\$ 33,699.47	\$ 66,211.27
Bella Vista	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 66,211.27
Mirasol	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	110			110	\$ 61,782.37	\$ 121,387.33
San Marino	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	160			160	\$ 89,865.27	\$ 176,563.39
Montebello	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	40		2	38	\$ 21,343.00	\$ 44,140.85
Ravenna	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	60		3	57	\$ 32,014.50	\$ 66,211.27
Bellini	\$ 9,859.00	MF	\$ 561.66	\$ 1,103.52	\$ 1,665.18	\$ 1,666.97	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 66,211.27
University	\$ -	GOV	\$ -	\$ 6,621.13	\$ 6,621.13	\$ 1,666.97	\$ -					\$ -	\$ -
Golf Club/Course		GOLF	\$ 129,697.44	\$ 11,035.21	\$ 140,732.65	\$ 141,146.88	\$ 78,374.77	10				\$ 129,697.44	\$ -
Beach Club		BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 12,983.52	\$ 785,416.65					\$ 12,942.18	\$ -
								1077		19	1048	\$ 834,742.38	\$ 1,177,457.10
												Total - ON-ROLL	\$ 837,415.63
												OVER (Under)	\$ (2,673.24)

**Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds
Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)
Par Amount - \$19,165,000 - 12 Years Remaining**

<i>Phase I Neighborhoods</i>	<i>Original Par Debt</i>	<i>Bond Designation</i>	<i>Debt Service Assessment</i>	<i>General Fund Assessment</i>	<i>Total Assessment - FY 2025</i>	<i>Total Assessment FY 2024</i>	<i>Outstanding Par at 09/30/2025</i>	<i>Units Assigned - On-Roll</i>	<i>Units Assigned - Off-Roll</i>	<i>Prepayments</i>	<i>Total Remaining Units for Debt</i>	<i>Total Debt Service Assessment</i>	<i>Total General Fund Assessment</i>
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	11			11	\$ 26,096.40	\$ 12,138.73
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	10			10	\$ 23,724.00	\$ 11,035.21
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	11			11	\$ 26,096.40	\$ 12,138.73
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	22			22	\$ 52,192.80	\$ 24,277.47
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	8			8	\$ 18,979.20	\$ 8,828.17
Avellino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	9			9	\$ 21,351.60	\$ 9,931.69
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	6			6	\$ 14,234.40	\$ 6,621.13
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	6			6	\$ 14,234.40	\$ 6,621.13
Veneto (was Positano on 24)	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	107		95	12	\$ 28,468.80	\$ 118,076.77
Messina (Was Costa Majorie)	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	50			50	\$ 118,620.00	\$ 55,176.06
Prestino	\$ 34,794.86	SF2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	23			23	\$ 54,565.20	\$ 25,380.99
San Lorenzo	\$ 34,794.86	SF2	\$ 2,372.40	\$ 1,103.52	\$ 3,475.92	\$ 3,475.92	\$ 17,979.73	13			13	\$ 30,841.20	\$ 14,345.78
											Sub-Total	181	
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 1,103.52	\$ 2,861.70	\$ 2,861.70	\$ 13,341.70	18			18	\$ 31,647.24	\$ 19,863.38
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 1,103.52	\$ 2,861.70	\$ 2,861.70	\$ 13,341.70	23			23	\$ 40,438.14	\$ 25,380.99
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 1,103.52	\$ 2,861.70	\$ 2,861.70	\$ 13,341.70	11			11	\$ 19,339.98	\$ 12,138.73
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 1,103.52	\$ 2,861.70	\$ 2,861.70	\$ 13,341.70	19			19	\$ 33,405.42	\$ 20,966.90
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 1,103.52	\$ 2,861.70	\$ 2,861.70	\$ 13,341.70	12			12	\$ 21,098.16	\$ 13,242.25
											Sub-Total	83	
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 1,103.52	\$ 2,422.16	\$ 2,861.70	\$ 10,008.08	16			16	\$ 21,098.24	\$ 17,656.34
											Sub-Total	16	
Golf Club	N/A												
Commerical	N/A												
Remaining Unplatted													
SF 2 Product (Sales Center Site)		SF 2	\$ 2,275.58	\$ 1,103.52	\$ 3,379.10			28	28	0	28	\$ 63,716.24	
MF Product (Track D)		MF	\$ 1,265.89	\$ 1,103.52	\$ 2,369.41			229	229		229	\$ 289,888.81	
								632	257	95	537	\$ 950,036.63	\$ 413,820.44
									Total Anticipated Units		537	\$ 954,687.50	
									Over (Under)		0	\$ (4,650.87)	