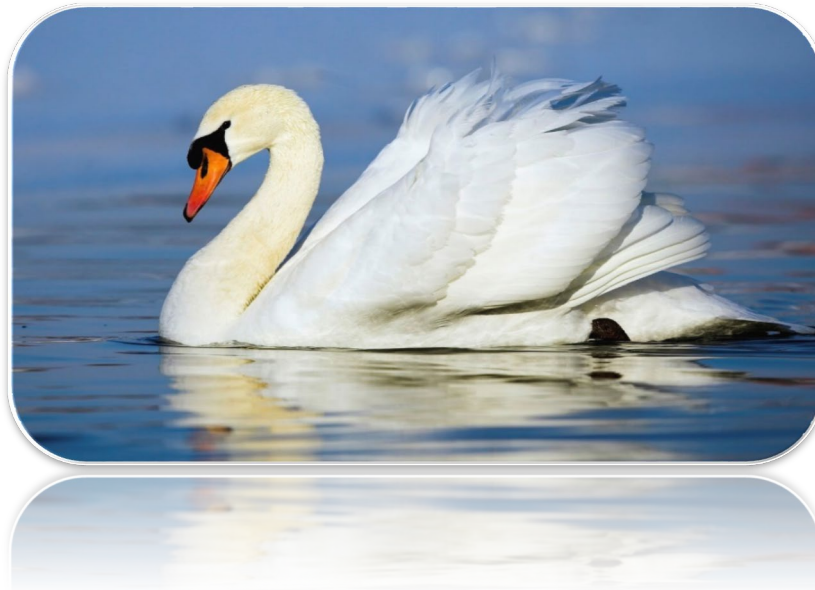


# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## ADOPTED BUDGET

Fiscal Year 2023

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PREPARED BY:

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**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
<b>Revenues and Other Sources</b>					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash from prior year to fund FY 23 Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 100	\$ 35	\$ 84	\$ 75	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 743,979	\$ 692,547	\$ 743,979	\$ 813,007	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 147,873	\$ 68,628	\$ 147,873	\$ 180,306	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ 1,120	\$ 1,120	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 891,952</b>	<b>\$ 762,329</b>	<b>\$ 893,055</b>	<b>\$ 993,388</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 306	\$ 918	\$ 918	FICA Required for Board Fees
<b>Executive</b>					
Professional Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager Contract
<b>Financial and Administrative</b>					
Audit Services	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	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 yearly work with property appraiser
Arbitrage Rebate Fees	\$ 2,000	\$ 1,250	\$ 1,750	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds & Reamortizations of Bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 1,200	\$ 297	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ 3,400	\$ 9,300	\$ 9,300	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,216	\$ 1,216	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 500	\$ 176	\$ 527	\$ 500	Fees required to maintain bank account
<b>Travel and Per Diem</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 800	\$ 277	\$ 830	\$ 800	Mailing and postage
<b>Insurance</b>	\$ 7,000	\$ 7,170	\$ 7,170	\$ 7,300	General Liability and D&O Liability Insurance
<b>Printing and Binding</b>	\$ 2,200	\$ 897	\$ 2,692	\$ 2,700	Agenda books and copies
<b>Other Current Charges</b>					
Website Maintenance	\$ 1,200	\$ 200	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web site
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
<b>Legal Services</b>					
General Counsel	\$ 15,000	\$ 5,525	\$ 16,575	\$ 18,000	District Attorney
Easement Encroachments	\$ -	\$ -	\$ 1,400	\$ -	
<b>Debt Service - Miromar Lakes LLC Note</b>					
General Counsel - Easement Encroachments	\$ -	\$ 1,358	\$ 1,358	\$ -	
<b>Other General Government Services</b>					
Engineering Services					
General Services	\$ 5,000	1,898	\$ 5,693	\$ 5,000	District Engineer
Asset Maps/Cost Estimates	\$ 2,500	-	\$ -	\$ 2,500	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	2,500	\$ 10,000	\$ 10,000	General Services (Asset Manager)
Reserve Study	\$ -	7,250	\$ 7,250	\$ -	Completed in FY 2022
Easement Encroachments	\$ -	618	\$ 618	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 133,193</b>	<b>\$ 77,278</b>	<b>\$ 143,971</b>	<b>\$ 138,493</b>	
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	\$ 35,800	\$ 8,950	\$ 35,800	\$ 35,800	District Asset Manager
NPDES	\$ 3,000	\$ 2,393	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,800	\$ 1,861	\$ 5,582	\$ 4,800	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 76,000	\$ 21,130	\$ 75,500	\$ 74,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 3,000	\$ -	\$ 2,000	\$ 2,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,300	\$ -	\$ 14,300	\$ 14,500	Regulatory Reporting Requirements
Water Control Structures	\$25,000	\$ 4,500	\$ 28,000	\$25,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Cane Toad Removal	\$ 36,000	\$ 9,200	\$ 36,000	\$ 36,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 19,600	\$ 4,660	\$ 19,600	\$ 24,000	Spraying of lakes to control insects
Aeration System	\$ 12,000	\$ 7,244	\$ 10,000	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ -	\$ -	\$ 4,500	\$ 100,000	1st year implementation

**Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
Wetland System					
Routine Maintenance	\$ 48,100	\$ 15,536	\$ 43,000	\$ 46,200	Periodic Maint. - remove exotic materials from wetlands
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
Aeration Systems	\$ 16,000	\$ -	\$ 10,500	\$ 12,000	See Capital Improvements for Detail
Littoral Shelf Replanting/Barrier	\$ -	\$ -	\$ -	\$ 6,000	See Capital Improvements for Detail
Lake Bank Restorations	\$ -	\$ 2,500	\$ 2,500	\$ 59,000	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ 118,800	\$ -	\$ 113,000	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ -	\$ -	\$ -	\$ 55,000	See Capital Improvements for Detail
Contingencies	\$ 108,000	\$ -	\$ -	\$ 108,000	
<b>Sub-Total:</b>	<b>\$ 520,400</b>	<b>\$ 77,973</b>	<b>\$ 403,782</b>	<b>\$ 613,800</b>	
<b>Other Current Charges</b>					
Hendry County Panther Habitat Taxes	\$ 500	\$ -	\$ -	\$ 500	No Assessment FY 2022 - Budget for 23
<b>Sub-Total:</b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500</b>	
<b>Reserves for General Fund</b>					
Water Management System	\$ 105,000	No Expenses - Will be added to Reserve Balances		\$ 105,000	For Water Management System
Disaster Relief Reserve	\$ 95,000			\$ 95,000	For Storm Cleanup
<b>Sub-Total:</b>	<b>\$ 200,000</b>			<b>\$ 200,000</b>	
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 29,759	\$ -	\$ 23,854	\$ 32,520	4% Discounts property owner's may take if paying taxes in November.
<b>Sub-Total:</b>	<b>\$ 29,759</b>	<b>\$ -</b>	<b>\$ 23,854</b>	<b>\$ 32,520</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 883,852</b>	<b>\$ 155,252</b>	<b>\$ 571,607</b>	<b>\$ 985,313</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 8,100</b>	<b>\$ 607,077</b>	<b>\$ 321,449</b>	<b>\$ 8,075</b>	

**Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
<b>Fund Balance - Unassigned</b>					
Net Increase/(Decrease) in Fund Balance (FY 2022)			\$ 321,449		
Opening Fund Balance (10/01/2021)			\$ 320,696		
<b>Anticipated Fund Balance ( 09/30/2022)</b>			<b>\$ 642,145</b>		
<b>Allocation of Fund Balance</b>					
	<b>FY 2021</b>		<b>FY 2022</b>	<b>FY 2023</b>	
Reserve for Water Management System	\$ 50,000		\$ 155,000	\$ 260,000	
Reserve for Disaster Relief	\$ 95,000		\$ 190,000	\$ 285,000	
Available for 1st Qtr FY - Cash Required	\$ 175,696		\$ 297,145	N/A	
<b>Assessment Comparison</b>					
Description	Number of Units	FY 2022 Rate/Unit		FY 2023 Rate/Unit	
<b>General Fund - Operations</b>					
Sold property on roll	1311	\$ 411.99		\$ 490.35	
Developer units off roll	306	\$ 390.50		\$ 465.55	
<b>Total:</b>	<b>1617</b>				
<b>Reserves Assessment</b>					
Sold property on roll	1311	\$ 125.18		\$ 129.79	
Developer units off roll	306	\$ 119.40		\$ 123.69	
<b>Total:</b>	<b>1617</b>				
<b>Total Assessment</b>					
Sold property on roll	1311	\$ 537.17		\$ 620.14	
Developer units off roll	306	\$ 509.91		\$ 589.24	
<b>Total:</b>	<b>1617</b>				
<b>Cap Rate</b>		<b>\$ 739.98</b>		<b>\$ 739.98</b>	
<b>Reduction in Units for 2022</b>	<b>9</b>		<b>&lt;&lt; Total Rev Loss from Unit Reduction &gt;&gt;</b>	<b>\$ 5,303.12</b>	

**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2023**

**Capital Improvement Plan - Fiscal Year 2023 through FY 2027**

Description of Capital Items	2023	2024	2025	2026
<b>Irrigation System</b>				
Irrigation Pump Replacement	\$ -	\$ -	\$ -	\$ -
<b>Total Irrigation System:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater System</b>				
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000
<b>Total Stormwater System:</b>	<b>\$ 55,000</b>	<b>\$ 52,000</b>	<b>\$ 45,000</b>	<b>\$ 35,000</b>
<b>Lake System</b>				
<b>Improvements for Water Quality</b>				
Turbidity Screen	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 6,000	\$ 6,000	\$ 5,000	\$ 6,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 6,000</b>	<b>\$ 6,000</b>	<b>\$ 5,000</b>	<b>\$ 6,000</b>
<b>Aeration System</b>				
Lake 6E and 6G - Tubing replacements/weights	\$ -	\$ -	\$ 7,000	\$ -
Lake 2A - Compressor and diffusers	\$ -	\$ -	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ 8,000
Lake 1C, 6E - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ -
Lake Aerator Replacements	\$ 12,000	\$ 10,000	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 12,000</b>	<b>\$ 10,000</b>	<b>\$ 7,000</b>	<b>\$ 8,000</b>
<b>Erosion Restoration</b>				
Subdivision Shoreline- Rip-Rap Montebella (non-residential)	\$ 50,000	\$ 45,000	\$ 40,000	\$ 40,000
Montelago	\$ -	\$ -	\$ -	\$ -
Valencia	\$ -	\$ -	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ -
Bellamare (non-residential)	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ -	\$ -
Castelli	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ -	\$ 14,000	\$ -

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2023**

**Capital Improvement Plan - Fiscal Year 2023 through FY 2027**

Description of Capital Items	2023	2024	2025	2026
San Marino	\$ -	\$ -	\$ -	\$ 24,000
Porta Romano	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ 9,000	\$ 8,100	\$ 7,200	\$ 7,200
<b>Sub-Total:</b>	<b>\$ 59,000</b>	<b>\$ 53,100</b>	<b>\$ 61,200</b>	<b>\$ 71,200</b>
<hr/>				
<b>Total: Stormwater Management System</b>	<b>\$ 132,000</b>	<b>\$ 121,100</b>	<b>\$ 118,200</b>	<b>\$ 120,200</b>
<hr/>				
<b>Total Capital Improvements:</b>	<b>\$ 132,000</b>	<b>\$ 121,100</b>	<b>\$ 118,200</b>	<b>\$ 120,200</b>
<hr/>				
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 81.63</b>	<b>\$ 74.89</b>	<b>\$ 73.10</b>	<b>\$ 74.34</b>

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 833,182
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Other Sources of Funds</b>				
Deposit to Series 2022 Revenue Fund	\$ -	\$ -	\$ 112,836	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,836</b>	<b>\$ 833,182</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ 620,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ 203,508
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 33,327
<b>Other Uses of Funds</b>				
Transfers to Escrow of Series 2012 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 856,836</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ -	\$ 112,836	\$ (23,653)
<b>Fund Balance - Beginning</b>	\$ -	\$ -	\$ -	\$ 112,836
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,836</b>	<b>\$ 89,183</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement				NONE
Restricted for November 1, 2023 Interest Payment				\$ 84,162
<b>Total - Restricted Fund Balance:</b>				<b>\$ 84,162</b>



**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinance Series 2012 Bonds Originally 2000A Bonds) - Budget  
Fiscal Year 2023**

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 2022**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 193,689	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 12,000	\$ (11,274)	\$ 12,000	\$ 12,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 20	\$ 15	\$ 20	\$ 20
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 519,144	\$ 521,880	\$ 515,645	\$ 568,297
Special Assessment - Off-Roll	\$ 402,602	\$ -	\$ 402,602	\$ 349,809
Special Assessment - Prepayment		\$ -	\$ -	\$ -
<b>Operating Transfers</b>	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,127,455</b>	<b>\$ 510,621</b>	<b>\$ 930,267</b>	<b>\$ 930,125</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	\$ 460,000	\$ -	\$ 460,000	\$ 485,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	\$ 200,000	\$ 155,000	\$ 155,000	\$ -
<b>Interest Expense</b>				
Series 2015 Bonds	\$ 453,000	\$ 231,500	\$ 453,000	\$ 432,250
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 20,766	\$ -	\$ 20,766	\$ 22,732
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,133,766</b>	<b>\$ 386,500</b>	<b>\$ 1,088,766</b>	<b>\$ 939,982</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 124,121	\$ (158,499)	\$ (9,856)
<b>Fund Balance - Beginning</b>	\$ 1,136,694	\$ 1,136,694	\$ 1,136,694	\$ 1,136,694
<b>Fund Balance - Ending</b>	<b>\$ 1,136,694</b>	<b>\$ 1,260,815</b>	<b>\$ 978,195</b>	<b>\$ 1,126,837</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 453,313	
Restricted for November 1, 2023 Interest Payment			\$ 204,000	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 657,313</b>	

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule  
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 10/01/2021		\$ 9,260,000.00				
11/1/2021	\$ 155,000			\$ 227,625.00		
5/1/2022		\$ 460,000	5.000%	\$ 227,625.00	\$ 915,250.00	\$ 8,645,000.00
11/1/2022				\$ 216,125.00		
5/1/2023		\$ 485,000	5.000%	\$ 216,125.00	\$ 917,250.00	\$ 8,160,000.00
11/1/2023				\$ 204,000.00		
5/1/2024		\$ 510,000	5.000%	\$ 204,000.00	\$ 918,000.00	\$ 7,650,000.00
11/1/2024				\$ 191,250.00		
5/1/2025		\$ 535,000	5.000%	\$ 191,250.00	\$ 917,500.00	\$ 7,115,000.00
11/1/2025				\$ 177,875.00		
5/1/2026		\$ 565,000	5.000%	\$ 177,875.00	\$ 920,750.00	\$ 6,550,000.00
11/1/2026				\$ 163,750.00		
5/1/2027		\$ 590,000	5.000%	\$ 163,750.00	\$ 917,500.00	\$ 5,960,000.00
11/1/2027				\$ 149,000.00		
5/1/2028		\$ 620,000	5.000%	\$ 149,000.00	\$ 918,000.00	\$ 5,340,000.00
11/1/2028				\$ 133,500.00		
5/1/2029		\$ 655,000	5.000%	\$ 133,500.00	\$ 922,000.00	\$ 4,685,000.00
11/1/2029				\$ 117,125.00		
5/1/2030		\$ 685,000	5.000%	\$ 117,125.00	\$ 919,250.00	\$ 4,000,000.00
11/1/2030				\$ 100,000.00		
5/1/2031		\$ 720,000	5.000%	\$ 100,000.00	\$ 920,000.00	\$ 3,280,000.00
11/1/2031				\$ 82,000.00		
5/1/2032		\$ 760,000	5.000%	\$ 82,000.00	\$ 924,000.00	\$ 2,520,000.00
11/1/2032				\$ 63,000.00		
5/1/2033		\$ 800,000	5.000%	\$ 63,000.00	\$ 926,000.00	\$ 1,720,000.00
11/1/2033				\$ 43,000.00		
5/1/2034		\$ 840,000	5.000%	\$ 43,000.00	\$ 926,000.00	\$ 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 - 9 Years Remaining**

	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2023
Murano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 620.14	\$ 2,028.77	\$ 10,718.79
Positano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 620.14	\$ 2,028.77	\$ 10,718.79
Verona Lago	\$ 14,789.00	SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
Isola Bella	\$ 14,789.00	SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
Bellamare	\$ 14,789.00	SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
Ana Capri	\$ 14,789.00	SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
Casteli	\$ 14,789.00	SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
Montelago	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Tivoli	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
St. Moritz	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Sienna	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Caprini	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Porto Romano	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Volterra	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Portofino	\$ 12,324.00	VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
Valencia	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Vivaldi	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Bella Vista	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Mirosol	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Positano	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
San Marino	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Montebello	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Ravenna	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
Bellini	\$ 9,859.00	MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
University	\$ -	GOV	\$ -	\$ 3,720.86	\$ 3,720.86	\$ -
Golf Club/Course		GOLF	\$ 130,111.67	\$ 6,201.43	\$ 136,313.10	\$ 990,069.06
Beach Club		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 98,796.52
<b>Comparison : Fiscal Year 2022 Assessments</b>						
	SF 2		\$ 1,636.25	\$ 537.17	\$ 2,173.42	\$ 11,767.00
	SF		\$ 981.75	\$ 537.17	\$ 1,518.92	\$ 7,060.20
	VILLA		\$ 818.13	\$ 537.17	\$ 1,355.30	\$ 5,883.00
	MF		\$ 654.50	\$ 537.17	\$ 1,191.67	\$ 4,706.80
	GOV		\$ -	\$ 3,223.02	\$ 3,223.02	\$ -
	GOLF		\$ 154,079.58	\$ 5,371.70	\$ 159,451.28	\$ 1,086,889.69
	BEACH		\$ 15,081.55	\$ -	\$ 15,081.55	\$ 108,458.01

**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 - 13 Years Remaining**

<b>Phase I Neighborhoods</b>	<b>Original Par</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>General Fund Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Par at 09/30/2023</b>
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Avelino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Positano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Costa Maggiore Phase 3	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 620.14	\$ 2,992.54	\$ 20,722.56
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 620.14	\$ 2,378.32	\$ 15,383.40
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 620.14	\$ 2,378.32	\$ 15,383.40
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 620.14	\$ 2,378.32	\$ 15,383.40
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 620.14	\$ 2,378.32	\$ 15,383.40
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 620.14	\$ 2,378.32	\$ 15,383.40
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 620.14	\$ 1,938.78	\$ 11,539.63
Future Multifamily	\$ 19,339.79	MF	\$ 1,318.64	\$ 620.14	\$ 1,938.78	\$ 11,546.52
Unsold Residential		Villa 2	\$ 42,196.32	\$ 14,730.88	\$ 56,927.20	\$ 384,585.11
Unsold Residential		MF	\$ 307,612.34	\$ 143,184.11	\$ 450,796.45	\$ 2,805,804.79

<b>Comparison : Fiscal Year 2022 Assessments</b>						
	SF 2	\$ 2,383.40	\$ 537.17	\$ 2,920.57	\$ 21,839.95	
	Villa 2	\$ 1,769.32	\$ 537.17	\$ 2,306.49	\$ 16,212.90	
	Villa 1	\$ 1,327.23	\$ 537.17	\$ 1,864.40	\$ 12,161.87	
	MF	\$ 1,328.02	\$ 537.17	\$ 1,865.19	\$ 12,169.13	

**Miromar Lakes Community Development District  
GenarI Fund - Units by Type**

Platted/Sold	FY 2022	FY 2023			Total Units
		On Roll	Direct Bill	Change	
Verona Lago	62	62			62
Bellamare	20	20			20
Isola Bella	13	13			13
Anacapri	10	10			10
Castelli	8	8			8
Murano	19	19			19
Costa Amalfi	16	16			16
Sorrento	11	11			11
Monte Lago	30	30			30
Siena	27	27			27
Tivoli	76	76			76
St Moritz	37	37			37
Caprini	27	27			27
Porto Romano	55	55			55
Portofino	20	20			20
Voterra	12	12			12
Valencia	80	80			80
Bella Vista	60	60			60
Vivaldi	60	60			60
Mirasol Phase I	110	23		(87)	23
Positano SF	28	19		(9)	19
San Marino	160	160			160
Montebello	40	40			40
Ravenna	60	60			60
Bellini	60	60			60
Navona	18	18			18
Salerno	10	10			10
Sardinia	8	8			8
Cassina	23	23			23
Lugano	11	11			11
Salerno II	22	22			22
Villa D'Este	12	12			12
Veneto	6	12			12
Ancona	12	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Future Multifamily	110	110			110
Costa Maggiore Phase 3	0	22		22	22
<b>Total Platted/Sold</b>	<b>1369</b>	<b>1295</b>	<b>0</b>	<b>-74</b>	<b>1295</b>
<b>Unplatted (direct billed)</b>					
Future residential					
Costa Maggiore Phase 3	22		0	(22)	0
Messina	49		49	0	49
Sales Center	28		28	0	28
Tract D	191		229	38	229
<b>Other - On-Roll</b>					
Golf Club	10	10			10
Government Parcel	6	6			6
	<b>1704</b>	<b>1311</b>	<b>306</b>	<b>-58</b>	<b>1617</b>

**NOTE - Rolls are not available until June, as such - the roll counts for Unplatted properties may change**