

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## ADOPTED BUDGET

FISCAL YEAR 2025

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PREPARED BY:

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**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
<b>Revenues and Other Sources</b>					
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	\$ 959,204	\$ 1,007,091	\$ 1,074,448	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 181,010	\$ 135,758	\$ 181,010	\$ 182,567	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,188,102</b>	<b>\$ 1,094,962</b>	<b>\$ 1,188,102</b>	<b>\$ 1,257,016</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 12,000	\$ 9,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 689	\$ 918	\$ 918	FICA Required for Board Fees
<b>Executive</b>					
Professional Management	\$ 42,000	\$ 35,000	\$ 42,000	\$ 44,100	District Manager Contract
<b>Financial and Administrative</b>					
Audit Services	\$ 4,500	\$ 3,800	\$ 3,800	\$ 3,900	Statutory required audit yearly
Accounting Services (Amort Schedules)	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 24,000	\$ 27,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,200	\$ 736	\$ 1,472	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ 9,998	\$ 9,998	\$ 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
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 300	\$ 536	\$ 715	\$ 2,000	Mailing and postage
Website Maintenance	\$ 1,200	\$ 300	\$ 600	\$ 600	Statutory Maintenance of District Web site
<b>Insurance</b>	\$ 8,100	\$ 17,300	\$ 17,300	\$ 18,000	General Liability and D&O Liability Insurance
<b>Printing and Binding</b>	\$ 300	\$ 1,745	\$ 2,245	\$ 1,600	Agenda books and copies
<b>Other Current Charges</b>					
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
<b>Legal Services</b>					

**Community Development District**

**General Fund - Budget  
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
General Counsel	\$ 18,000	\$ 8,690	\$ 13,035	\$ 18,000	District Attorney
Easement Encroachments	\$ -	\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
<b>Other General Government Services</b>					
Engineering Services					
General Services	\$ 7,000	13,254	\$ 15,000	\$ 8,000	District Engineer
Asset Maps/Cost Estimates	\$ -	-	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	6,667	\$ 10,000	\$ 12,500	General Services (Asset Manager)
Easement Encroachments	\$ -	-	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 135,543</b>	<b>\$ 134,180</b>	<b>\$ 158,799</b>	<b>\$ 155,843</b>	
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	\$ 46,000	\$ 30,667	\$ 46,000	\$ 57,500	District Asset Manager
NPDES	\$ 3,500	\$ 1,551	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 5,000	\$ 4,828	\$ 6,437	\$ 6,500	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 80,000	\$ 42,800	\$ 69,200	\$ 80,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 2,500	\$ 4,688	\$ 6,250	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 19,000	\$ 11,650	\$ 15,533	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$28,000	\$ 13,060	\$ 16,560	\$ 28,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 37,000	\$ 25,400	\$ 33,867	\$ 37,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 35,000	\$ 28,889	\$ 38,518	\$ 35,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 8,000	\$ 15,277	\$ 16,277	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 98,000	\$ 70,645	\$ 73,145	\$ 98,000	Year 2 of Fisheries Restocking
Contingencies	\$ 15,375	\$ -	\$ -	\$ 15,375	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 54,000	\$ 28,856	\$ 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	\$ 112,437	\$ 112,437	\$ 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

**Community Development District**

**General Fund - Budget  
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
Video Stormwater Pipes/Repairs	\$ 52,000	\$ 1,350	\$ 19,350	\$ 45,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
<b>Sub-Total:</b>	<b>\$ 594,575</b>	<b>\$ 393,297</b>	<b>\$ 501,559</b>	<b>\$ 593,175</b>	
<b>Other Current Charges</b>					
Hendry County Panther Habitat Taxes	\$ -	\$ -	\$ -	\$ -	No Assessment FY 2022 & 2023
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Reserves &amp; Contingencies</b>					
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
Capital/Operations	\$ 417,700	\$ -	\$ -	\$ 465,020	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
<b>Sub-Total:</b>	<b>\$ 417,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 465,020</b>	
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 40,284	\$ -	\$ 40,284	\$ 42,978	4% Discounts property owner's if paying taxes in November.
<b>Sub-Total:</b>	<b>\$ 40,284</b>	<b>\$ -</b>	<b>\$ 40,284</b>	<b>\$ 42,978</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,188,102</b>	<b>\$ 527,477</b>	<b>\$ 700,641</b>	<b>\$ 1,257,016</b>	
<b>Change from Current Year Operations</b>	\$ -	\$ 567,485	\$ 487,460	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance :</b>					
Capital/Operations Reserves	\$ 753,682		\$ 753,682	\$ 1,838,189	Long Term Capital Planning - Balance of Funds Remaining
1st - 2.5 Months Operations	\$ 297,025		\$ 297,025	\$ 164,999	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ 1,050,708</b>		<b>\$ 1,538,168</b>	<b>\$ 2,003,188</b>	

**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 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget	Notes
<b>General Fund - Operations</b>					
Sold property on roll	1452	\$ 468.84		\$ 455.07	
Developer units off roll	257	\$ 451.53		\$ 438.28	
<b>Total:</b>	<b>1709</b>				
<b>Capital/Operations</b>					
Sold property on roll	1452	\$ 270.59		\$ 284.91	
Developer units off roll	257	\$ 258.32		\$ 272.10	
<b>Total:</b>	<b>1709</b>				
<b>Total Assessment</b>					
Sold property on roll	1452	\$ 739.42		\$ 739.98	
Developer units off roll	257	\$ 709.84		\$ 710.38	
<b>Total:</b>	<b>1709</b>				
<b>Adopted Cap Rate</b>		<b>\$ 739.98</b>		<b>\$ 739.98</b>	
<b>Reduction in Units for 2025</b>		<b>&lt;&lt; Total Rev Loss from Unit Reduction &gt;&gt;</b>		<b>\$ -</b>	
<b>Component of Rate Change</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>Change</b>	<b>Effect on Rate</b>	
Administration	\$ 135,543	\$ 155,843	\$ 20,300	\$ 11.88	
Stormwater Management	\$ 594,575	\$ 593,175	\$ (1,400)	\$ (0.82)	
Landscaping	\$ -	\$ -	\$ -	\$ -	
Reserves	\$ 417,700	\$ 465,020	\$ 47,320	\$ 27.69	
Other Fees and Charges	\$ 40,284	\$ 42,978	\$ 2,694	\$ 11.19	
<b>Total:</b>	<b>\$ 1,188,102</b>	<b>\$ 1,257,016</b>	<b>\$ 68,914</b>	<b>\$ 49.93</b>	

**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
<b>Landscaping Restoration - Hurricane Damage</b>						
Overall Cost			\$300,000	\$0	\$0	\$0
Contingencies/CEI Services			\$37,500	\$0	\$0	\$0
Total Landscaping System:			<b>\$337,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Rentention/Dentention Areas</b>						
Replanting - Luguna, Verono Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Stormwater System</b>						
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
<b>Lake System</b>						
<b>Improvements for Water Quality</b>						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Aeration System</b>						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Erosion Restoration</b>						
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
<b>Total: Stormwater Management System</b>	<b>\$ 165,000</b>	<b>\$ 160,500</b>	<b>\$ 146,100</b>	<b>\$ 142,100</b>	<b>\$ 134,100</b>	<b>\$ 120,100</b>
<b>Total Capital Improvements:</b>	<b>\$ 165,000</b>	<b>\$ 160,500</b>	<b>\$ 483,600</b>	<b>\$ 142,100</b>	<b>\$ 134,100</b>	<b>\$ 120,100</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 96.55</b>	<b>\$ 93.91</b>	<b>\$ 282.97</b>	<b>\$ 83.15</b>	<b>\$ 78.47</b>	<b>\$ 70.28</b>

**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 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 19,079	\$ 22,895	\$ 20,606
Interest Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 833,182	\$ 793,041	\$ 833,182	\$ 837,416
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 833,182</b>	<b>\$ 812,120</b>	<b>\$ 856,077</b>	<b>\$ 858,021</b>
	\$ -			
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022 Bonds	\$ 635,000	\$ 635,000	\$ 635,000	\$ 650,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2022 Bonds	\$ 168,324	\$ 168,324	\$ 168,324	\$ 153,919
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 33,472	\$ -	\$ 33,472	\$ 33,497
<b>Total Expenditures and Other Uses</b>	<b>\$ 836,796</b>	<b>\$ 803,324</b>	<b>\$ 836,796</b>	<b>\$ 837,416</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ (3,614)	\$ 8,796	\$ 19,281	\$ 20,606
<b>Fund Balance - Beginning</b>	\$ 164,130	\$ 164,130	\$ 164,130	\$ 183,411
<b>Fund Balance - Ending</b>	<b>\$ 160,516</b>	<b>\$ 172,926</b>	<b>\$ 183,411</b>	<b>\$ 204,017</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			NONE	
Restricted for November 1, 2025 Interest Payment			\$ 68,897	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 68,897</b>	

**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 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Reserve Account	\$ 12,000	\$ 16,769	\$ 20,123	\$ 18,111
Revenue Account	\$ 20	\$ 24,683	\$ 29,619	\$ 26,657
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 593,699	\$ 565,233	\$ 593,699	\$ 954,688
Special Assessment - Off-Roll	\$ 325,534	\$ 325,534	\$ 325,534	
Special Assessment - Prepayment		\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 931,253</b>	<b>\$ 932,219</b>	<b>\$ 968,976</b>	<b>\$ 999,456</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	\$ 510,000	\$ 510,000	\$ 510,000	\$ 535,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2015 Bonds	\$ 407,250	\$ 407,000	\$ 407,000	\$ 381,500
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 23,748	\$ -	\$ 23,748	\$ 38,188
<b>Total Expenditures and Other Uses</b>	<b>\$ 940,998</b>	<b>\$ 917,000</b>	<b>\$ 940,748</b>	<b>\$ 954,688</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ (9,745)</b>	<b>\$ 15,219</b>	<b>\$ 28,228</b>	<b>\$ 44,768</b>
<b>Fund Balance - Beginning</b>	<b>\$ 965,334</b>	<b>\$ 965,334</b>	<b>\$ 965,334</b>	<b>\$ 993,562</b>
<b>Fund Balance - Ending</b>	<b>\$ 955,589</b>	<b>\$ 980,553</b>	<b>\$ 993,562</b>	<b>\$ 1,038,330</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 450,375	
Restricted for November 1, 2025 Interest Payment			\$ 177,375	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 627,750</b>	

**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	\$ 739.98	\$ 2,144.12	\$ 2,148.61	\$ 8,503.16	19			19	\$ 26,678.74	\$ 14,059.59
Positano	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 2,148.61	\$ 8,503.16	11			11	\$ 15,445.58	\$ 8,139.76
Solari	\$ 9,859.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 2,148.61	\$ 8,503.16	10			10	\$ 14,041.44	\$ 7,399.78
Verona Lago	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 1,585.16	\$ 5,101.89	62		4	58	\$ 48,864.20	\$ 45,878.65
Isola Bella	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 1,585.16	\$ 5,101.89	13			13	\$ 10,952.32	\$ 9,619.72
Bellamare	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 1,585.16	\$ 5,101.89	20			20	\$ 16,849.72	\$ 14,799.57
Ana Capri	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 1,585.16	\$ 5,101.89	10			10	\$ 8,424.86	\$ 7,399.78
Casteli	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 1,585.16	\$ 5,101.89	8			8	\$ 6,739.89	\$ 5,919.83
Montelago	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	30		4	26	\$ 18,253.87	\$ 22,199.35
Tivoli	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	76			76	\$ 53,357.47	\$ 56,238.35
St. Moritz	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	37			37	\$ 25,976.67	\$ 27,379.20
Sienna	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	27		1	26	\$ 18,253.87	\$ 19,979.41
Caprini	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	27			27	\$ 18,955.94	\$ 19,979.41
Porto Romano	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	55			55	\$ 38,613.96	\$ 40,698.81
Volterra	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	12			12	\$ 8,424.86	\$ 8,879.74
Portofino	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 1,444.29	\$ 4,251.58	20			20	\$ 14,041.44	\$ 14,799.57
Valencia	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	80		3	77	\$ 43,247.66	\$ 59,198.26
Vivaldi	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,398.70
Bella Vista	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 44,398.70
Mirasol	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	110			110	\$ 61,782.37	\$ 81,397.61
San Marino	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	160			160	\$ 89,865.27	\$ 118,396.53
Montebello	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	40		2	38	\$ 21,343.00	\$ 29,599.13
Ravenna	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		3	57	\$ 32,014.50	\$ 44,398.70
Bellini	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 44,398.70
University	\$ -	GOV	\$ -	\$ 4,439.87	\$ 4,439.87	\$ 1,303.43	\$ -					\$ -	\$ -
Golf Club/Course		GOLF	\$ 129,697.44	\$ 7,399.78	\$ 137,097.22	\$ 137,511.45	\$ 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	\$ -
								<b>1077</b>		<b>19</b>	<b>1048</b>	<b>\$ 834,742.38</b>	<b>\$ 789,556.85</b>
												<b>Total - ON-ROLL</b>	<b>\$ 837,415.63</b>
												<b>OVER (Under)</b>	<b>\$ (2,673.24)</b>

**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	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	11			11	\$ 26,096.40	\$ 8,139.76
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	10			10	\$ 23,724.00	\$ 7,399.78
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	11			11	\$ 26,096.40	\$ 8,139.76
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	22			22	\$ 52,192.80	\$ 16,279.52
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	8			8	\$ 18,979.20	\$ 5,919.83
Avellino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	9			9	\$ 21,351.60	\$ 6,659.80
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	6			6	\$ 14,234.40	\$ 4,439.87
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	6			6	\$ 14,234.40	\$ 4,439.87
Veneto (was Positano on 24)	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	107		95	12	\$ 28,468.80	\$ 79,177.68
Messina (Was Costa Majorie)	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	50			50	\$ 118,620.00	\$ 36,998.92
Prestino	\$ 34,794.86	SF2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	23			23	\$ 54,565.20	\$ 17,019.50
San Lorenzo	\$ 34,794.86	SF2	\$ 2,372.40	\$ 739.98	\$ 3,112.38	\$ 3,112.38	\$ 17,979.73	13			13	\$ 30,841.20	\$ 9,619.72
											<b>Sub-Total</b>	<b>181</b>	
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.98	\$ 2,498.16	\$ 2,498.16	\$ 13,341.70	18			18	\$ 31,647.24	\$ 13,319.61
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.98	\$ 2,498.16	\$ 2,498.16	\$ 13,341.70	23			23	\$ 40,438.14	\$ 17,019.50
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.98	\$ 2,498.16	\$ 2,498.16	\$ 13,341.70	11			11	\$ 19,339.98	\$ 8,139.76
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.98	\$ 2,498.16	\$ 2,498.16	\$ 13,341.70	19			19	\$ 33,405.42	\$ 14,059.59
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.98	\$ 2,498.16	\$ 2,498.16	\$ 13,341.70	12			12	\$ 21,098.16	\$ 8,879.74
											<b>Sub-Total</b>	<b>83</b>	
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 739.98	\$ 2,058.62	\$ 2,498.16	\$ 10,008.08	16			16	\$ 21,098.24	\$ 11,839.65
											<b>Sub-Total</b>	<b>16</b>	
Golf Club	N/A												
Commerical	N/A												
<b>Remaining Unplatted</b>													
SF 2 Product (Sales Center Site)		SF 2	\$ 2,275.58	\$ 739.98	\$ 3,015.56			28	28	0	28	\$ 63,716.24	
MF Product (Track D)		MF	\$ 1,265.89	\$ 739.98	\$ 2,005.87			229	229		229	\$ 289,888.81	
								<b>632</b>	<b>257</b>	<b>95</b>	<b>537</b>	<b>\$ 950,036.63</b>	<b>\$ 277,491.86</b>
											<b>Total Anticipated Units</b>	<b>537</b>	<b>\$ 954,687.50</b>
											<b>Over (Under)</b>	<b>0</b>	<b>\$ (4,650.87)</b>