

Miromar Lakes

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

PFM Management Services, LLC

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

Phone: (954) 658-4900

Email: WardJ@pfm.com

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Interest Income - General Account	\$ -	\$ 30,491	\$ 81,309	\$ 73,178	Interest on General Bank Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 1,005,640	\$ 908,474	\$ 1,005,640	\$ 990,088	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 182,569	\$ 91,285	\$ 182,569	\$ 196,623	Assessment from Developer
Total Revenue & Other Sources	\$ 1,188,209	\$ 1,030,250	\$ 1,269,518	\$ 1,259,889	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 4,600	\$ 12,000	\$ 12,000	Statutory Required Fees
Executive					
Professional Management	\$ 46,305	\$ 19,294	\$ 46,305	\$ 48,620	District Manager Contract
Financial and Administrative					
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 7,500	\$ 18,000	\$ 19,000	Statutory required maintenance of owner's par debt outstanding and yearly
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 259	\$ 3,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 9,998	\$ -	\$ 8,493	\$ 8,500	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ 875	\$ 1,375	\$ 1,375	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,299	\$ 1,299	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 250	\$ 331	\$ 992	\$ 1,200	Fees required to maintain bank account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 1,000	\$ 319	\$ 1,000	\$ 1,200	Mailing and postage
Website Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web site
Insurance					
	\$ 18,805	\$ 19,162	\$ 19,162	\$ 19,862	General Liability and D&O Liability Insurance
Printing and Binding					
	\$ 2,000	\$ -	\$ 2,200	\$ 2,500	Agenda books and copies
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 20,000	\$ 928	\$ 17,500	\$ 17,500	District Attorney

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Other General Government Services					
Engineering Services					
General Services	\$ 15,000	2,416	\$ 15,000	\$ 15,000	District Engineer
Asset Administrative Services	\$ 17,500	-	\$ -	\$ -	General Services (Asset Manager)
Other Current Charges - Lee County RE Taxes	\$ -	\$ -	\$ 4,200	\$ 4,200	
Sub-Total	\$ 173,233	\$ 62,357	\$ 158,101	\$ 163,432	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 80,000	\$ 24,458	\$ 73,373	\$ 80,000	District Asset Manager
NPDES	\$ 3,500	\$ 2,195	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 6,500	\$ 2,581	\$ 7,744	\$ 7,976	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 85,000	\$ 17,727	\$ 85,457	\$ 90,000	Periodic spraying of lakes
Littoral Shelf Plantings	\$ 20,000	\$ -	\$ 20,000	\$ 30,000	Littoral Plantings - Compliance with SFWMD Permit
Lake Bank Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 19,000	\$ 5,150	\$ 17,950	\$ 20,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 125,000	\$ -	\$ 93,750	\$ 100,000	Yearly Cleaning of all Water Control Structures
Cane Toad Removal	\$ 39,000	\$ 9,240	\$ 27,720	\$ 39,000	Remove Lake Larvae/toads & exterminate
Apple Snail Treatment	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Apple Snail Egg Treatment
Midge Fly Control	\$ 25,000	\$ -	\$ 15,000	\$ 12,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 10,000	\$ 5,042	\$ 13,312	\$ 10,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 90,000	\$ 45,783	\$ 91,565	\$ 120,000	Year 4 of Fisheries Restocking
Contingencies	\$ 20,875	\$ -	\$ -	\$ 36,168	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 47,000	\$ 12,259	\$ 47,080	\$ 36,000	Periodic Maint. - remove exotic materials from wetlands/detention areas
Contingencies	\$ 2,350	\$ -	\$ 2,350	\$ 2,340	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	\$ 120,000	\$ 3,912	\$ 120,000	\$ 125,000	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 4,760	\$ 35,000	\$ 35,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
Sub-Total	\$ 732,725	\$ 133,107	\$ 658,300	\$ 751,484	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Reserves & Contingencies					
Capital/Reserves	\$ 242,025	\$ 100,844	\$ 242,025	\$ 305,370	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	\$ 242,025	\$ 100,844	\$ 242,025	\$ 305,370	
Other Fees and Charges					
Discount for Early Payment	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	4% Discounts property owner's if paying taxes in November.
Sub-Total	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	
Total Expenditures and Other Uses	\$ 1,188,209	\$ 296,307	\$ 1,098,651	\$ 1,259,889	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ 733,942	\$ 170,867	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 2,030,065		\$ 2,030,065	\$ 2,442,957	
Current Year Reserve Allocation	\$ 242,025		\$ 242,025	\$ 305,370	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	
Fund Balance - Allocations					
1st 3 Months Operations Reserve	\$ 197,122		\$ 214,157	\$ 238,630	Required to meet Cash Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 2,074,969		\$ 2,228,800	\$ 2,509,697	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	

*Beginning Fund Balance at 10/1/2025 per audited financial statements

*Unit Counts Corrected FY26 - for Villas

Assessment Rate	FY 2026	FY 2027
Property - On Roll	1338 \$ 739.98	\$ 739.98
Property - Off Roll	257 \$ 710.38	\$ 765.07
Total:	1595	
Adopted Cap Rate	\$ 739.98	\$ 739.98

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2027
Capital Improvement Plan - Fiscal Year 2027 through FY 2031**

Description of Capital Items	2027	2028	2029	2030	2031
Landscaping Restoration - Hurricane Damage					
Overall Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ -	\$ -	\$ -	\$ -	\$ -
Total Landscaping System:	\$ -	\$ -	\$ -	\$ -	\$ -
Retention/Detention Areas					
Replanting (As determined yearly)	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System					
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System					
Improvements for Water Quality					
Turbidity Screen	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 15,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 15,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000
Aeration System					
Lake Aerator Systems	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Bank Restoration					
Subdivision Shoreline- Rip-Rap	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)	\$ -	\$ -	\$ -	\$ -	\$ -
Montelago	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Valencia	\$ -	\$ -	\$ 10,000	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ 12,000	\$ -
Bellamare (non-residential)	\$ -	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Isla Bella	\$ -	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ 14,000	\$ -	\$ -	\$ -	\$ -
San Marino	\$ -	\$ -	\$ -	\$ -	\$ -
Bellini	\$ -	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ 10,000	\$ -	\$ -
Golf Course	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ 22,000	\$ 20,000	\$ 20,000	\$ 18,000	\$ 18,750
	\$ 110,000	\$ 100,000	\$ 100,000	\$ 90,000	\$ 93,750
	\$ 160,000	\$ 145,000	\$ 110,000	\$ 98,000	\$ 101,750
	\$ 160,000	\$ 145,000	\$ 110,000	\$ 98,000	\$ 101,750
	\$ 99.01	\$ 89.73	\$ 68.07	\$ 60.64	\$ 62.96

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 16,179	\$ 5,360	\$ 12,865	\$ 11,578
Special Assessment Revenue	-			
Special Assessment - On-Roll	\$ 834,742	\$ 754,108	\$ 834,742	\$ 803,626
Total Revenue & Other Sources	\$ 850,921	\$ 759,468	\$ 847,607	\$ 815,204
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 665,000	\$ -	\$ 665,000	\$ 680,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 137,794	\$ 68,897	\$ 137,794	\$ 121,169
Other Fees and Charges				
Discounts for Early Payment	\$ 33,450	\$ -	\$ 33,450	\$ 32,436
Total Expenditures and Other Uses	\$ 836,244	\$ 68,897	\$ 836,244	\$ 833,605
Net Increase/(Decrease) in Fund Balance	\$ 14,677	\$ 690,571	\$ 11,363	\$ (18,402)
Fund Balance - Beginning	\$ 207,195	\$ 207,195	\$ 207,195	\$ 218,558
Fund Balance - Ending	\$ 221,873	\$ 897,767	\$ 218,558	\$ 200,157

Restricted Fund Balance:

Reserve Account Requirement

NONE

Restricted for November 1, 2027 Interest Payment

\$ 51,745

Total - Restricted Fund Balance:

\$ 51,745

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2027**

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	\$ -
				\$ 1,105,547.27		
Outstanding at September 30, 2027	\$	3,710,000				

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 18,264	\$ 475	\$ 1,141	\$ 1,027
Revenue Account	\$ 28,599	\$ 5,383	\$ 12,920	\$ 11,628
Prepayment Account	\$ -	\$ 264	\$ 633	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 863,615	\$ 472,492	\$ 863,615	\$ 863,615
Interfund Transfers In	\$ -	\$ 1,277	\$ 1,277	\$ -
Total Revenue & Other Sources	\$ 910,478	\$ 479,892	\$ 879,586	\$ 876,270
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	\$ 490,000	\$ -	\$ 490,000	\$ 520,000
Interest Expense				
Series 2025 Bonds	\$ 341,193	\$ 185,318	\$ 341,193	\$ 287,250
Other Fees and Charges				
Discounts for Early Payment	\$ 32,298	\$ -	\$ 32,298	\$ 60,453
Total Expenditures and Other Uses	\$ 863,492	\$ 185,318	\$ 863,492	\$ 867,703
Net Increase/(Decrease) in Fund Balance	\$ 46,986	\$ 294,574	\$ 16,095	\$ 8,567
Fund Balance - Beginning	\$ 256,535	\$ 256,535	\$ 256,535	\$ 272,630
Fund Balance - Ending	\$ 303,521	\$ 551,109	\$ 272,630	\$ 281,196

Restricted Fund Balance:

Reserve Account Requirement	\$ 30,000
Restricted for November 1, 2027 Interest Payment	\$ 130,625
Total - Restricted Fund Balance:	\$ 160,625

Miromar Lakes
Community Development District
Debt Service Fund - Series 2025 - Amortization Schedule
Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2027

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 03/01/2025		\$ 6,235,000.00				
11/1/2025				\$ 185,318.06		
5/1/2026		\$ 490,000	5.000%	\$ 155,875.00	\$ 831,193.06	\$ 5,745,000.00
11/1/2026				\$ 143,625.00		
5/1/2027		\$ 520,000	5.000%	\$ 143,625.00	\$ 807,250.00	\$ 5,225,000.00
11/1/2027				\$ 130,625.00		
5/1/2028		\$ 545,000	5.000%	\$ 130,625.00	\$ 806,250.00	\$ 4,680,000.00
11/1/2028				\$ 117,000.00		
5/1/2029		\$ 570,000	5.000%	\$ 117,000.00	\$ 804,000.00	\$ 4,110,000.00
11/1/2029				\$ 102,750.00		
5/1/2030		\$ 600,000	5.000%	\$ 102,750.00	\$ 805,500.00	\$ 3,510,000.00
11/1/2030				\$ 87,750.00		
5/1/2031		\$ 630,000	5.000%	\$ 87,750.00	\$ 805,500.00	\$ 2,880,000.00
11/1/2031				\$ 72,000.00		
5/1/2032		\$ 670,000	5.000%	\$ 72,000.00	\$ 814,000.00	\$ 2,210,000.00
11/1/2032				\$ 55,250.00		
5/1/2033		\$ 700,000	5.000%	\$ 55,250.00	\$ 810,500.00	\$ 1,510,000.00
11/1/2033				\$ 37,750.00		
5/1/2034		\$ 735,000	5.000%	\$ 37,750.00	\$ 810,500.00	\$ 775,000.00
11/1/2034				\$ 19,375.00		
5/1/2035		\$ 775,000	5.000%	\$ 19,375.00	\$ 813,750.00	\$ -
		\$ 6,235,000		\$ 1,873,443		
Outstanding at September 30, 2027		\$ 5,225,000				

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

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

Description	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2027	Outstanding Par at 09/30/2027	Units Assigned - On-Roll	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll			
Murano	SF 2	\$ 1,343.51	\$ 739.98	\$ 2,083.48	\$ 5,958.73	19			19	\$ 113,215.93	\$ 25,526.61	\$ 14,059.55	\$ -			
Positano (South Side of Road)	SF 2	\$ 1,343.51	\$ 739.98	\$ 2,083.48	\$ 5,958.73	11			11	\$ 65,546.07	\$ 14,778.56	\$ 8,139.74	\$ -			
Solari (North Side of Road)	SF 2	\$ 1,343.51	\$ 739.98	\$ 2,083.48	\$ 5,958.73	10			10	\$ 59,587.33	\$ 13,435.06	\$ 7,399.76	\$ -			
Verona Lago	SF	\$ 848.16	\$ 739.98	\$ 1,588.14	\$ 3,763.41	62		4	58	\$ 218,277.81	\$ 49,193.36	\$ 42,918.62	\$ -			
Isola Bella	SF	\$ 848.16	\$ 739.98	\$ 1,588.14	\$ 3,763.41	13			13	\$ 48,924.34	\$ 11,026.10	\$ 9,619.69	\$ -			
Bellamare	SF	\$ 848.16	\$ 739.98	\$ 1,588.14	\$ 3,763.41	20			20	\$ 75,268.21	\$ 16,963.23	\$ 14,799.52	\$ -			
Ana Capri	SF	\$ 848.16	\$ 739.98	\$ 1,588.14	\$ 3,763.41	10			10	\$ 37,634.11	\$ 8,481.61	\$ 7,399.76	\$ -			
Casteli	SF	\$ 848.16	\$ 739.98	\$ 1,588.14	\$ 3,763.41	8			8	\$ 30,107.28	\$ 6,785.29	\$ 5,919.81	\$ -			
Montelago	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	30		4	26	\$ 81,540.56	\$ 18,372.50	\$ 19,239.38	\$ -			
Tivoli	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	76		2	74	\$ 232,076.98	\$ 52,290.95	\$ 54,758.24	\$ -			
St. Moritz	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	37			37	\$ 116,038.49	\$ 26,145.48	\$ 27,379.12	\$ -			
Sienna	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	27		1	26	\$ 81,540.56	\$ 18,372.50	\$ 19,239.38	\$ -			
Caprini	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	27			27	\$ 84,676.74	\$ 19,079.13	\$ 19,979.36	\$ -			
Porto Romano	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	55			55	\$ 172,489.65	\$ 38,864.90	\$ 40,698.69	\$ -			
Volterra	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	12			12	\$ 37,634.11	\$ 8,479.61	\$ 8,879.71	\$ -			
Portofino	VILLA	\$ 706.63	\$ 739.98	\$ 1,446.61	\$ 3,136.18	20			20	\$ 62,723.51	\$ 14,132.69	\$ 14,799.52	\$ -			
Valencia	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	80		1	79	\$ 198,206.29	\$ 44,643.50	\$ 58,458.12	\$ -			
Vivaldi	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	60			60	\$ 150,536.42	\$ 33,906.46	\$ 44,398.57	\$ -			
Bella Vista	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	60		1	59	\$ 148,027.48	\$ 33,341.35	\$ 43,658.60	\$ -			
Mirasol	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	110			110	\$ 275,983.44	\$ 62,161.84	\$ 81,397.39	\$ -			
San Marino	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	120		4	116	\$ 291,037.08	\$ 65,552.48	\$ 85,837.24	\$ -			
Nerano	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	40			40	\$ 100,357.61	\$ 22,604.30	\$ 29,599.05	\$ -			
Montebello	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	40		2	38	\$ 95,339.73	\$ 21,474.09	\$ 28,119.10	\$ -			
Ravenna	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	60			60	\$ 150,536.42	\$ 33,906.46	\$ 44,398.57	\$ -			
Bellini	MF	\$ 565.11	\$ 739.98	\$ 1,305.08	\$ 2,508.94	60		2	58	\$ 145,518.54	\$ 32,776.24	\$ 42,918.62	\$ -			
Florida Gulf Coast University	GOV	\$ -	\$ 4,439.86	\$ 4,439.86	\$ -					\$ -	\$ -	\$ 4,439.86	\$ -			
Golf Club	GOLF	\$ 130,724.04	\$ 7,399.76	\$ 138,123.80	\$ 579,362.18	10			10	\$ 579,362.18	\$ 130,724.04	\$ 73,997.62	\$ -			
Beach Club	BEACH	\$ 13,043.73	\$ -	\$ 13,043.73	\$ 57,813.11	1			1	\$ 57,813.11	\$ 13,043.73	\$ -	\$ -			
Sub-Total										1078	21	1057	\$ 3,710,000.00	\$ 836,062.05	\$ 852,452.62	\$ -
										\$ 3,710,000.00	<< Total Bonds Outstanding at FYE 09/30/2027					
										\$	-					

Miromar Lakes Community Development District
 Assessment Levy - Summary of All Funds
 Series 2025 Bonds (Refinanced Series 2015/2003A Bonds - Phase II)
 Par Amount - \$6,360,000

Phase I Neighborhoods	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2027	Outstanding Par at 09/30/2027	Units Assigned	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll	
Sorrento	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	11			11	\$ 144,855.35	\$ 23,281.06	\$ 8,139.74	\$ -	
Salerno	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	10			10	\$ 131,686.68	\$ 21,164.60	\$ 7,399.76	\$ -	
Lugano	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	11			11	\$ 144,855.35	\$ 23,281.06	\$ 8,139.74	\$ -	
Salerno II	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	22			22	\$ 289,710.71	\$ 46,562.12	\$ 16,279.48	\$ -	
Sardinia	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	8			8	\$ 105,349.35	\$ 16,931.68	\$ 5,919.81	\$ -	
Avellino	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	9			9	\$ 118,518.02	\$ 19,048.14	\$ 6,659.79	\$ -	
Ancona	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	12			12	\$ 158,024.02	\$ 25,397.52	\$ 8,879.71	\$ -	
Bergamo	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	6			6	\$ 79,012.01	\$ 12,698.76	\$ 4,439.86	\$ -	
Veneto	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	6			6	\$ 79,012.01	\$ 12,698.76	\$ 4,439.86	\$ -	
Messina	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	51			51	\$ 671,602.09	\$ 107,939.46	\$ 37,738.79	\$ -	
San Lorenzo	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	13			13	\$ 171,192.69	\$ 27,513.98	\$ 9,619.69	\$ -	
Costa Maggiore (Prestino)	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 13,168.67	23			23	\$ 302,879.38	\$ 48,678.58	\$ 17,019.45	\$ -	
SF 2 (Sales Center Site)	SF 2	\$ 2,116.46	\$ 765.07	\$ 2,881.53	\$ 13,168.67	28	28		28	\$ 368,722.72	\$ 59,260.88		\$ 21,421.94	
Navona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 9,775.76	18			18	\$ 175,963.71	\$ 28,280.88	\$ 13,319.57		
Cassina	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 9,775.76	23			23	\$ 224,842.52	\$ 36,136.68	\$ 17,019.45		
Trevi	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 9,775.76	11			11	\$ 107,533.38	\$ 17,282.76	\$ 8,139.74		
Cortona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 9,775.76	19			19	\$ 185,739.48	\$ 29,852.04	\$ 14,059.55		
Villa D'Este	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 9,775.76	12			12	\$ 117,309.14	\$ 18,853.92	\$ 8,879.71		
Costa Amalfi	Villa 1	\$ 1,178.58	\$ 739.98	\$ 1,918.56	\$ 7,333.14	16			16	\$ 117,330.29	\$ 18,857.28	\$ 11,839.62		
MF 2 Product (Track D)	MF	\$ 1,178.58	\$ 765.07	\$ 1,943.65	\$ 6,684.99	229	229	0	229	\$ 1,530,863.16	\$ 269,894.82	\$ -	\$ 175,200.91	
					Sub-Total	538	257	0	538	\$ 5,225,002.08	\$ 863,614.98	\$ 207,933.32	\$ 196,622.85	
					Totals:	1616	257	21	1595	\$ 5,225,000.00	<< Total Bonds Outstanding at FYE 09/30/2027		\$ 1,060,385.95	\$ 196,622.85
Sales Center Site and Track D														
Debt Service Fund - On-Roll														
General Fund - Off-Roll														