

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 8, 2024

PREPARED BY:

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

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

August 1, 2024

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, August 8, 2024, at 2:00 P.M.** in the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m55b8d8e038bd3651f7bee3ad912e695f>

Access Code: **2345 285 4768**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2345 285 4768**, password: **Jpward (579274** from phones) to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 11, 2024 – Regular Meeting.
3. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2025 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2024-4**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2025.

- b. FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2024-5**, a Resolution of the Board of Supervisors adopting imposing special assessments, adopting an assessment roll.
4. Consideration of **Resolution 2024-6**, a Resolution of the Board of Supervisors adopting designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2025.
5. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Managers Report August 1, 2024.
 - IV. District Manager
 - a) Financial Statement for period ending July 31, 2024 (unaudited).
6. Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
7. Supervisor's Requests and Audience Comments.
8. Announcement of Next Meeting – **September 12, 2024**
9. Adjournment.

Staff Review

The first order of business is the call to order & roll call.

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting held on July 11, 2024.

The third order of business are two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2025 Budget and Assessments.

The first Public Hearing deals with the adoption of the Fiscal Year 2025 Budget, **Resolution 2024-4**, which includes both the General Fund operations and the Debt Service Funds for both Series 2015 and 2022 Bonds. In the way of background, the Board approved the proposed Fiscal Year 2025 Budget, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2025 Budget. **Resolution 2024-5** does essentially two (2) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution.

The fourth order of business is the consideration of **Resolution 2024-6**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2025. As you may re-call, to the extent that the district has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **2:00 P.M.** in the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The Fiscal Year 2025 schedule is as follows:

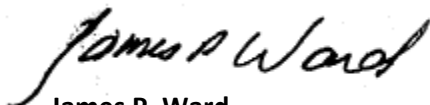
October 10, 2024	November 14, 2024
December 12, 2024	January 9, 2025
February 13, 2025	March 13, 2025
April 10, 2025	May 8, 2025
June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

The fifth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 meeting schedule is as follows:

August 8, 2024	September 12, 2024
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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Miromar Lakes Community Development District will hold two public hearings and a regular meeting on **Thursday, August 8, 2024, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.** The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Miromarlakescdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours and on the District's web site at www.Miromarlakescdd.org, at least seven (7) days in advance of the meeting.

The proposed Budget is also available immediately on the District's website at www.Miromarlakescdd.org.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2025. The amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to an early payment discount as afforded by law.

Proposed Schedule of Assessments	
Product Type	FY 2025
Residential - All (Per Unit)	\$1,103.52
Golf Club - (Total)	\$11,035.21
Governmental -University (Total)	\$6,621.13

The tax collector will collect the assessments for certain property using the uniform method, as more specifically identified in the District's Fiscal Year 2025 Proposed Budgets. The District will collect the assessments for certain land not pursuant to the uniform method. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and regular meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Miromar Lakes Community Development District
James P. Ward, District Manager



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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, July 11, 2024, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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Present and constituting a quorum:

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Alan Refkin	Chairperson
Michael Weber	Vice Chair
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

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Also present were:

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James P. Ward	District Manager
Greg Urbancic	District Attorney

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Audience:

Heather Chapman
Tom Cernich

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 9, 2024 – Regular Meeting

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes.

Several suggestions were made, and the Minutes were amended.

On MOTION made by Doug Ballinger, seconded by Alan Refkin, and with all in favor, the May 9, 2024, Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS**Fiscal Year 2025 Budget****Fiscal Year 2025 Budget****I. Chairman's Report on Discussion with Miromar Development (Master HOA)****II. Agreement with Master HOA for Landscaping (Restoration from Hurricane Damage)****III. Landscaping Restoration from prior Hurricanes****IV. Budget Discussion & Timeline****V. Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors of the Miromar Lakes Community Development District approving the Proposed Budget for Fiscal Year 2025**

Mr. Ward indicated today he would ask the Board to approve the Budget for purposes of setting the public hearing which would be held in August.

Mr. Refkin discussed his gathering of information regarding the landscaping agreement with the Master HOA and restoration of landscaping from hurricane damage. He discussed his conversations with Mark Geschwendt and Aaron Heathergold (ph) regarding whether the Master HOA or the CDD should maintain the assets. He indicated Mr. Geschwendt said he was taking a global view of the landscaping and creating a landscaping report. He stated his response to Mr. Geschwendt was the CDD had an asset it was fiduciarily responsible for maintaining which was turned over to the Master HOA on the premise that Miromar (the Master HOA) had the funds to maintain the asset in the manner it should be maintained, and the Master HOA would accept responsibility for the asset. He indicated to Mr. Geschwendt that the CDD had a very comprehensive landscaping report which showed the deficiencies in the landscaping which needed to be restored to the level at which the landscaping was surrendered to the Master HOA. He indicated he and Mr. Geschwendt continued the conversation and discussed what needed to be done to bring the landscaping back up to standard, the fact that the Master HOA volunteered to takeover landscaping, and that the CDD did not "foist this off on them." He said Mr. Geschwendt began to get angry, but he explained to Mr. Geschwendt that the CDD wanted the Master HOA to maintain the landscaping, but it had to be maintained, and a written agreement between the Master HOA and the CDD would be helpful to ensure the expectations of both parties were clear and there would be no more "he said, she said." He discussed how much the Master HOA was spending on landscaping maintenance versus how much the CDD used to spend on maintenance. He noted the Master HOA was spending less than the CDD used to spend, but perhaps this was a result of more efficient spending, he was unsure. He noted Mr. Geschwendt indicated he would get back to him but had not yet. He indicated Aaron was very good at listening and provided good input.

Mr. Mike Weber noted the Master HOA verbally told Mr. Refkin they were spending \$500,000 dollars, so this meant a couple of things, one, combining the contracts should save the CDD money, and two, the Master HOA was maintaining the landscaping assets, but a good portion of the assets were destroyed, so technically they were not being maintained anymore, and as such, it should cost less.

Mr. Refkin stated the maintenance of the berms was not being done to the same standard which the CDD kept. He said the CDD did a much better job replacing dead plants and shrubberies especially as Miromar pushed the CDD to take action in this regard. He stated the end result of the Master HOA taking over the landscaping was an asset which did not have the same visual appeal.

Mr. Weber stated it sounded like the CDD did not have the ability to put together a plan of action and move forward because Mr. Refkin had not yet heard back from Mr. Geschwendt.

Mr. Refkin stated the CDD had a very detailed plan of what needed to be done, and it was possible the Master HOA would give the responsibility back to the CDD.

Mr. Weber stated there were two pieces to this, one was the maintenance, and the other was replacement. He asked if it would be a good compromise for the Master HOA to continue with maintenance while the CDD made the replacements.

Mr. Refkin stated personally he did not have a problem with this; however, he did not know how the CDD's replacement would fit in with the Master HOA's master landscaping plan. He indicated Mr. Geschwendt stated he was taking a global view of the landscaping and was creating a plan which included the CDD's assets.

Discussion ensued regarding the Master HOA's master landscaping plan, the CDD needing to approve any changes to its assets, the CDD having fiduciary responsibility for its assets, and the CDD's assets costing approximately \$300,000 dollars to bring back up to standard at this time.

Mr. Weber stated at this point no one wanted to do the replacement and repairs, but it needed to be done. He said if this was the sticking point, the CDD could go ahead and do the repairs.

Ms. Mary LeFevre stated right now the residents were being charged for maintenance and repair from the Master HOA, so in order to split up the charges to the residents, the Master HOA would have to reduce their assessments.

Mr. Weber stated he disagreed; the residents were not getting charged because the Master HOA was not doing anything.

Ms. LeFevre stated the residents were getting charged an assessment for something the Master HOA was supposed to be doing.

Mr. Weber stated if this was the case then the Master HOA should have a significant surplus because the Master HOA has not spent the money.

Mr. Ward stated the original concept for the replacement was the Master HOA had non specified reserves to use to do the replacement. He stated he did not believe the Master HOA increased its assessments to residents to cover replacement of CDD assets; the Master HOA was going to use existing funds. He said the residents were not paying for this; it was not in the CDD's budget, and the Master HOA was not charging for it.

Mr. Refkin asked for Ms. LeFevre's opinion.

Ms. LeFevre stated she spoke with Aaron some time ago and he spoke of the master landscaping plan. She said the difficulty came in because the CDD's budget was due now, but the Master HOA's budget did not come due until January. She stated she spoke with Aaron about Ben Hill Griffin and Aaron shared what the Master HOA's thoughts were regarding the Ben Hill Griffin landscaping. She explained the Master HOA hired a "landscaping guru" who indicated there were certain plants it

would be unwise to replace in kind as there was a reason the plants did not do well along Ben Hill Griffin, and there were other plants which were 20 years old and were aging out. She stated in her opinion Ben Hill Griffin and I-75 were the two areas people saw in relation to Miromar Lakes; people being possible homebuyers and such. She stated the holes in the berm on I-75 should be filled in; this needed to be fixed, and in her opinion the berm along the Ben Hill Griffin corridor should be significantly improved. She stated she felt the Master HOA was trying to look at the big picture and do what the CDD wished, but she did not think the CDD had the time to wait for the Master HOA. She stated the same day she spoke with Aaron, the landscapers, Estate, were working on the berm on the other side of I-75 by the golf course walkover re-plugging and planting and told Tom Cernich they would be watching the grass to see if it would come back. She stated she was seeing the Master HOA take some steps as a result of the CDD raising the issue with them. She stated she believed the Master HOA was trying, she just did not know if the CDD was out of time.

Mr. Patrick Reidy stated he felt the reason Mr. Refkin went to speak with Mr. Geschwendt was for I-75 and Ben Hill Griffin. He stated when he drove I-75 he could see over the berm into the homes. He stated until he could see a breakdown the \$500,000 dollars the Master HOA was spending did not mean anything. He stated his view was, when he drove around Miromar everything looked okay, I-75 was bad, and everyone was saying Ben Hill Griffin was bad. He noted the Master HOA was taking steps to fix Ben Hill Griffin, was working on a master plan and had a landscape expert involved, and while there was a difference in fiscal year dates, he felt the CDD should leave the money in the CDD budget and wait and see what the Master HOA landscaping plan was and hopefully it included I-75. He noted whether it was all done now, or whether it took several years was fine, as long as there was a plan in place to take care of it. He asked if the CDD had one more month to change the budget.

Mr. Ward responded in the negative.

Mr. Reidy stated regardless, the money should stay in the budget, and if the CDD used it fine, and if not, it could be added to the reserves. He said he hoped the master landscaping plan would include I-75 and Ben Hill Griffin. He noted the CDD would not be doing anything right now with landscaping anyway because hurricane season was setting in.

Mr. Refkin stated the CDD has conveyed to the Master HOA that it really wanted the Master HOA to maintain the landscaping. He said he wished there was a little more collegial aspiration in Mr. Geschwendt to work with others. He stated he agreed the CDD could wait and see what the Master HOA came up with in the master landscaping plan.

Mr. Greg Urbancic stated he had a conversation with Mark Geschwendt a few minutes ago and Mr. Geschwendt wanted to convey to the CDD that the Master HOA was taking this very seriously and he expected to have the proposed master landscaping plan in hand by Friday and he hoped to get the master landscaping plan to the CDD next week. He noted this would not change the CDD's budget, but Mr. Geschwendt wanted the CDD to know.

Mr. Refkin stated the CDD Board appreciated Mr. Geschwendt's efforts. He stated the CDD wanted to work with the Master HOA synergistically to bring the berms up to Miromar standards.

Mr. Ward stated he agreed with Mr. Reidy; the budget and assessment rate should stay as it was. He stated he would put the \$337,500 dollars earmarked for landscaping damage back into capital to keep the rate the same, and if things changed next year the budget would change.

Mr. Weber noted if Mr. Geschwendt had the master landscaping plan by Friday, then the Board would have it within a week or two, and if this were the case then the CDD could make a more accurate budget.

Mr. Ward stated the only open item was how much the Board wanted to put in reserves; he recommended leaving the assessment rate the same and not reducing the budget.

Mr. Reidy agreed, noting it was important to build up the reserves.

Discussion ensued regarding looking forward to seeing the master landscaping plan and Taylor Morrison planning to landscape the back side of its berm pretty heavily.

Mr. Ward called for a motion to adopt Resolution 2024-3, a Resolution of the Board of Supervisors of the Miromar Lakes Community Development District approving the Proposed Budget for Fiscal Year 2025.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

Mr. Refkin asked about the wall which was built down by the water that Miromar was going to take the lead on.

Mr. Urbancic responded he had no update in this regard. He stated he, Charlie Krebs, Jim Ward, Mark Geschwendt, and some developer representatives had a call, and it was collectively agreed the developer would send a letter saying the wall needed to come down. He stated there was some confusion afterwards about who was sending the letter, and he did not know whether the letter had been sent yet, but the developer would be approaching the landowner about removing the wall.

Mr. Weber asked about Ravenna.

Mr. Urbancic reported the Ravenna easement was done and recorded.

Mr. Refkin stated he thought the Board at Bella Vista approved turning over the stormwater management to the CDD.

Ms. LeFevre stated she did not believe this was the case; at the last meeting Marie Kitsberg was bringing it to the Board; however, there was no money in the budget for it this year. She said if it

had been a lesser amount of money Bella Vista would have done it, but it would not happen this year, maybe next year.

Mr. Refkin stated he spoke with Ms. Kitsberg a week ago and she said Bella Vista found the money.

Ms. LeFevre stated she had not heard this, but she would reach out to Ms. Kitsberg.

II. District Engineer

No report.

III. Asset Manager

a) **Asset Managers Report June 1, 2024**

b) **Asset Managers Report July 1, 2024**

No report.

IV. District Manager

a) **Important Board Meeting Dates for Balance of Fiscal Year 2024**

1. **Public Hearing – Approval of Budget Fiscal Year 2025, August 8, 2024**

b) **Financial Statement for period ending May 31, 2024 (unaudited)**

c) **Financial Statement for period ending June 30, 2024 (unaudited)**

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any audience comments.

Mr. Tom Cernich discussed the I-75 berm and the need to plant enough on top of the berm to block the view of road. He said he walked the top of the berm and found a capped water pipe which worked. He stated approximately 160 to 180, 15 gallon (indecipherable) could be planted in a double row with a PVC water pipe between them, and this could be done for somewhere between \$20,000 dollars and \$25,000 dollars. He said while this may not be what the CDD was interested in, in terms of aesthetics, it would help the residents with the view and would block some of the noise from the road. He said this could be done quickly before hurricane season.

Ms. LeFevre asked someone to summarize what Mr. Cernich said because she could not hear him.

Mr. Refkin moved Mr. Cernich closer to the microphone.

Mr. Cernich said he was just talking about the berm on I-75.

Ms. LeFevre stated she spoke with Aaron about the I-75 berm as well and gave Aaron the proposals for the I-75 berm, and Aaron spoke with the landscaping expert who did not agree with certain plants in the proposal for the I-75 berm, but definitely recognized the need to fill in the bare areas. She stated the landscaping expert was looking at other options to fill in the spaces and she provided a copy of the proposal from Estate to Aaron.

Mr. Cernich stated his proposal would be significantly less expensive than whatever the landscaping expert proposed.

Ms. LeFevre stated this was duly noted, but she felt it would be best to wait until next week and see what the master landscaping plan looked like.

Mr. Cernich stated he was willing to wait and see, but Tivoli was running out of patience.

Ms. LeFevre stated she understood, she lived in Tivoli.

Mr. Ward asked if there were any other comments.

Ms. Heather Chapman stated she wished there was more open communication because she went through four different vendors to get the same quote. She stated she had been working on this project for two years, and she felt bad Mr. Cernich had to waste his time to get the same exact quote she already had. She discussed what types of plants she understood would grow well in the I-75 berm. She discussed her past efforts to get things planted on the I-75 berm near Tivoli and why the plants were never installed. She stated she was always available if there were any questions. She stated, "I am the doer, let me do." She discussed past difficulties in replacing plants damaged by hurricanes, difficulties with irrigation, etc.

Mr. Cernich discussed his efforts regarding getting the landscaping replaced on the berm on I-75.

Ms. Chapman recommended making requests in writing to prevent "he said, she said" situations. She encouraged Mr. Cernich and the CDD to come to her with questions.

Mr. Refkin thanked Ms. Chapman for the reminder that she was available as a resource for these types of concerns.

SIXTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – August 8, 2024

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:51 p.m.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2024-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT, AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miromar Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 8, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.

RESOLUTION 2024-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.
- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for Miromar Lakes Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on August 8, 2024.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Miromar Lakes Community Development District, for **\$3,114,493.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 1,257,016.00
DEBT SERVICE FUND - 2015	\$ 999,456.00
<u>DEBT SERVICE FUND - 2022</u>	<u>\$ 858,021.00</u>
TOTAL ALL FUNDS	\$ 3,114,493.00

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

RESOLUTION 2024-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 8th day of August 2024.

ATTEST:

**BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

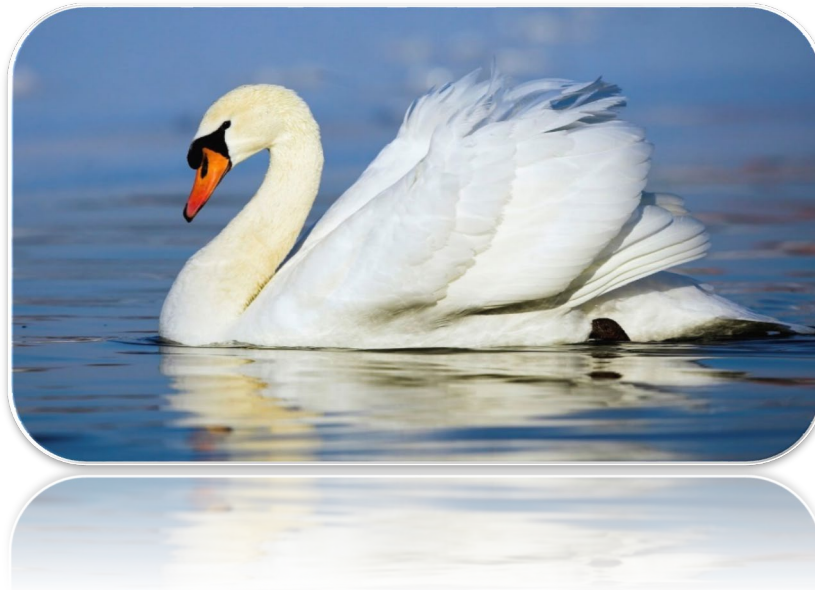
James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2025 Proposed Budget.

Exhibit A
Fiscal Year 2025 Proposed Budget

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**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
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	\$ 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)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,188,102	\$ 1,094,962	\$ 1,188,102	\$ 1,257,016	
Expenditures and Other Uses					
Legislative					
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
Executive					
Professional Management	\$ 42,000	\$ 35,000	\$ 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	\$ 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 interst on bond funds does not exceed
Other Contractual Services					
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
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
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
Insurance	\$ 8,100	\$ 17,300	\$ 17,300	\$ 18,000	General Liability and D&O Liability Insurance
Printing and Binding	\$ 300	\$ 1,745	\$ 2,245	\$ 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 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
Other General Government Services					
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	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 135,543	\$ 134,180	\$ 158,799	\$ 155,843	
Stormwater Management Services					
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
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 37,000	\$ 25,400	\$ 33,867	\$ 37,000	Remove Lake Larvae/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
Sub-Total:	\$ 594,575	\$ 393,297	\$ 501,559	\$ 593,175	
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
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
Sub-Total:	\$ 417,700	\$ -	\$ -	\$ 465,020	
Other Fees and Charges					
Discount for Early Payment	\$ 40,284	\$ -	\$ 40,284	\$ 42,978	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 40,284	\$ -	\$ 40,284	\$ 42,978	
Total Expenditures and Other Uses	\$ 1,188,102	\$ 527,477	\$ 700,641	\$ 1,257,016	
Change from Current Year Operations	\$ -	\$ 567,485	\$ 487,460	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance :					
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.
Total Fund Balance	\$ 1,050,708		\$ 1,538,168	\$ 2,003,188	

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
General Fund - Operations						
Sold property on roll	1452	\$ 468.84			\$ 455.07	
Developer units off roll	257	\$ 451.53			\$ 438.28	
Total:	1709					
Capital/Operations						
Sold property on roll	1452	\$ 270.59			\$ 284.91	
Developer units off roll	257	\$ 258.32			\$ 272.10	
Total:	1709					
Total Assessment						
Sold property on roll	1452	\$ 739.42			\$ 739.98	
Developer units off roll	257	\$ 709.84			\$ 710.38	
Total:	1709					
Adopted Cap Rate		\$ 739.98			\$ 739.98	
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	\$ 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		
Total:	\$ 1,188,102	\$ 1,257,016	\$ 68,914	\$ 49.93		

**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			\$300,000	\$0	\$0	\$0
Contingencies/CEI Services			\$37,500	\$0	\$0	\$0
Total Landscaping System:			\$337,500	\$0	\$0	\$0
Rentention/Dentention 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	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)						
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	\$ 483,600	\$ 142,100	\$ 134,100	\$ 120,100
Estimated Cost Per Residential Unit:	\$ 96.55	\$ 93.91	\$ 282.97	\$ 83.15	\$ 78.47	\$ 70.28

**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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 19,079	\$ 22,895	\$ 20,606
Interest Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 833,182	\$ 793,041	\$ 833,182	\$ 837,416
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 833,182	\$ 812,120	\$ 856,077	\$ 858,021
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 635,000	\$ 635,000	\$ 635,000	\$ 650,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -			
Series 2022 Bonds	\$ 168,324	\$ 168,324	\$ 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	\$ 803,324	\$ 836,796	\$ 837,416
Net Increase/(Decrease) in Fund Balance	\$ (3,614)	\$ 8,796	\$ 19,281	\$ 20,606
Fund Balance - Beginning	\$ 164,130	\$ 164,130	\$ 164,130	\$ 183,411
Fund Balance - Ending	\$ 160,516	\$ 172,926	\$ 183,411	\$ 204,017
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 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 12,000	\$ 16,769	\$ 20,123	\$ 18,111
Revenue Account	\$ 20	\$ 24,683	\$ 29,619	\$ 26,657
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
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		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 931,253	\$ 932,219	\$ 968,976	\$ 999,456
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 510,000	\$ 510,000	\$ 510,000	\$ 535,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2015 Bonds	\$ 407,250	\$ 407,000	\$ 407,000	\$ 381,500
Other Fees and Charges				
Discounts for Early Payment	\$ 23,748	\$ -	\$ 23,748	\$ 38,188
Total Expenditures and Other Uses	\$ 940,998	\$ 917,000	\$ 940,748	\$ 954,688
Net Increase/(Decrease) in Fund Balance	\$ (9,745)	\$ 15,219	\$ 28,228	\$ 44,768
Fund Balance - Beginning	\$ 965,334	\$ 965,334	\$ 965,334	\$ 993,562
Fund Balance - Ending	\$ 955,589	\$ 980,553	\$ 993,562	\$ 1,038,330
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	\$ 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	\$ -
								1077		19	1048	\$ 834,742.38	\$ 789,556.85
												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	\$ 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
Sub-Total											181		
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
Sub-Total											83		
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
Sub-Total											16		
Golf Club	N/A												
Commerical	N/A												
Remaining Unplatted													
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	
								632	257	95	537	\$ 950,036.63	\$ 277,491.86
Total Anticipated Units											537	\$ 954,687.50	
Over (Under)											0	\$ (4,650.87)	

RESOLUTION 2024-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2024-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2024-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Miromar Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

RESOLUTION 2024-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 8th day of August 2024.

ATTEST:

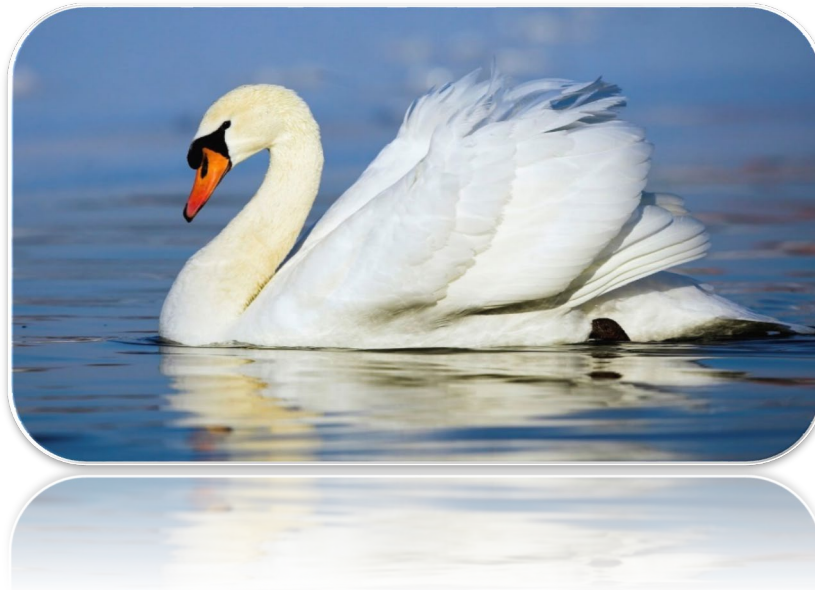
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2025 Proposed Budget

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**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
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	\$ 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)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,188,102	\$ 1,094,962	\$ 1,188,102	\$ 1,257,016	
Expenditures and Other Uses					
Legislative					
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
Executive					
Professional Management	\$ 42,000	\$ 35,000	\$ 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	\$ 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 interst on bond funds does not exceed
Other Contractual Services					
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
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
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
Insurance	\$ 8,100	\$ 17,300	\$ 17,300	\$ 18,000	General Liability and D&O Liability Insurance
Printing and Binding	\$ 300	\$ 1,745	\$ 2,245	\$ 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 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
Other General Government Services					
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	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 135,543	\$ 134,180	\$ 158,799	\$ 155,843	
Stormwater Management Services					
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
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 37,000	\$ 25,400	\$ 33,867	\$ 37,000	Remove Lake Larvae/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
Sub-Total:	\$ 594,575	\$ 393,297	\$ 501,559	\$ 593,175	
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
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
Sub-Total:	\$ 417,700	\$ -	\$ -	\$ 465,020	
Other Fees and Charges					
Discount for Early Payment	\$ 40,284	\$ -	\$ 40,284	\$ 42,978	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 40,284	\$ -	\$ 40,284	\$ 42,978	
Total Expenditures and Other Uses	\$ 1,188,102	\$ 527,477	\$ 700,641	\$ 1,257,016	
Change from Current Year Operations	\$ -	\$ 567,485	\$ 487,460	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance :					
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.
Total Fund Balance	\$ 1,050,708		\$ 1,538,168	\$ 2,003,188	

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
General Fund - Operations						
Sold property on roll	1452	\$ 468.84			\$ 455.07	
Developer units off roll	257	\$ 451.53			\$ 438.28	
Total:	1709					
Capital/Operations						
Sold property on roll	1452	\$ 270.59			\$ 284.91	
Developer units off roll	257	\$ 258.32			\$ 272.10	
Total:	1709					
Total Assessment						
Sold property on roll	1452	\$ 739.42			\$ 739.98	
Developer units off roll	257	\$ 709.84			\$ 710.38	
Total:	1709					
Adopted Cap Rate		\$ 739.98			\$ 739.98	
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	\$ 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		
Total:	\$ 1,188,102	\$ 1,257,016	\$ 68,914	\$ 49.93		

**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			\$300,000	\$0	\$0	\$0
Contingencies/CEI Services			\$37,500	\$0	\$0	\$0
Total Landscaping System:			\$337,500	\$0	\$0	\$0
Rentention/Dentention 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	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)						
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	\$ 483,600	\$ 142,100	\$ 134,100	\$ 120,100
Estimated Cost Per Residential Unit:	\$ 96.55	\$ 93.91	\$ 282.97	\$ 83.15	\$ 78.47	\$ 70.28

**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
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 19,079	\$ 22,895	\$ 20,606
Interest Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 833,182	\$ 793,041	\$ 833,182	\$ 837,416
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 833,182	\$ 812,120	\$ 856,077	\$ 858,021
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 635,000	\$ 635,000	\$ 635,000	\$ 650,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -			
Series 2022 Bonds	\$ 168,324	\$ 168,324	\$ 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	\$ 803,324	\$ 836,796	\$ 837,416
Net Increase/(Decrease) in Fund Balance	\$ (3,614)	\$ 8,796	\$ 19,281	\$ 20,606
Fund Balance - Beginning	\$ 164,130	\$ 164,130	\$ 164,130	\$ 183,411
Fund Balance - Ending	\$ 160,516	\$ 172,926	\$ 183,411	\$ 204,017
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 7/12/2024	Anticipated Year End 9/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 12,000	\$ 16,769	\$ 20,123	\$ 18,111
Revenue Account	\$ 20	\$ 24,683	\$ 29,619	\$ 26,657
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
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		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 931,253	\$ 932,219	\$ 968,976	\$ 999,456
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 510,000	\$ 510,000	\$ 510,000	\$ 535,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2015 Bonds	\$ 407,250	\$ 407,000	\$ 407,000	\$ 381,500
Other Fees and Charges				
Discounts for Early Payment	\$ 23,748	\$ -	\$ 23,748	\$ 38,188
Total Expenditures and Other Uses	\$ 940,998	\$ 917,000	\$ 940,748	\$ 954,688
Net Increase/(Decrease) in Fund Balance	\$ (9,745)	\$ 15,219	\$ 28,228	\$ 44,768
Fund Balance - Beginning	\$ 965,334	\$ 965,334	\$ 965,334	\$ 993,562
Fund Balance - Ending	\$ 955,589	\$ 980,553	\$ 993,562	\$ 1,038,330
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	\$ 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	\$ -
								1077		19	1048	\$ 834,742.38	\$ 789,556.85
												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	\$ 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
Sub-Total											181		
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
Sub-Total											83		
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
Sub-Total											16		
Golf Club	N/A												
Commerical	N/A												
Remaining Unplatted													
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	
								632	257	95	537	\$ 950,036.63	\$ 277,491.86
Total Anticipated Units											537	\$ 954,687.50	
Over (Under)											0	\$ (4,650.87)	

RESOLUTION 2024-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.015, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The second Thursday of each month during Fiscal Year 2025, which covers the period October 1, 2024, through September 30, 2025
- b. **Time:** 2:00 P.M. (Eastern Standard Time)
- c. **Location:** Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

The Fiscal Year 2025 schedule is as follows:

October 10, 2024	November 14, 2024
December 12, 2024	January 9, 2025
February 13, 2025	March 13, 2025
April 10, 2025	May 8, 2025
June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

RESOLUTION 2024-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District, by and through its District Manager, may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 8th day of August 2024.

ATTEST:

**BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
July 2024**

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692
August 1, 2024

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Lake Maintenance
2. Landscaping – Retention Area and Vegetative Buffer
3. Fishery Update
4. Corrective Actions

1. Lake Maintenance

- **Shoreline weeds:** Treated the shorelines of 6C, 6D, 6H, 6O, by the beach club docks, and around the riprap and shore of lake 5/6 (Verona Lago, Murano, Salerno, preserve side of the peninsula). Targets included torpedo grass, terrestrial weeds, and cattails.
- **Submersed vegetation:** Sonar treatments in 3E were determined to be effective. This treatment effectively targeted the marine naiad and Vallisneria growth. Some new growth of Illinois pondweed and marine naiad was observed around lake 5/6. This growth is scheduled to be targeted next visit. Submersed macro-algae (Chara) was treated in lakes 6H and 3E.
- **Algae:** Planktonic algae was treated in sites 6H and 3E. Lake dye was added to 3D and 3E to shade out the lake and improve aesthetics. Surface algae was raked out of the marina corner.
- Water levels are slightly higher than usual for this time of year.



Lake 6F



Lake 6L

2. Landscaping – Retention Area and Vegetative Buffer

- The detention areas in Lugano, south of Visconti Cir, and south of Verona Lago Dr. are routinely checked during scheduled site visits and remain clear of any vegetative overgrowth and debris.
- The wetland areas east and west of Isola Bella bridge are well maintained. During subsequent site visits this month, no debris or vegetative overgrowth was reported.



Detention area in Lugano - well maintained and clear of debris

3. Fishier

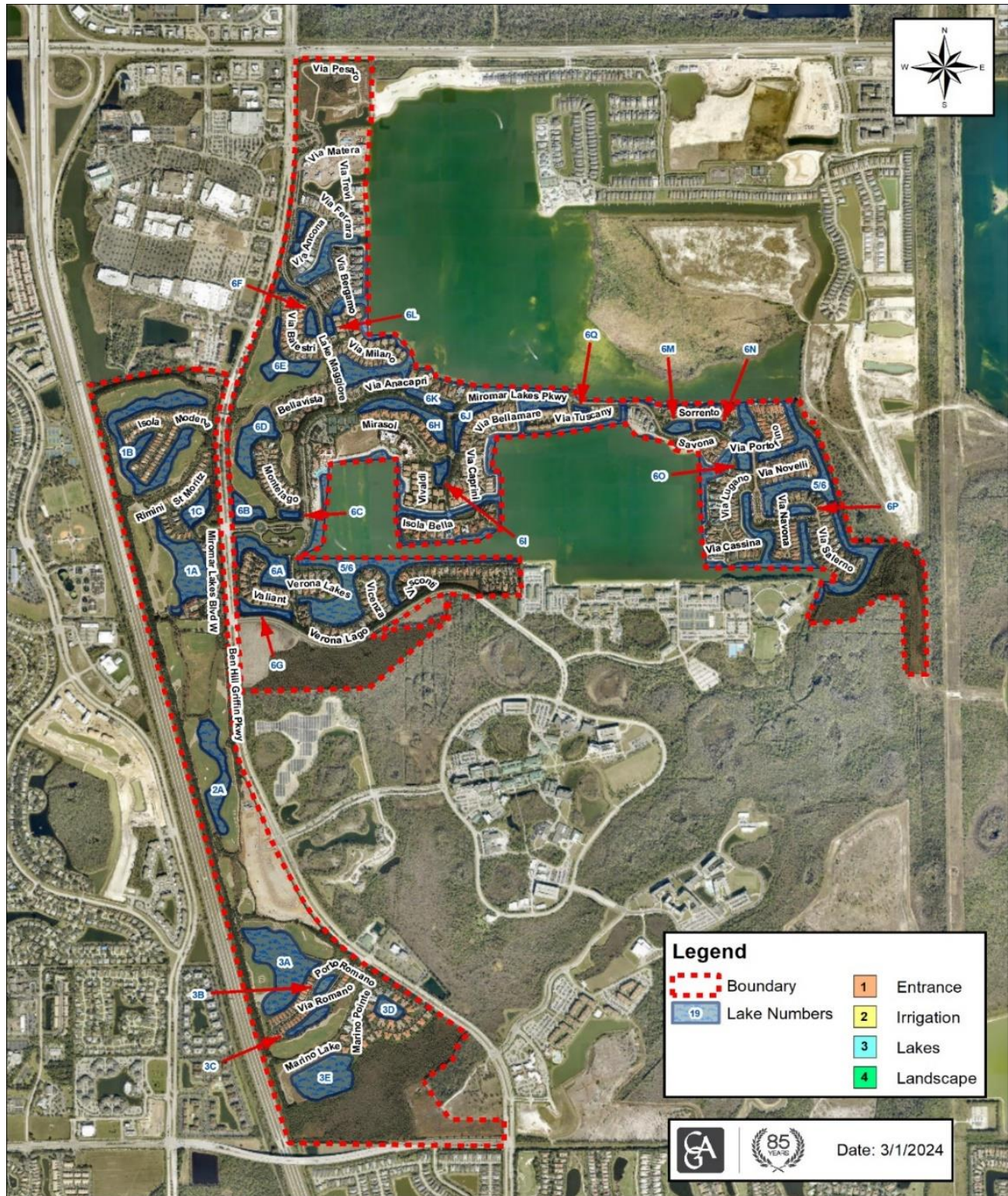
- The dissolved oxygen levels are holding up well in most areas. Only 5 of the 50 locations tested had low oxygen levels at the bottom. Once we finish collecting the September data, we will be in a better position to draw trends/conclusions from the 2024 data.
- The submersed vegetation has been expanding over the past couple of months. As a result, a recent herbicide application, as well as a second upcoming treatment, are being made to knock back pondweed growth that is impending on the eastern channel that connects the north and south lakes. In addition to this pondweed, another plant species named Marine Naiad has been located in several new areas. We are currently assessing the marine naiad and determining the best course of action to stay ahead of possible undesired future growth. Although it is slightly too early to stock additional Grass Carp, it is possible that we need to increase their population based on the current vegetation growth trends. Over the next month we will be working to verify if the vegetation growth is outpacing the Grass Carps ability to consume it.

- Many of the Lily Pads are still alive. Over the next few months, we will better understand how well they are able to establish. This will guide future management decisions.
- As the Fisheries Management Plan continues to shift the waterbody in a favorable direction, the focus will soon turn toward making adjustments of the fish populations now that the fish cover/habitat has greatly improved over the past 2-3 years. In early August we will share next steps/recommended strategies, as we continue to help the lake settle into a more favorable rhythm.

4. Corrective Actions

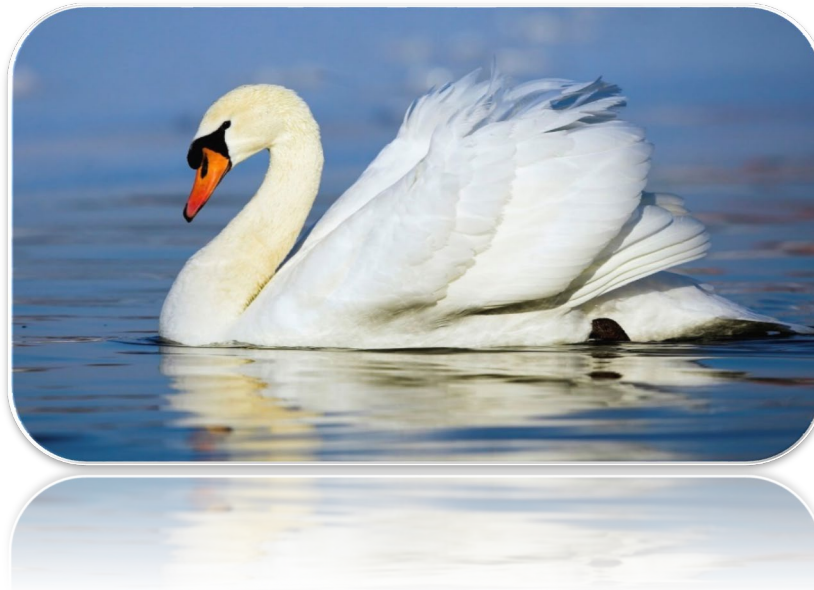
- Spike rush, grasses, and other invasive weeds are routinely observed along lake shorelines and within littoral areas. Although the aquatic vendor has been administering treatment regularly, overgrowth will need to continue to be properly managed.
- Water levels in all lakes are higher than last month which has improved quality, CDD will continue to monitor the ongoing issues.
- Heavy rainfall had some slight flooding issues within the community, CDD staff worked with Area Manager to ensure the situation was fixed and preventative measures taken for the future.

III. LOCATION MAP



Miromar Lakes CDD - Engineer's Report Asset Map

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2024

FISCAL YEAR 2024

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2024

Governmental Funds							
Debt Service Funds				Account Groups		Totals	
	General Fund	Series 2015	Series 2022	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,666,156	\$ -	\$ -	\$ -	\$ -	\$ 1,666,156	
Debt Service Fund							
Interest Account	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	
Reserve Account	-	452,250	-	-	-	452,250	
Revenue	-	540,477	185,189	-	-	725,667	
Prepayment Account	-	-	-	-	-	-	
Escrow Fund Account	-	-	-	-	-	-	
Construction	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	
Due from Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	1,177,917	-	1,177,917	
Amount to be Provided by Debt Service Funds	-	-	-	12,157,083	-	12,157,083	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	33,642,529	
Total Assets	\$ 1,666,156	\$ 992,727	\$ 185,189	\$ 13,335,000	\$ 33,642,529	\$ 49,821,601	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds							
General Fund	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	
Other Developer	-	-	-	-	-	-	
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2015	-	-	-	535,000	-	535,000	
Series 2022	-	-	-	650,000	-	650,000	
Long Term							
Series 2015	-	-	-	7,095,000	-	7,095,000	
Series 2022	-	-	-	5,055,000	-	5,055,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ 13,335,000	\$ -	\$ 13,335,000	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	33,642,529	33,642,529	
Fund Balance	-	-	-	-	-	-	
Restricted							
Beginning: October 1, 2023 (Unaudited)	-	965,334	164,130	-	-	1,129,464	
Results from Current Operations	-	27,393	21,059	-	-	48,453	
Unassigned							
Beginning: October 1, 2023 (Unaudited)	1,050,708	-	-	-	-	-	
Allocation of Fund Balance							
System-Wide Reserves	753,682	-	-	-	-	753,682	
Reserve For First Three Months Operations	297,025	-	-	-	-	297,025	
Results of Current Operations	615,448	-	-	-	-	615,448	
Total Fund Equity and Other Credits	\$ 1,666,156	\$ 992,727	\$ 185,189	\$ -	\$ 33,642,529	\$ 36,486,601	
Total Liabilities, Fund Equity and Other Credits	\$ 1,666,156	\$ 992,727	\$ 185,189	\$ 13,335,000	\$ 33,642,529	\$ 49,821,601	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	2,741	220,479	616,438	38,200	32,479	9,497	25,897	8,790	4,684	13,940	973,145	1,007,091	97%
Special Assessments - Off-Roll	45,253	-	-	45,253	-	-	45,253	-	-	45,253	181,010	181,010	100%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47,993	\$ 220,479	\$ 616,438	\$ 83,452	\$ 32,479	\$ 9,497	\$ 71,150	\$ 8,790	\$ 4,684	\$ 59,193	\$ 1,154,155	\$ 1,188,102	97%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	12,000	83%
Board of Supervisor's - Taxes	77	77	77	77	77	77	77	77	77	77	765	918	83%
Executive													
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	35,000	42,000	83%
Financial and Administrative													
Audit Services	-	-	3,800	-	-	-	-	-	-	-	3,800	4,500	84%
Accounting Services	-	-	750	750	-	-	-	-	750	-	2,250	-	N/A
Assessment Roll Services	1,500	1,500	9,750	750	1,500	1,500	1,500	1,500	750	1,500	21,750	18,000	121%
Arbitrage	-	-	500	-	-	-	-	500	-	-	1,000	1,000	100%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Legal Advertising	-	-	252	-	259	-	-	-	225	-	736	1,200	61%
Trustee Services	-	-	-	-	-	5,859	4,139	-	-	-	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	1,291	-	-	-	-	-	-	-	-	1,291	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Postage, Freight & Messenger	70	68	70	77	-	-	77	-	97	77	536	300	179%
Insurance	17,300	-	-	-	-	-	-	-	-	-	17,300	8,100	214%
Printing & Binding	-	293	-	173	185	-	238	310	259	286	1,745	300	582%
Website Maintenance	-	-	-	-	-	300	-	-	-	-	300	1,200	25%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	215	508	-	420	5,238	-	789	1,521	1,117	9,807	18,000	54%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Services	-	-	-	833	5,419	575	1,607	4,490	774	714	14,411	7,000	206%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Asset Administrative Services	-	833	833	390	833	833	833	833	833	833	7,057	10,000	71%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	23,447	8,952	21,040	7,550	13,193	18,881	12,970	12,999	9,785	9,103	137,920	135,543	102%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services													
Professional Services													
Asset Management	-	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	34,500	46,000	75%
NPDES	-	1,551	-	-	-	-	-	-	-	-	1,551	3,500	44%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services													
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services													
Electric - Aeration Systems	299	539	579	603	614	560	560	-	1,073	56	4,884	5,000	98%
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	5,350	-	5,350	18,203	-	-	5,350	5,350	5,350	44,953	80,000	56%
Lake Bank Maintenance	-	735	-	-	-	-	1,800	-	-	-	2,535	2,500	101%
Water Quality Testing	-	-	4,660	-	-	3,495	-	-	-	3,495	11,650	19,000	61%
Water Control Structures	-	9,000	-	-	560	-	-	-	3,500	-	13,060	28,000	47%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,200	2,900	2,800	2,800	2,900	3,600	3,600	3,600	3,600	29,000	37,000	78%
Midge Fly Control	-	-	-	723	3,050	2,125	14,855	3,713	2,978	723	28,166	35,000	80%
Aeration System	-	804	-	-	11,977	-	-	929	1,567	-	15,277	8,000	191%
Fish Re-Stocking	-	695	-	-	1,473	7,200	2,000	-	2,000	58,000	71,368	98,000	73%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	15,375	0%
Wetland System													
Routine Maintenance	-	3,607	-	3,607	10,821	-	-	3,607	3,607	3,607	28,856	54,000	53%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay													
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littortall Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	900	-	250	85,274	2,000	23,563	450	-	-	112,437	108,500	104%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	600	600	-	-	-	-	-	-	1,200	-	N/A
Video Stormwater Pipes/Repairs	-	250	250	250	-	400	-	-	200	-	1,350	52,000	3%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	299	30,465	12,823	18,016	138,606	22,513	50,211	21,482	27,709	78,664	400,787	594,575	67%
Other Current Charges													
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for General Fund													
Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	417,700	0%
Other Fees and Charges													
Discount for Early Payment	-	-	-	-	-	-	-	-	-	-	-	40,284	0%
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	457,984	0%
Total Expenditures and Other Uses:	\$ 23,746	\$ 39,417	\$ 33,862	\$ 25,566	\$ 151,798	\$ 41,394	\$ 63,181	\$ 34,482	\$ 37,494	\$ 87,767	\$ 538,707	\$ 1,188,102	45%
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	57,886	(119,319)	(31,897)	7,969	(25,692)	(32,810)	(28,574)	615,448	(0)	
Fund Balance - Beginning	1,050,708	1,074,955	1,256,017	1,838,593	1,896,479	1,777,160	1,745,263	1,753,232	1,727,540	1,694,730	1,050,708	1,050,708	
Fund Balance - Ending	\$ 1,074,955	\$ 1,256,017	\$ 1,838,593	\$ 1,896,479	\$ 1,777,160	\$ 1,745,263	\$ 1,753,232	\$ 1,727,540	\$ 1,694,730	\$ 1,666,156	\$ 1,666,156	\$ 1,050,707	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Reserve Account	1,836	1,903	1,848	1,909	1,901	1,767	1,889	1,826	1,889	1,829	18,598	12,000	155%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,070	2,175	1,302	2,536	3,460	3,335	3,650	3,991	2,164	2,130	26,813	20	134067%
Special Assessment Revenue													
Special Assessments - On-Roll	1,615	129,922	363,250	22,510	19,139	5,597	15,261	5,180	2,760	8,215	573,448	593,699	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	325,534	-	-	-	325,534	325,534	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,520	\$ 134,000	\$ 366,400	\$ 26,955	\$ 24,501	\$ 10,699	\$ 346,334	\$ 10,997	\$ 6,813	\$ 12,174	\$ 944,393	\$ 931,253	101%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds	-	-	-	-	-	-	-	510,000	-	-	510,000	510,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2015 Bonds	-	203,500	-	-	-	-	-	203,500	-	-	407,000	407,250	100%
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	23,748	0%
Total Expenditures and Other Uses:	\$ -	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,500	\$ -	\$ -	\$ 917,000	\$ 940,998	97%
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	26,955	24,501	10,699	346,334	(702,503)	6,813	12,174	27,393	(9,745)	
Fund Balance - Beginning	965,334	970,854	901,355	1,267,755	1,294,710	1,319,211	1,329,910	1,676,244	973,741	980,553	965,334	-	
Fund Balance - Ending	\$ 970,854	\$ 901,355	\$ 1,267,755	\$ 1,294,710	\$ 1,319,211	\$ 1,329,910	\$ 1,676,244	\$ 973,741	\$ 980,553	\$ 992,727	\$ 992,727	\$ (9,745)	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	701	749	362	2,152	3,481	3,417	3,764	3,726	728	737	19,817	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	2,266	182,285	509,652	31,582	26,853	7,852	21,411	7,267	3,872	11,526	804,567	833,182	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,967	\$ 183,034	\$ 510,014	\$ 33,734	\$ 30,334	\$ 11,270	\$ 25,175	\$ 10,993	\$ 4,600	\$ 12,263	\$ 824,383	\$ 833,182	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2022 Bonds	-	-	-	-	-	-	-	635,000	-	-	635,000	635,000	N/A
Principal Debt Service - Early Redemptions													
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2022 Bonds	-	84,162	-	-	-	-	-	84,162	-	-	168,324	168,324	N/A
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	33,472	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 84,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719,162	\$ -	\$ -	\$ 803,324	\$ 836,796	N/A
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	33,734	30,334	11,270	25,175	(708,169)	4,600	12,263	21,059	(3,614)	
Fund Balance - Beginning	164,130	167,097	265,969	775,983	809,717	840,051	851,321	876,496	168,327	172,927	164,130	-	
Fund Balance - Ending	\$ 167,097	\$ 265,969	\$ 775,983	\$ 809,717	\$ 840,051	\$ 851,321	\$ 876,496	\$ 168,327	\$ 172,927	\$ 185,189	\$ 185,189	\$ (3,614)	