

Miromar Lakes

Community Development District

Financial Statements
February 28, 2026

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TABLE OF CONTENTS

Miromar Lakes Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund	
Series 2022	5
Series 2025	6
Capital Project Fund	
Series 2025	7
Income & Expense Graph – All Funds	8

**Miromar Lakes Community Development District
Balance Sheet**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund Series 2025	Account Groups		
		Series 2022	Series 2025		General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 449,866						449,866
FMIT - Investment Account	2,386,976	-	-	-	-	-	2,386,976
Debt Service Fund							
Interest Account	-	-	248	-	-	-	248
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	897,767	519,567	-	-	-	1,417,334
Prepayment Account	-	-	1,293	-	-	-	1,293
Accounts Receivable	10,619	-	-	-	-	-	10,619
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,448,875	-	1,448,875
Amount to be Provided by Debt Service Funds	-	-	-	-	9,841,125	-	9,841,125
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets	\$ 2,847,461	\$ 897,767	\$ 551,109	\$ -	\$ 11,290,000	\$ 32,970,659	\$ 48,556,995

**Miromar Lakes Community Development District
Balance Sheet**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2022	Series 2025	Series 2025	Series 2025				
Liabilities									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2022	-	-	-	-	665,000	-	-	665,000	
Series 2025	-	-	-	-	490,000	-	-	490,000	
Long Term									
Series 2022	-	-	-	-	4,390,000	-	-	4,390,000	
Series 2025	-	-	-	-	5,745,000	-	-	5,745,000	
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	32,970,659	-	32,970,659	
Fund Balance	-	-	-	-	-	-	-	-	
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	-	465,003	
Results from Current Operations	-	690,571	294,574	(1,273)	-	-	-	983,872	
Unassigned									
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-	-	
Allocation of Fund Balance									
System-Wide Reserves	1,843,913	-	-	-	-	-	-	1,843,913	
Reserve For First Three Months Operations	286,996	-	-	-	-	-	-	286,996	
Results of Current Operations	716,552	-	-	-	-	-	-	716,552	
Total Fund Equity and Other Credits	<u>\$ 2,847,461</u>	<u>\$ 897,767</u>	<u>\$ 551,109</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 37,266,995</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,847,461</u>	<u>\$ 897,767</u>	<u>\$ 551,109</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 48,556,995</u>	

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	7,212	32,959	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	32,331	908,474	1,005,640	90%
Special Assessments - Off-Roll	-	91,285	182,569	50%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	\$ 39,543	\$ 1,032,718	\$ 1,147,983	90%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	4,600	12,000	38%
Executive				
Professional Management	3,859	19,294	46,305	42%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	7,500	18,000	42%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	83	402	1,000	40%
Website Maintenance	1,200	1,200	2,400	50%
Other Contractual Services				
Legal Advertising	-	259	3,500	7%
Trustee Services	-	-	9,998	0%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	91	422	250	169%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	-	2,000	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	198	335	20,000	2%
Legal - Other	-	593	-	0%
Other General Government Services				
Engineering Services - General Services	784	2,416	15,000	16%
Asset Administrative Services	-	-	17,500	0%
Emergency & Disaster Relief Services				
Sub-Total:	8,714	62,530	173,233	36%

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	6,743	24,458	80,000	31%
NPDES	-	2,195	3,500	63%
Electric - Aeration Systems	653	3,235	6,500	50%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	23,636	85,000	28%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	5,150	5,150	19,000	27%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	840	9,240	39,000	24%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	863	5,905	10,000	59%
Fish Re-Stocking	23,271	45,783	90,000	51%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	12,259	24,518	47,000	52%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	1,956	3,912	120,000	3%
Video Stormwater Pipes/Repairs	560	4,760	35,000	14%
Sub-Total:	58,204	152,791	732,725	21%
Reserve Allocations				
Capital/Operations	20,169	100,844	242,025	42%
Sub-Total:	20,169	100,844	242,025	42%
Total Expenditures and Other Uses:	\$ 87,086	\$ 316,165	\$ 1,147,983	28%
Net Increase/ (Decrease) in Fund Balance	(47,544)	716,552	(0)	
Fund Balance - Beginning	2,874,836	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	100,844	242,025	
Fund Balance - Ending	\$ 2,847,461	\$ 2,847,461	\$ 2,272,090	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	2,280	5,360	16,179	33%
Special Assessment Revenue				
Special Assessments - On-Roll	26,838	754,108	834,742	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	\$ 29,118	\$ 759,468	\$ 817,471	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	665,000	0%
Interest Expense				
Series 2022 Bonds	-	68,897	137,794	50%
Total Expenditures and Other Uses:	\$ -	\$ 68,897	\$ 802,794	9%
Net Increase/ (Decrease) in Fund Balance	29,118	690,571	14,677	
Fund Balance - Beginning	868,649	207,195	207,195	
Fund Balance - Ending	\$ 897,767	\$ 897,767	\$ 221,873	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	89	475	18,264	3%
Interest Account	1	248	28,599	1%
Prepayment Account	4	16	-	0%
Revenue Account	2,007	5,383	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	16,815	472,492	863,615	55%
Other Fees and Charges				
Discounts for Early Payment	-	-	(32,298)	0%
Operating Transfers In (From Other Funds)	-	1,277	-	0%
Total Revenue and Other Sources:	\$ 18,916	\$ 479,892	\$ 878,179	55%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	490,000	0%
Interest Expense				
Series 2025 Bonds	-	185,318	341,193	54%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 185,318	\$ 831,193	22%
Net Increase/ (Decrease) in Fund Balance	18,916	294,574	46,986	
Fund Balance - Beginning	532,193	256,535	256,535	
Fund Balance - Ending	\$ 551,109	\$ 551,109	\$ 303,521	

Miromar Lakes Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

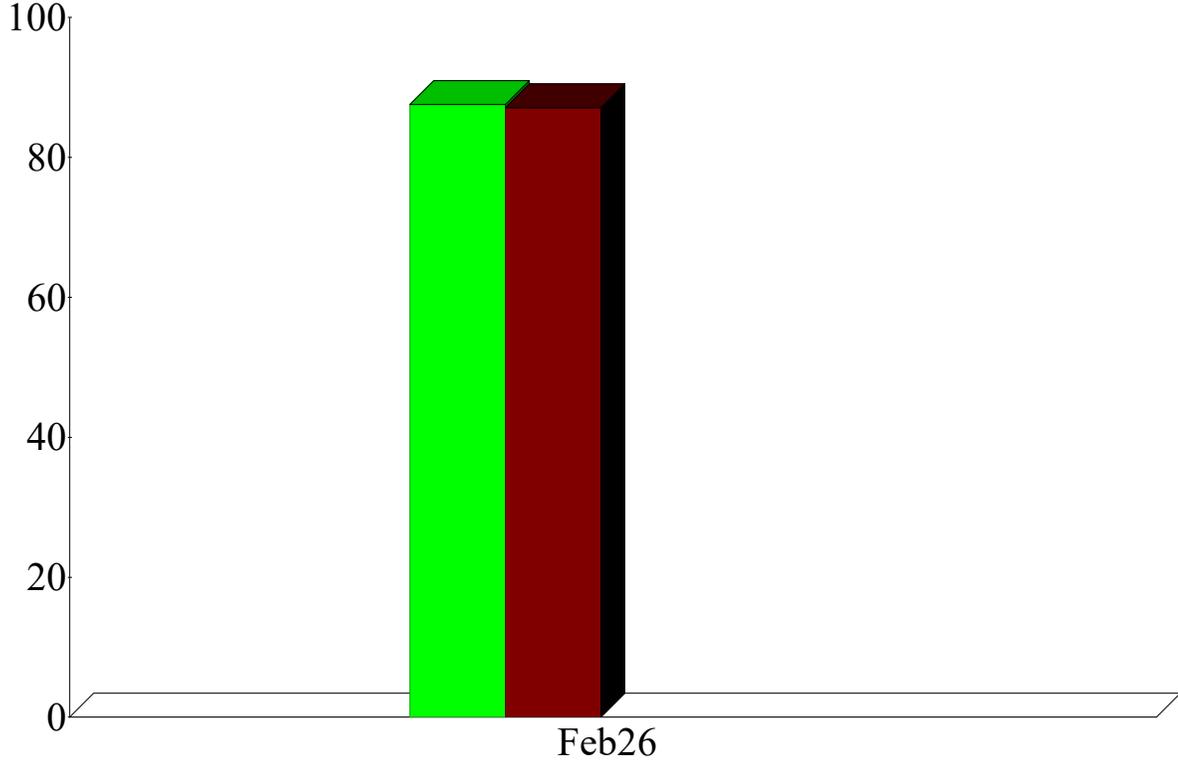
Description	February	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	4	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ -	\$ 4	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	1,277	-
Total Expenditures and Other Uses:	\$ -	\$ 1,277	\$ -
Net Increase/ (Decrease) in Fund Balance	-	(1,273)	-
Fund Balance - Beginning	-	1,273	-
Fund Balance - Ending	\$ -	\$ -	\$ -

Miromar Lakes Community Development District

Income and Expense by Month February 2026

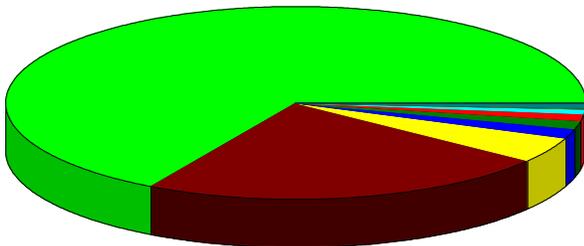


\$ in 1,000's



Expense Summary February 2026

5380000 · Stormwater Manage	66.83%
9099000 · Reserve Allocations	23.16
5120000 · Executive	4.43
5130000 · Financial and Administ	1.72
5134100 · Communications & Fre	1.47
5110000 · Legislative	1.15
5190000 · Other General Governm	0.90
5140000 · Legal Services	0.23
5133400 · Other Contractual Serv	0.10
Total	\$87,086.46



By Account