

Miromar Lakes

Community Development District

Financial Statements May 31, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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**Miromar Lakes Community Development District
Balance Sheet
Through May 31, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups		
		Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 332,799						332,799
FMIT - Investment Account	2,401,657	-	-	-	-	-	2,401,657
Debt Service Fund							
Interest Account	-	-	1	-	-	-	1
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	208,954	232,428	-	-	-	441,382
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	2,004	-	-	-	-	-	2,004
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	472,660	-	472,660
Amount to be Provided by Debt Service Funds	-	-	-	-	9,662,340	-	9,662,340
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	\$ 2,736,459	\$ 208,954	\$ 263,707	\$ -	\$ 10,135,000	\$ 32,970,659	\$ 46,314,779

**Miromar Lakes Community Development District
Balance Sheet
Through May 31, 2026**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		Account Groups		
		Series 2022	Series 2025	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2022	-	-	-	-	680,000	-	680,000	
Series 2025	-	-	-	-	520,000	-	520,000	
Long Term								
Series 2022	-	-	-	-	\$3,710,000	-	3,710,000	
Series 2025	-	-	-	-	\$5,225,000	-	5,225,000	
Total Liabilities:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	<u>\$ -</u>	<u>\$ 10,135,000</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	-	1,758	7,172	(1,273)	-	-	7,657	
Unassigned								
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-	
Allocation of Fund Balance								
System-Wide Reserves	1,904,419	-	-	-	-	-	1,904,419	
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996	
Results of Current Operations	545,045	-	-	-	-	-	545,045	
Total Fund Equity and Other Credits:	<u>\$ 2,736,459</u>	<u>\$ 208,954</u>	<u>\$ 263,707</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ 36,179,779</u>	
Total Liabilities, Fund Equity and Other Credits:	<u>\$ 2,736,459</u>	<u>\$ 208,954</u>	<u>\$ 263,707</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	<u>\$ 32,970,659</u>	<u>\$ 46,314,779</u>	

Miromar Lakes Community Development District
General Ledger
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest - FMIT	5,938	47,640	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	6,617	953,531	1,005,640	95%
Special Assessments - Off-Roll	-	136,927	182,569	75%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	\$ 12,556	\$ 1,138,098	\$ 1,147,983	99%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	7,600	12,000	63%
Executive				
Professional Management	3,859	30,870	46,305	67%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	12,000	18,000	67%
Arbitrage	500	500	1,000	50%
Communications & Freight Services				
Postage, Freight & Messenger	-	567	1,000	57%
Website Maintenance	1,200	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	1,462	1,721	3,500	49%
Trustee Services	-	8,493	9,998	85%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	73	634	250	254%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	342	2,000	17%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,520	20,000	8%
Other General Government Services				
Engineering Services - General Services	357	4,439	15,000	30%
Asset Administrative Services	-	-	17,500	0%
Sub-Total:	9,950	96,596	173,233	56%

**Miromar Lakes Community Development District
General Ledger
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	7,734	46,154	80,000	58%
NPDES	272	2,498	3,500	71%
Electric - Aeration Systems	-	4,613	6,500	71%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	41,363	85,000	49%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	2,368	2,500	95%
Water Quality Testing	-	5,150	19,000	27%
Water Control Structures	-	8,000	125,000	6%
Aeration System	863	10,674	10,000	107%
Cane Toad Removal	-	14,280	39,000	37%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Fish Re-Stocking	539	51,243	90,000	57%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	12,259	38,777	47,000	83%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	25,875	105,227	120,000	88%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
Sub-Total:	53,451	335,108	732,725	46%
Reserve Allocations				
Capital/Operations	20,169	161,350	242,025	67%
Sub-Total:	20,169	161,350	242,025	67%
Total Expenditures and Other Uses:	\$ 83,570	\$ 593,054	\$ 1,147,983	52%
Net Increase/ (Decrease) in Fund Balance				
	(71,015)	545,045	(0)	
Fund Balance - Beginning	2,787,305	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	161,350	242,025	
Fund Balance - Ending	\$ 2,736,459	\$ 2,736,459	\$ 2,272,090	

**Miromar Lakes Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026**

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	2,628	13,043	16,179	81%
Special Assessment Revenue				
Special Assessments - On-Roll	5,493	791,509	834,742	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	\$ 8,121	\$ 804,552	\$ 817,471	98%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	665,000	665,000	665,000	100%
Interest Expense				
Series 2022 Bonds	68,897	137,794	137,794	100%
Total Expenditures and Other Uses:	\$ 733,897	\$ 802,794	\$ 802,794	100%
Net Increase/ (Decrease) in Fund Balance	(725,776)	1,758	14,677	
Fund Balance - Beginning	934,730	207,195	207,195	
Fund Balance - Ending	\$ 208,954	\$ 208,954	\$ 221,873	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	86	731	18,264	4%
Interest Account	1	250	28,599	1%
Prepayment Account	4	27	-	0%
Revenue Account	2,470	10,998	-	0%
Special Assessment Revenue				
Special Assessments - Off-Roll	3,442	495,926	534,459	93%
Special Assessments - On-Roll		329,156	329,156	100%
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:	\$ 6,002	\$ 838,365	\$ 878,179	95%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	490,000	490,000	490,000	100%
Interest Expense				
Series 2025 Bonds	155,875	341,193	341,193	100%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ 645,875	\$ 831,193	\$ 831,193	100%
Net Increase/ (Decrease) in Fund Balance	(639,873)	7,172	46,986	
Fund Balance - Beginning	903,580	256,535	256,535	
Fund Balance - Ending	\$ 263,707	\$ 263,707	\$ 303,521	

Miromar Lakes Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account		-	-	0%
Cost of Issuance		4	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 4	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	1,277	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,277	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 -	 (1,273)	 -	
Fund Balance - Beginning	-	1,273	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	

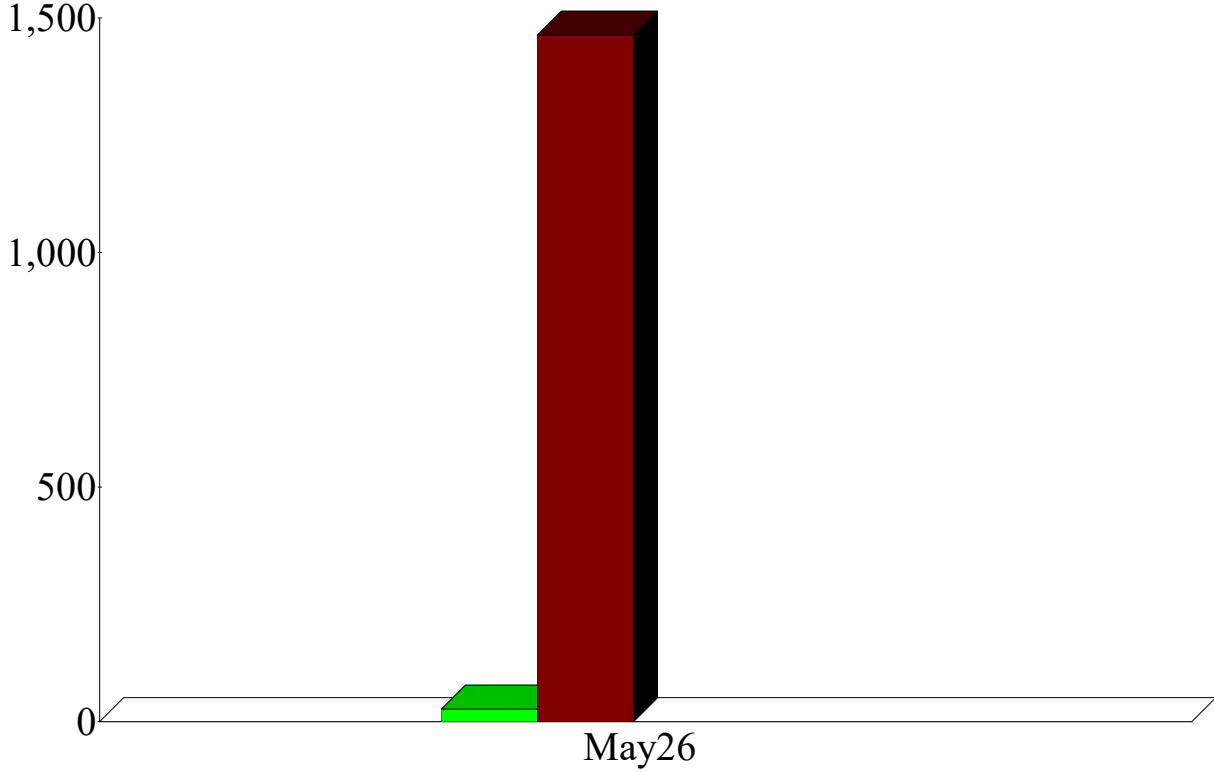
Miromar Lakes Community Development District

Income and Expense by Month

May 2026

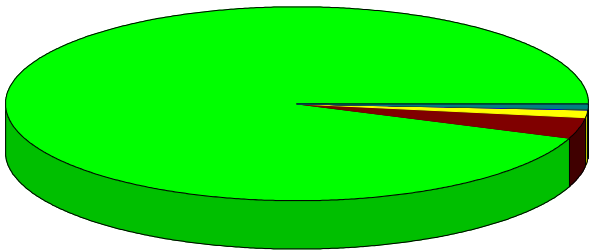


\$ in 1,000's



Expense Summary May 2026

5170000 · Debt Service	94.29%
5380000 · Stormwater Manageme	3.65
9099000 · Reserve Allocations	1.38
5120000 · Executive	0.26
5130000 · Financial and Administ	0.14
5133400 · Other Contractual Serv.	0.10
5134100 · Communications & Fre	0.08
5110000 · Legislative	0.07
5190000 · Other General Governn	0.02
Total	\$1,463,342.16



By Account