

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025 - UNAUDITED

PREPARED BY:

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

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	Account Groups		
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund								
Truist - Checking Account	\$ 168,295							168,295
FMIT - Investment Account	1,854,017	-	-	-	-	-	-	1,854,017
Debt Service Fund								
Interest Account	-	-	-	35,235	-	-	-	35,235
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	30,000
Revenue	-	-	207,195	191,300	-	-	-	398,495
Prepayment Account	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,273	-	-	1,273
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Due from Other Governments	8,705	-	-	-	-	-	-	8,705
Market Valuation Adjustments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	207,195	-	207,195
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,082,805	-	11,082,805
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	33,453,961
Total Assets	\$ 2,031,016	\$ -	\$ 207,195	\$ 256,535	\$ 1,273	\$ 11,290,000	\$ 33,453,961	\$ 47,239,981

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	Account Groups			
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 952
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	665,000	-	-	665,000
Series 2025	-	-	-	-	-	490,000	-	-	490,000
Long Term									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	4,390,000	-	-	4,390,000
Series 2025	-	-	-	-	-	5,745,000	-	-	5,745,000
Total Liabilities	\$ 952	\$ -	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ -	\$ 11,290,952
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	-	33,453,961
Fund Balance	-	-	-	-	-	-	-	-	-
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	-	1,187,799
Results from Current Operations	-	(1,001,000)	20,396	256,535	1,273	-	-	-	(722,795)
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
Reserve for Disaster Relief Reserve	-	-	-	-	-	-	-	-	-
Reserve For First Three Months Operations	287,170	-	-	-	-	-	-	-	287,170
Results of Current Operations	464,655	-	-	-	-	-	-	-	464,655
Total Fund Equity and Other Credits	\$ 2,030,065	\$ (0)	\$ 207,195	\$ 256,535	\$ 1,273	\$ -	\$ 33,453,961	\$ -	\$ 35,949,029
Total Liabilities, Fund Equity and Other Credits	\$ 2,031,016	\$ (0)	\$ 207,195	\$ 256,535	\$ 1,273	\$ 11,290,000	\$ 33,453,961	\$ -	\$ 47,239,981

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	2,973	3,449	8,605	10,157	7,967	33,151	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	10,657	5,825	11,573	-	123,308	970,432	1,004,886	97%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	-	-	45,997	-	-	183,987	183,987	100%
Other Fees and Charges															
Discount for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(40,195)	0%
Easement Encroachments															
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 48,358	\$ 187,148	\$ 532,979	\$ 71,820	\$ 31,309	\$ 15,453	\$ 69,993	\$ 13,629	\$ 9,274	\$ 66,175	\$ 10,157	\$ 131,275	\$ 1,187,570	\$ 1,148,678	103%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	2,000	1,000	1,000	1,000	12,000	12,000	100%
Board of Supervisor's - Taxes	77	77	77	-	-	-	-	-	-	-	-	-	230	918	25%
Executive															
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	44,100	44,100	100%
Financial and Administrative															
Audit Services	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900	3,900	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Assessment Roll Services	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	500	-	500	-	-	1,500	1,000	150%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services															
Legal Advertising	-	-	-	-	-	-	-	-	-	2,703	-	276	2,979	3,500	85%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	-	-	4,246	10,000	42%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	1,293	-	-	-	-	1,293	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	-	112	84	87	283	250	113%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Postage, Freight & Messenger	76	-	77	228	-	172	79	87	-	191	109	77	1,096	2,000	55%
Insurance	18,105	-	-	-	-	-	-	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	40	-	264	196	241	-	2,194	1,600	137%
Website Maintenance	-	-	-	300	-	-	-	-	-	-	-	900	1,200	600	200%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	1,727	-	616	433	553	770	-	810	-	5,217	10,125	18,000	56%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	-	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	-	-	-	-	-	1,097	-	0%
Legal - Bellavista	-	-	-	-	-	-	-	-	-	1,936	-	597	2,533	-	0%
Legal - Series 2015 Refinance	-	-	-	-	-	-	-	128	-	-	-	-	128	-	0%
Other General Government Services															
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	3,442	1,162	2,986	506	1,190	2,383	21,979	8,000	275%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Asset Administrative Services	-	-	-	-	-	-	-	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	250	-	-	(250)	-	-	-	-	-	0%
Emergency & Disaster Relief Services															
Hurricane Milton	-	-	6,890	10,922	-	-	-	-	-	-	-	-	17,812	-	0%
Sub-Total:	24,432	10,313	22,033	21,526	11,994	11,752	10,288	9,116	10,175	13,128	7,798	15,713	168,265	155,843	108%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services															
Professional Services															
Asset Management	-	4,792	4,792	4,792	4,792	4,792	-	9,583	4,792	4,792	4,792	9,583	57,500	57,500	100%
NPDES	-	-	-	560	-	-	-	-	-	-	-	109	669	3,500	19%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management Services															
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Utility Services															
Electric - Aeration Systems	488	28	902	627	-	1,008	603	669	-	1,171	556	566	6,618	6,500	102%
Repairs & Maintenance															
Lake System															
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	6,489	7,998	-	14,201	7,246	12,978	83,331	80,000	104%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	-	-	-	-	5,150	-	5,150	17,290	19,000	91%
Water Control Structures	-	-	8,000	-	-	40,000	-	-	-	2,800	-	-	50,800	28,000	181%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cane Toad Removal	-	4,450	-	5,300	2,600	3,600	-	8,000	4,000	4,000	4,000	8,000	43,950	37,000	119%
Midge Fly Control	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	-	828	-	3,212	2,150	-	18,721	8,000	234%
Fish Re-Stocking	-	-	-	1,750	-	1,750	-	-	68,210	7,115	4,900	(8,705)	75,020	98,000	77%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	15,375	0%
Wetland System															
Routine Maintenance	-	3,715	3,715	3,715	3,915	3,715	3,715	3,715	-	7,430	-	11,145	44,780	54,000	83%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Littoral Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Bank Restoration	-	1,200	800	1,600	800	-	-	-	2,960	33,494	69,400	7,500	117,754	101,100	116%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Video Stormwater Pipes/Repairs	-	-	-	-	-	-	-	-	-	-	-	34,100	34,100	45,000	76%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	488	26,508	29,232	24,339	23,676	67,894	10,807	30,793	79,962	83,365	93,043	80,427	550,533	593,175	93%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other Current Charges															
Lee County - RE Taxes	-	-	-	-	4,117	-	-	-	-	-	-	-	4,117	-	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	-	-	-	-	4,117	-	4,117	-	0%						
Reserves															
Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	399,660	399,660	399,660	100%
Sub-Total:	-	399,660	399,660	399,660	100%										
Total Expenditures and Other Uses:	\$ 24,920	\$ 36,820	\$ 51,265	\$ 45,864	\$ 39,786	\$ 79,646	\$ 21,095	\$ 39,909	\$ 90,136	\$ 96,493	\$ 100,841	\$ 495,800	\$ 1,122,575	\$ 1,148,678	98%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	(26,280)	(80,862)	(30,318)	(90,684)	(364,525)	64,995	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	2,174,175	2,223,073	2,196,793	2,115,931	2,085,614	1,994,929	1,565,410	1,565,410	
Fund Balance - Ending	\$ 1,588,848	\$ 1,739,175	\$ 2,220,889	\$ 2,246,845	\$ 2,238,367	\$ 2,174,175	\$ 2,223,073	\$ 2,196,793	\$ 2,115,931	\$ 2,085,614	\$ 1,994,929	\$ 2,030,065	\$ 2,030,065	\$ 1,565,410	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Reserve Account	1,763	1,721	1,603	1,603	1,541	1,383	1,274	-	-	-	-	-	10,887	18,111	60%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,137	2,103	1,345	2,633	3,478	3,357	3,179	-	-	-	-	-	18,231	26,657	68%
Special Assessment Revenue															
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	14,679	22,794	-	-	-	-	(218,616)	559,420	954,688	59%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(38,188)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	6,295,189	-	-	-	-	-	218,616	6,513,805	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 6,143	\$ 181,596	\$ 509,225	\$ 28,766	\$ 34,758	\$ 6,314,607	\$ 27,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,102,343	\$ 961,268	739%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2015 Bonds	-	-	-	-	-	-	-	7,820,750	-	-	-	-	7,820,750	535,000	1462%
Principal Debt Service - Early Redemptions															
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2015 Bonds	-	190,750	-	-	-	-	-	-	-	-	-	-	190,750	381,500	50%
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	64,595	27,248	-	-	-	-	-	91,842	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 190,750	\$ -	\$ -	\$ -	\$ 64,595	\$ 27,248	\$ 7,820,750	\$ -	\$ -	\$ -	\$ -	\$ 8,103,342	\$ 916,500	884%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	6,250,012	-	(7,820,750)	-	-	-	-	(1,001,000)	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,507,213	1,535,979	1,570,738	7,820,750	7,820,750	-	-	-	-	1,001,000	1,001,000	
Fund Balance - Ending	\$ 1,007,142	\$ 997,988	\$ 1,507,213	\$ 1,535,979	\$ 1,570,738	\$ 7,820,750	\$ 7,820,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045,768	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	772	755	462	1,631	2,460	2,436	2,792	2,768	298	318	356	375	15,422	20,606	75%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	19,996	8,880	4,854	9,644	-	102,796	808,694	837,416	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(33,497)	0%
Operating Transfers In (From Other Funds)															
Total Revenue and Other Sources:	\$ 2,740	\$ 156,703	\$ 444,586	\$ 23,149	\$ 28,549	\$ 15,313	\$ 22,788	\$ 11,648	\$ 5,152	\$ 9,962	\$ 356	\$ 103,171	\$ 824,115	\$ 824,525	100%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022 Bonds	-	-	-	-	-	-	-	650,000	-	-	-	-	650,000	650,000	100%
Principal Debt Service - Early Redemptions															
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022 Bonds	-	76,860	-	-	-	-	-	76,860	-	-	-	-	153,719	153,919	100%
Operating Transfers Out (To Other Funds)															
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ -	\$ 726,860	\$ -	\$ -	\$ -	\$ -	\$ 803,719	\$ 803,919	100%				
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	22,788	(715,212)	5,152	9,962	356	103,171	20,396	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	803,766	88,555	93,707	103,669	104,025	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 803,766	\$ 88,555	\$ 93,707	\$ 103,669	\$ 104,025	\$ 207,195	\$ 207,195	\$ 207,405	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Reserve Account	-	17	105	108	105	108	108	551	-	0%
Interest Account	-	20	121	125	122	126	126	640	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	877	1,400	1,391	1,473	1,498	6,639	-	0%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	-	-	10,123	5,533	10,993	-	(7,488)	19,161	-	0%
Special Assessments - Off-Roll	-	356,316	-	-	-	-	-	356,316	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	64,595	27,248	-	-	-	-	-	91,842	-	0%
Total Revenue and Other Sources:	\$ 64,595	\$ 383,601	\$ 11,225	\$ 7,166	\$ 12,611	\$ 1,708	\$ (5,756)	\$ 475,151	\$ -	0%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2025 Bonds	-	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions										
Series 2025 Bonds	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2025 Bonds	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	218,616	218,616	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,616	\$ 218,616	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	64,595	383,601	11,225	7,166	12,611	1,708	(224,372)	256,535	-	
Fund Balance - Beginning	-	64,595	448,196	459,421	466,588	479,199	480,907	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 459,421	\$ 466,588	\$ 479,199	\$ 480,907	\$ 256,535	\$ 256,535	\$ -	

Miromar Lakes Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income									
Construction Account	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	1	4	5	4	5	5	23	-
Retainage Account	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds									
2025 Refinance (2015 Bonds)	6,559,086	-	-	-	-	-	-	6,559,086	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 6,559,086	\$ 1	\$ 4	\$ 5	\$ 4	\$ 5	\$ 5	\$ 6,559,109	\$ -
Expenditures and Other Uses									
Executive									
Professional Management	-	-	-	-	-	-	-	-	-
Financial and Administrative									
Assessment Roll Services	-	-	-	-	-	-	-	-	-
Verification Agent Services	-	-	-	-	-	-	-	-	-
Other Contractual Services									
Trustee Services	-	-	-	-	-	-	-	-	-
Dissemination Services	-	-	-	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-
Capital Outlay									
Water-Sewer Combination	-	-	-	-	-	-	-	-	-
Stormwater Management	-	-	-	-	-	-	-	-	-
Cost of Issuance									
Dissemination Services	3,500	-	-	-	-	-	-	3,500	-
District Management and A.M.	12,500	-	-	-	-	-	-	12,500	-
Legal Services	141,773	-	-	-	-	-	-	141,773	-
Printing & Binding	1,750	-	-	-	-	-	-	1,750	-
Trustee Services	7,100	-	-	-	-	-	-	7,100	-
Verification Agent Services	2,500	-	-	-	-	-	-	2,500	-
Underwriter's Discount	93,525	-	-	-	-	-	-	93,525	-
Operating Transfers Out (To Other Funds)	6,295,189	-	-	-	-	-	-	6,295,189	-
Total Expenditures and Other Uses:	\$ 6,557,836	\$ -	\$ 6,557,836	\$ -					
Net Increase/ (Decrease) in Fund Balance	1,250	1	4	5	4	5	5	1,273	-
Fund Balance - Beginning	-	1,250	1,251	1,255	1,260	1,264	1,269	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,255	\$ 1,260	\$ 1,264	\$ 1,269	\$ 1,273	\$ 1,273	\$ -