

Miromar Lakes

Community Development District

Financial Statements
December 31, 2025

JPWard and Associates, LLC
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Miromar Lakes Community Development District

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Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2025

	Governmental Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)		
	General Fund	Debt Service Funds	Series 2025		Series 2025	General Long Term Debt			
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 312,867						312,867		
FMIT - Investment Account	2,373,043		-	-	-	-	2,373,043		
Debt Service Fund									
Interest Account	-	-	246	-	-	-	246		
Reserve Account	-	-	30,000	-	-	-	30,000		
Revenue	-	751,569	678,339	-	-	-	1,429,909		
Prepayment Account	-	-	1,286	-	-	-	1,286		
Accounts Receivable	9,836	-	-	-	-	-	9,836		
Due from Other Funds									
General Fund	-	-	-	-	-	-	-		
Debt Service Fund(s)	-	-	-	-	-	-	-		
Due from Other Governments	8,705	-	-	-	-	-	8,705		
Amount Available in Debt Service Funds	-	-	-	-	1,461,441	-	1,461,441		
Amount to be Provided by Debt Service Funds	-	-	-	-	9,828,559	-	9,828,559		
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	33,453,961	33,453,961		
Total Assets	\$ 2,704,451	\$ 751,569	\$ 709,871	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 48,909,853		

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds	Capital Project Fund	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	-	-	-	-	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	\$ -	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ 11,290,000
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	33,453,961	33,453,961
Fund Balance	-	-	-	-	-	-	-
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	465,003
Results from Current Operations	-	544,374	453,337	(1,273)	-	-	996,438
Unassigned							
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,803,575	-	-	-	-	-	1,803,575
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996
Results of Current Operations	613,880	-	-	-	-	-	613,880
Total Fund Equity and Other Credits	\$ 2,704,451	\$ 751,569	\$ 709,871	\$ -	\$ -	\$ 33,453,961	\$ 37,619,853
Total Liabilities, Fund Equity and Other Credits	\$ 2,704,451	\$ 751,569	\$ 709,871	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 48,909,853

Prepared by:

JPWARD and Associates, LLC

Unaudited

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**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	10,835	19,026	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	563,569	736,969	1,005,640	73%
Special Assessments - Off-Roll	-	45,642	182,569	25%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 574,404	\$ 801,637	\$ 1,147,983	70%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	800	2,600	12,000	22%
Executive				
Professional Management	3,859	11,576	46,305	25%
Financial and Administrative				
Audit Services	4,000	4,000	4,000	100%
Assessment Roll Services	1,500	4,500	18,000	25%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	160	1,000	16%
Website Maintenance	-	-	2,400	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	9,998	0%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	89	290	250	116%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	-	2,000	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	138	20,000	1%
Legal - Other	593	593	-	0%
Other General Government Services				
Engineering Services - General Services	1,460	1,564	15,000	10%
Asset Administrative Services	-	-	17,500	0%
Emergency & Disaster Relief Services				
Sub-Total:	12,299	46,931	173,233	27%

Prepared by:

JPWARD and Associates, LLC

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	5,357	11,483	80,000	14%
NPDES	109	2,195	3,500	63%
Electric - Aeration Systems	626	1,914	6,500	29%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	11,818	85,000	14%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	-	19,000	0%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	3,360	7,560	39,000	19%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	-	5,042	10,000	50%
Fish Re-Stocking	20,167	21,894	90,000	24%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	-	12,259	47,000	26%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	489	1,956	120,000	2%
Video Stormwater Pipes/Repairs	-	4,200	35,000	12%
	Sub-Total:	36,018	80,320	732,725
				11%
Reserve Allocations				
Capital/Operations	20,169	60,506	242,025	25%
	Sub-Total:	20,169	60,506	242,025
				25%
Total Expenditures and Other Uses:	\$ 68,486	\$ 187,757	\$ 1,147,983	16%
Net Increase/ (Decrease) in Fund Balance	505,918	613,880	(0)	
Fund Balance - Beginning	2,178,364	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	60,506	242,025	
Fund Balance - Ending	\$ 2,704,451	\$ 2,704,451	\$ 2,272,090	

Prepared by:

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	532	1,642	16,179	10%
Special Assessment Revenue				
Special Assessments - On-Roll	467,720	611,629	834,742	73%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 468,251	\$ 613,271	\$ 817,471	75%
 Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	665,000	0%
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	0%
Interest Expense				
Series 2022 Bonds	-	68,897	137,794	50%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 68,897	\$ 802,794	9%
 Net Increase/ (Decrease) in Fund Balance	468,251	544,374	14,677	
Fund Balance - Beginning	283,318	207,195	207,195	
Fund Balance - Ending	\$ 751,569	\$ 751,569	\$ 221,873	

Prepared by:

JPWard and Associates, LLC

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	92	295	18,264	0%
Interest Account	8	246	28,599	0%
Prepayment Account	4	8	-	0%
Revenue Account	256	2,193	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	485,312	634,634	863,615	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Operating Transfers In (From Other Funds)		1,277	(32,298)	0%
Total Revenue and Other Sources:	\$ 485,672	\$ 638,655	\$ 878,179	0%

Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	490,000	0%
Principal Debt Service - Early Redemptions				
Series 2025 Bonds	-	-	-	0%
Interest Expense				
Series 2025 Bonds	-	185,318	341,193	0%
Operating Transfers Out (To Other Funds)				
Total Expenditures and Other Uses:	\$ -	\$ 185,318	\$ 831,193	0%
Net Increase/ (Decrease) in Fund Balance	485,672	453,337	46,986	
Fund Balance - Beginning	224,199	256,535	256,535	
Fund Balance - Ending	\$ 709,871	\$ 709,871	\$ 303,521	

Prepared by:

JPWard and Associates, LLC

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

Description	December	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	\$ -	\$ -	\$ -

Prepared by:

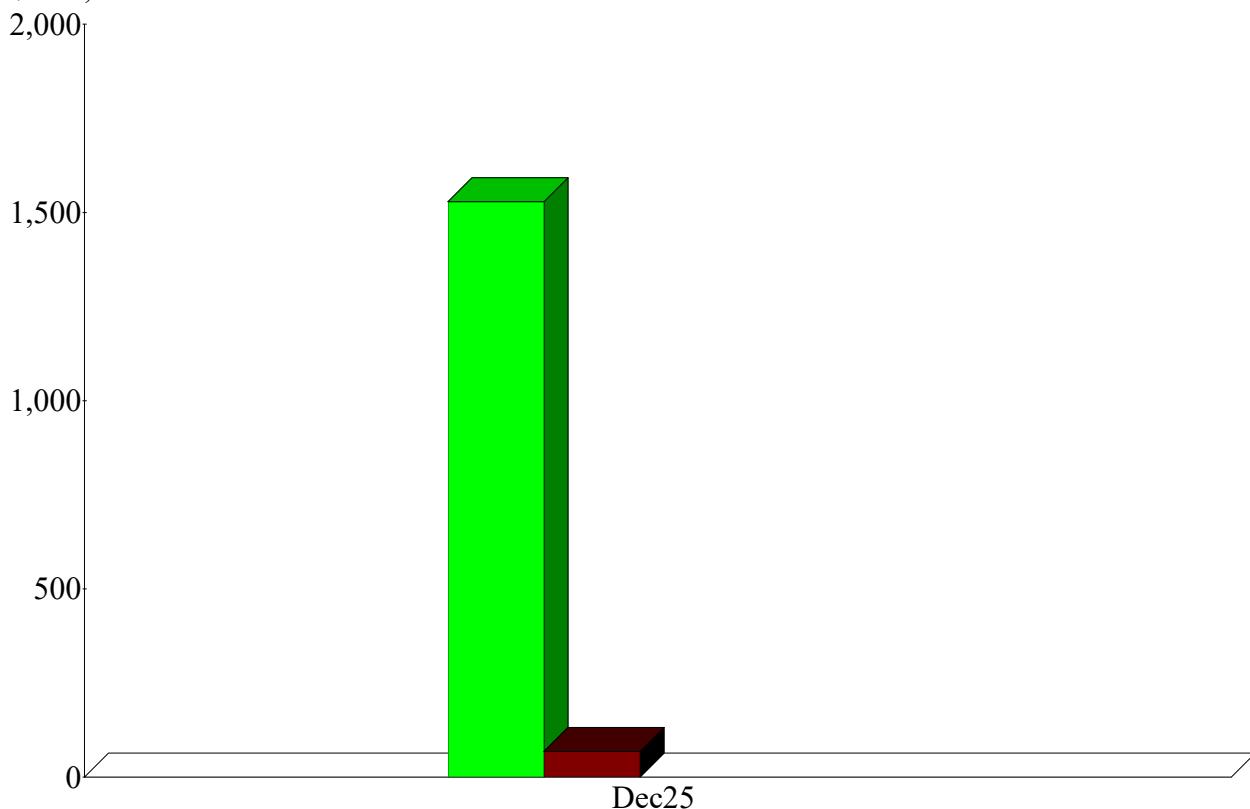
JPWARD and Associates, LLC

Miromar Lakes Community Development District

Income and Expense by Month
December 2025

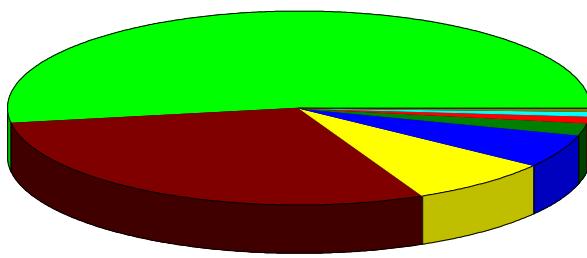
Income
Expense

\$ in 1,000's



Expense Summary
December 2025

5380000 · Stormwater Management Servi	52.59%
9099000 · Reserve Allocations	29.45
5130000 · Financial and Administrative	8.03
5120000 · Executive	5.63
5190000 · Other General Government Serv.	2.13
5110000 · Legislative	1.17
5140000 · Legal Services	0.87
5133400 · Other Contractual Services	0.13
Total	\$68,485.81



By Account