

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

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**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End	Fiscal Year 2024 Budget	Notes
<b>Revenues and Other Sources</b>					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 75	\$ 0	\$ 1	\$ -	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 813,007	\$ 288,710	\$ 813,007	\$ 1,007,179	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 180,306	\$ 45,077	\$ 180,306	\$ 181,026	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 993,388</b>	<b>\$ 333,786</b>	<b>\$ 993,314</b>	<b>\$ 1,188,205</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 12,000	\$ 3,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 230	\$ 918	\$ 918	FICA Required for Board Fees
<b>Executive</b>					
Professional Management	\$ 42,000	\$ 14,233	\$ 42,000	\$ 45,000	District Manager Contract
<b>Financial and Administrative</b>					
Audit Services	\$ 4,100	\$ 4,200	\$ 4,200	\$ 4,500	Statutory required audit yearly
Accounting Services (Amort Schedules)	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ -	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcriptio of Board Meetings
Legal Advertising	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ -	\$ 9,300	\$ 9,300	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,233	\$ 1,233	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 500	\$ 64	\$ 250	\$ 250	Fees required to maintain bank account
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 800	\$ 138	\$ 300	\$ 300	Mailing and postage
<b>Insurance</b>	\$ 7,300	\$ 7,726	\$ 7,726	\$ 8,100	General Liability and D&O Liability Insurance
<b>Printing and Binding</b>	\$ 2,700	\$ -	\$ 250	\$ 300	Agenda books and copies
<b>Other Current Charges</b>					
Website Maintenance	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web site
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity

**Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End	Fiscal Year 2024 Budget	Notes
<b>Legal Services</b>					
General Counsel	\$ 18,000	\$ 1,741	\$ 6,000	\$ 18,000	District Attorney
Easement Encroachments	\$ -	\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
<b>Other General Government Services</b>					
Engineering Services					
General Services	\$ 5,000	3,910	\$ 7,000	\$ 7,000	District Engineer
Asset Maps/Cost Estimates	\$ 2,500	-	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	2,500	\$ 10,000	\$ 10,000	General Services (Asset Manager)
Easement Encroachments	\$ -	-	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 138,493</b>	<b>\$ 39,649</b>	<b>\$ 122,752</b>	<b>\$ 138,543</b>	
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	\$ 35,800	\$ 8,950	\$ 35,800	\$ 46,000	District Asset Manager
NPDES	\$ 3,500	\$ 1,379	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,800	\$ 1,246	\$ 4,986	\$ 5,000	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 74,000	\$ 15,379	\$ 74,000	\$ 80,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,500	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ -	\$ 14,500	\$ 19,000	Regulatory Reporting Requirements/Lake Easments
Water Control Structures	\$ 25,000	\$ 6,000	\$ 25,000	\$ 28,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Cane Toad Removal	\$ 36,000	\$ 8,600	\$ 36,000	\$ 37,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 24,000	\$ 14,526	\$ 24,000	\$ 35,000	Spraying of lakes to control insects
Aeration System	\$ 8,000	\$ 773		\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 100,000	\$ -	\$ 70,000	\$ 98,000	2nd year implementation
Contingencies	\$ -	\$ -	\$ -	\$ 15,375	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 46,200	\$ 11,184	\$ 35,000	\$ 54,000	Periodic Maint. - remove exotic materials from wetlands
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ 2,700	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ 12,000	\$ -	\$ -	\$ 14,000	See Capital Improvements for Detail
Littoral Shelf Replanting/Barrier	\$ 6,000	\$ -	\$ -	\$ 3,000	See Capital Improvements for Detail
Lake Bank Restorations	\$ 59,000	\$ 16,099	\$ 59,600	\$ 108,500	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail

**Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 20,050	\$ 22,000	\$ 52,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ 6,000	\$ 12,000	See Capital Improvements for Detail
Contingencies	\$ 108,000	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
<b>Sub-Total:</b>	<b>\$ 613,800</b>	<b>\$ 104,185</b>	<b>\$ 412,386</b>	<b>\$ 623,575</b>	
<b>Other Current Charges</b>					
Hendry County Panther Habitat Taxes	\$ 500	\$ -	\$ -	\$ -	No Assessment FY 2022 & 2023
<b>Sub-Total:</b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Reserves &amp; Contingencies</b>					
Water Management System	\$ 105,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 to Overall Reserve
Disaster Relief Reserve	\$ 95,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 to Overall Reserve
Contingencies	\$ -			\$ -	Unanticipated Expenses for Overall District Operations
Capital/Operations	\$ -	\$ -	\$ -	\$ 385,800	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
<b>Sub-Total:</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 385,800</b>	
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 32,520	\$ -	\$ 23,854	\$ 40,287	4% Discounts property owner's may take if paying taxes in
<b>Sub-Total:</b>	<b>\$ 32,520</b>	<b>\$ -</b>	<b>\$ 23,854</b>	<b>\$ 40,287</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 985,313</b>	<b>\$ 143,834</b>	<b>\$ 558,992</b>	<b>\$ 1,188,205</b>	
<b>Change from Current Year Operations</b>	\$ 8,075	\$ 189,952	\$ 434,322	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance :</b>					
Capital/Operations Reserves	\$ 386,783		\$ 386,783	\$ 770,382	Long Term Capital Planning - Balance of Funds Remaining
1st Three (3) Months Operations	\$ 246,328		\$ 246,328	\$ 297,051	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<b>\$ 633,111</b>		<b>\$ 1,067,433</b>	<b>\$ 1,067,433</b>	

**Total Fund Balance in FY 2023 Column is Actual Fund Balance as of October 1, 2022**

**Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End	Fiscal Year 2024 Budget	Notes
<b>General Fund - Operations</b>					
Sold property on roll	1362	\$ 490.35		\$ 489.57	
Developer units off roll	255	\$ 465.55		\$ 471.32	
<b>Total:</b>	<b>1617</b>				
<b>Capital/Operations</b>					
Sold property on roll	1362	\$ 129.79		\$ 249.92	
Developer units off roll	255	\$ 123.69		\$ 238.59	
<b>Total:</b>	<b>1617</b>				
<b>Total Assessment</b>					
Sold property on roll	1362	\$ 620.14		\$ 739.49	
Developer units off roll	255	\$ 589.24		\$ 709.91	
<b>Total:</b>	<b>1617</b>				
<b>Cap Rate</b>	\$	<b>739.98</b>		\$	<b>739.98</b>
<b>Reduction in Units for 2024</b>		<< Total Rev Loss from Unit Reduction >>		\$	-

**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2024**

**Capital Improvement Plan - Fiscal Year 2023 through FY 2028**

Description of Capital Items	2023	2024	2025	2026	2027	2028
<b>Rentention/Dentention Areas</b>						
Replanting - Luguna, Verono Lago	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -
<b>Total Irrigation System:</b>	<b>\$ -</b>	<b>\$ 12,000</b>	<b>\$ 12,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater System</b>						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
<b>Total Stormwater System:</b>	<b>\$ 55,000</b>	<b>\$ 52,000</b>	<b>\$ 45,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>
<b>Lake System</b>						
<b>Improvements for Water Quality</b>						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 2,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>
<b>Aeration System</b>						
Lake Aerator Systems	\$ 16,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
<b>Sub-Total:</b>	<b>\$ 16,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>
<b>Erosion Restoration</b>						
Subdivision Shoreline- Rip-Rap Montebella (non-residential)	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
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
<b>Sub-Total:</b>	<b>\$ 92,000</b>	<b>\$ 108,500</b>	<b>\$ 101,100</b>	<b>\$ 107,100</b>	<b>\$ 99,100</b>	<b>\$ 85,100</b>
<b>Total: Stormwater Management System</b>	<b>\$ 165,000</b>	<b>\$ 177,500</b>	<b>\$ 163,100</b>	<b>\$ 159,100</b>	<b>\$ 151,100</b>	<b>\$ 137,100</b>
<b>Total Capital Improvements:</b>	<b>\$ 165,000</b>	<b>\$ 189,500</b>	<b>\$ 175,100</b>	<b>\$ 159,100</b>	<b>\$ 151,100</b>	<b>\$ 137,100</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 102.04</b>	<b>\$ 117.19</b>	<b>\$ 108.29</b>	<b>\$ 98.39</b>	<b>\$ 93.44</b>	<b>\$ 84.79</b>

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget  
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 1	\$ 2	\$ -
Interest Account	\$ -	\$ 1	\$ 2	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 856,835	\$ 295,945	\$ 856,835	\$ 833,182
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 856,835</b>	<b>\$ 295,947</b>	<b>\$ 856,839</b>	<b>\$ 833,182</b>
	\$ -			
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022 Bonds	\$ 620,000	\$ -	\$ 620,000	\$ 635,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2022 Bonds	\$ 203,508	\$ 112,836	\$ 203,508	\$ 168,324
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 33,327	\$ -	\$ 33,327	\$ 33,472
<b>Total Expenditures and Other Uses</b>	<b>\$ 856,835</b>	<b>\$ 112,836</b>	<b>\$ 856,835</b>	<b>\$ 836,796</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 183,110	\$ 4	\$ (3,614)
<b>Fund Balance - Beginning</b>	\$ 181,497	\$ 181,497	\$ 181,497	\$ 181,501
<b>Fund Balance - Ending</b>	<b>\$ 181,497</b>	<b>\$ 364,607</b>	<b>\$ 181,501</b>	<b>\$ 177,887</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			NONE	
Restricted for November 1, 2024 Interest Payment			\$ 76,960	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 76,960</b>	

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget  
Fiscal Year 2024**

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 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Reserve Account	\$ 12,000	\$ 2,951	\$ 12,000	\$ 12,000
Prepayment Account	\$ -	\$ 41	\$ 80	\$ -
Revenue Account	\$ 20	\$ 2,591	\$ 2,591	\$ 20
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 568,597	\$ 201,806	\$ 568,597	\$ 593,699
Special Assessment - Off-Roll	\$ 349,809	\$ -	\$ 349,809	\$ 325,534
Special Assessment - Prepayment		\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 930,426</b>	<b>\$ 207,390</b>	<b>\$ 933,077</b>	<b>\$ 931,253</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	\$ 485,000	\$ -	\$ 485,000	\$ 510,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2015 Bonds	\$ 432,250	\$ 231,500	\$ 432,250	\$ 407,250
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 22,732	\$ -	\$ 22,732	\$ 23,748
<b>Total Expenditures and Other Uses</b>	<b>\$ 939,982</b>	<b>\$ 231,500</b>	<b>\$ 939,982</b>	<b>\$ 940,998</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (24,110)	\$ (6,905)	\$ (9,745)
<b>Fund Balance - Beginning</b>	\$ 970,579	\$ 970,579	\$ 970,579	\$ 970,579
<b>Fund Balance - Ending</b>	<b>\$ 970,579</b>	<b>\$ 946,469</b>	<b>\$ 963,675</b>	<b>\$ 960,835</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 450,500	
Restricted for November 1, 2024 Interest Payment			\$ 190,875	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 641,375</b>	

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule  
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 10/01/2023		\$ 8,145,000.00				
11/1/2023				\$ 203,625.00		
5/1/2024	\$	510,000	5.000%	\$ 203,625.00	\$ 917,250.00	\$ 7,635,000.00
11/1/2024				\$ 190,875.00		
5/1/2025	\$	535,000	5.000%	\$ 190,875.00	\$ 916,750.00	\$ 7,100,000.00
11/1/2025				\$ 177,500.00		
5/1/2026	\$	560,000	5.000%	\$ 177,500.00	\$ 915,000.00	\$ 6,540,000.00
11/1/2026				\$ 163,500.00		
5/1/2027	\$	590,000	5.000%	\$ 163,500.00	\$ 917,000.00	\$ 5,950,000.00
11/1/2027				\$ 148,750.00		
5/1/2028	\$	620,000	5.000%	\$ 148,750.00	\$ 917,500.00	\$ 5,330,000.00
11/1/2028				\$ 133,250.00		
5/1/2029	\$	650,000	5.000%	\$ 133,250.00	\$ 916,500.00	\$ 4,680,000.00
11/1/2029				\$ 117,000.00		
5/1/2030	\$	685,000	5.000%	\$ 117,000.00	\$ 919,000.00	\$ 3,995,000.00
11/1/2030				\$ 99,875.00		
5/1/2031	\$	720,000	5.000%	\$ 99,875.00	\$ 919,750.00	\$ 3,275,000.00
11/1/2031				\$ 81,875.00		
5/1/2032	\$	760,000	5.000%	\$ 81,875.00	\$ 923,750.00	\$ 2,515,000.00
11/1/2032				\$ 62,875.00		
5/1/2033	\$	795,000	5.000%	\$ 62,875.00	\$ 920,750.00	\$ 1,720,000.00
11/1/2033				\$ 43,000.00		
5/1/2034	\$	840,000	5.000%	\$ 43,000.00	\$ 926,000.00	\$ 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 - 8 Years Remaining**

	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2024
Murano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 739.49	\$ 2,148.12	\$ 9,645.22
Positano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 739.49	\$ 2,148.12	\$ 9,645.22
Verona Lago	\$ 14,789.00	SF	\$ 845.18	\$ 739.49	\$ 1,584.67	\$ 5,787.13
Isola Bella	\$ 14,789.00	SF	\$ 845.18	\$ 739.49	\$ 1,584.67	\$ 5,787.13
Bellamare	\$ 14,789.00	SF	\$ 845.18	\$ 739.49	\$ 1,584.67	\$ 5,787.13
Ana Capri	\$ 14,789.00	SF	\$ 845.18	\$ 739.49	\$ 1,584.67	\$ 5,787.13
Casteli	\$ 14,789.00	SF	\$ 845.18	\$ 739.49	\$ 1,584.67	\$ 5,787.13
Montelago	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Tivoli	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
St. Moritz	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Sienna	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Caprini	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Porto Romano	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Volterra	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Portofino	\$ 12,324.00	VILLA	\$ 704.31	\$ 739.49	\$ 1,443.80	\$ 4,822.61
Valencia	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Vivaldi	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Bella Vista	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Mirosol	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Positano	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
San Marino	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Montebello	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Ravenna	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
Bellini	\$ 9,859.00	MF	\$ 563.45	\$ 739.49	\$ 1,302.94	\$ 3,858.09
University	\$ -	GOV	\$ -	\$ 4,436.91	\$ 4,436.91	\$ -
Golf Club/Course		GOLF	\$ 130,111.67	\$ 7,394.85	\$ 137,506.52	\$ 890,905.99
Beach Club		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 88,901.29
<b>Comparison : Fiscal Year 2023 Assessments</b>						
		SF 2	\$ 1,408.63	\$ 620.14	\$ 2,028.77	\$ 10,718.79
		SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
		VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
		MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
		GOV	\$ -	\$ 3,720.84	\$ 3,720.84	\$ -
		GOLF	\$ 130,111.67	\$ 6,201.40	\$ 136,313.07	\$ 990,069.06
		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 98,796.52

**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**

Phase I Neighborhoods	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2024
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Avelino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Positano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Costa Maggiore Phase 3	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 739.49	\$ 3,111.89	\$ 19,427.41
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.49	\$ 2,497.67	\$ 14,421.94
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.49	\$ 2,497.67	\$ 14,421.94
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.49	\$ 2,497.67	\$ 14,421.94
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.49	\$ 2,497.67	\$ 14,421.94
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 739.49	\$ 2,497.67	\$ 14,421.94
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 739.49	\$ 2,058.13	\$ 10,818.41
Future Multifamily	\$ 19,339.79	MF	\$ 1,318.64	\$ 739.49	\$ 2,058.13	\$ 10,824.87
Unsold Residential		SF 2	\$ 63,716.24	\$ 19,877.37	\$ 83,593.61	\$ 543,967.35
Unsold Residential		MF	\$ 261,817.70	\$ 161,148.66	\$ 422,966.36	\$ 2,258,445.82

Comparison : Fiscal Year 2023 Assessments						
	SF 2	\$ 2,383.40	\$ 620.14	\$ 3,003.54	\$ 20,722.56	
	Villa 2	\$ 1,769.32	\$ 620.14	\$ 2,389.46	\$ 15,383.40	
	Villa 1	\$ 1,327.23	\$ 620.14	\$ 1,947.37	\$ 11,539.63	
	MF	\$ 1,328.02	\$ 620.14	\$ 1,948.16	\$ 11,546.52	

**Miromar Lakes Community Development District  
General Fund - Units by Type**

Platted/Sold	FY 2023	FY 2024			Total Units
		On Roll	Direct Bill	Change	
Verona Lago	62	62			62
Bellamare	20	20			20
Isola Bella	13	13			13
Anacapri	10	10			10
Castelli	8	8			8
Murano	19	19			19
Costa Amalfi	16	16			16
Sorrento	11	11			11
Monte Lago	30	30			30
Siena	27	27			27
Tivoli	76	76			76
St Moritz	37	37			37
Caprini	27	27			27
Porto Romano	55	55			55
Portofino	20	20			20
Voterra	12	12			12
Valencia	80	80			80
Bella Vista	60	60			60
Vivaldi	60	60			60
Mirasol	110	110			110
Positano SF	19	11		(8)	11
Solari	0	10		10	10
San Marino	160	160			160
Montebello	40	40			40
Ravenna	60	60			60
Bellini	60	60			60
Navona	18	18			18
Salerno	10	10			10
Sardinia	8	8			8
Cassina	23	23			23
Lugano	11	11			11
Salerno II	22	22			22
Villa D'Este	12	12			12
Veneto	6	12			12
Ancona	12	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Prestino	23	23			23
Avellino	22	9			9
San Lorenzo	0	13			13
Messina	0	49		49	49
<b>Total Platted/Sold</b>	<b>1295</b>	<b>1346</b>	<b>0</b>	<b>51</b>	<b>1346</b>
<b>Unplatted (direct billed)</b>					
Future residential					
Messina	49		0	(49)	0
Sales Center	28		28		28
Tract D	229		227	(2)	227
<b>Other - On-Roll</b>					
Golf Club	10	10			10
Government Parcel	6	6			6
	<b>1617</b>	<b>1362</b>	<b>255</b>	<b>0</b>	<b>1617</b>

**NOTE - Rolls are not available until June, as such - the roll counts for Unplatted properties may change**