

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (April 14, 2023)

PREPARED BY:

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**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources					
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	\$ 702,187	\$ 813,007	\$ 992,176	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 180,306	\$ 90,153	\$ 180,306	\$ 178,329	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 993,388	\$ 792,340	\$ 993,314	\$ 1,170,505	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 306	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 42,000	\$ 17,500	\$ 42,000	\$ 42,000	District Manager Contract
Financial and Administrative					
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	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not
Other Contractual Services					
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	\$ 106	\$ 250	\$ 250	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 800	\$ 205	\$ 300	\$ 300	Mailing and postage
Insurance	\$ 7,300	\$ 7,726	\$ 7,726	\$ 8,100	General Liability and D&O Liability Insurance
Printing and Binding	\$ 2,700	\$ 233	\$ 250	\$ 300	Agenda books and copies
Other Current Charges					
Website Maintenance	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web site
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 18,000	\$ 1,741	\$ 6,000	\$ 18,000	District Attorney

Community Development District

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Easement Encroachments	\$ -	\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
Other General Government Services					
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	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 138,493	\$ 62,335	\$ 122,752	\$ 135,543	
Stormwater Management Services					
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	\$ 1,857	\$ 7,429	\$ 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 Reporting & Testing	\$ 14,500	\$ 686	\$ 14,500	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 25,000	\$ 6,000	\$ 25,000	\$ 28,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 36,000	\$ 8,600	\$ 36,000	\$ 37,000	Remove Lake Larvae/toads & exterminate
Midge Fly Control	\$ 24,000	\$ 14,526	\$ 24,000	\$ 35,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 8,000	\$ 773	\$ 1,500	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 100,000	\$ -	\$ 70,000	\$ 98,000	Year 2 of Fisheries Restocking
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/detention
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ 2,700	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ 12,000	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Littoral Shelf Replanting/Barrier	\$ 6,000	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Lake Bank Restorations	\$ 59,000	\$ 16,099	\$ 45,000	\$ 108,500	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 20,050	\$ 38,050	\$ 52,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ 3,000	\$ 12,000	See Capital Improvements for Detail
Contingencies	\$ 108,000	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations

Community Development District

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Sub-Total:	\$ 613,800	\$ 105,482	\$ 414,779	\$ 606,575	
Other Current Charges					
Hendry County Panther Habitat Taxes	\$ 500	\$ -	\$ -	\$ -	No Assessment FY 2022 & 2023
Sub-Total:	\$ 500	\$ -	\$ -	\$ -	
Reserves & Contingencies					
Water Management System	\$ 105,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Disaster Relief Reserve	\$ 95,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Contingencies	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Capital/Operations	\$ -	\$ -	\$ -	\$ 388,700	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
Sub-Total:	\$ 200,000	\$ -	\$ -	\$ 388,700	
Other Fees and Charges					
Discount for Early Payment	\$ 32,520	\$ -	\$ 32,520	\$ 39,687	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 32,520	\$ -	\$ 32,520	\$ 39,687	
Total Expenditures and Other Uses	\$ 985,313	\$ 167,817	\$ 570,051	\$ 1,170,505	
Change from Current Year Operations	\$ 8,075	\$ 624,523	\$ 423,262	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance :					
Capital/Operations Reserves	\$ 386,783		\$ 386,783	\$ 1,152,447	Long Term Capital Planning - Balance of Funds Remaining
1st Three (3) Months Operations	\$ 246,328		\$ 246,328	\$ 292,626	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 633,111		\$ 1,056,373	\$ 1,445,073	

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

General Fund - Operations

Sold property on roll	1362	\$ 490.35		\$ 476.67
Developer units off roll	255	\$ 465.55		\$ 458.95
Total:	1617			

Capital/Operations

Sold property on roll	1362	\$ 129.79		\$ 251.80
Developer units off roll	255	\$ 123.69		\$ 240.38
Total:	1617			

Total Assessment

Sold property on roll	1362	\$ 620.14		\$ 728.47
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Community Development District

General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Developer units off roll	255				
	\$ 589.24			\$ 699.33	
Total:	1617				
Cap Rate	\$ 739.98			\$ 739.98	
Reduction in Units for 2024		<< 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
Rentention/Dentention Areas						
Replanting - Luguna, Verono Lago	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -
Stormwater System						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System						
Improvements for Water Quality						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Aeration System						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration						
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
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 107,100	\$ 99,100	\$ 85,100
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 142,100	\$ 134,100	\$ 120,100
Total Capital Improvements:	\$ 165,000	\$ 172,500	\$ 158,100	\$ 142,100	\$ 134,100	\$ 120,100
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 106.68	\$ 97.77	\$ 87.88	\$ 82.93	\$ 74.27

**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 02/29/2023	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 2	\$ -
Interest Account	\$ -	\$ 1	\$ 2	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 856,835	\$ 719,785	\$ 856,835	\$ 833,182
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 856,835	\$ 719,786	\$ 856,839	\$ 833,182
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 620,000	\$ -	\$ 620,000	\$ 635,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 203,508	\$ 112,836	\$ 203,508	\$ 168,324
Other Fees and Charges				
Discounts for Early Payment	\$ 33,327	\$ -	\$ 33,327	\$ 33,472
Total Expenditures and Other Uses	\$ 856,835	\$ 112,836	\$ 856,835	\$ 836,796
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 606,950	\$ 4	\$ (3,614)
Fund Balance - Beginning	\$ 181,497	\$ 181,497	\$ 181,497	\$ 181,501
Fund Balance - Ending	\$ 181,497	\$ 788,447	\$ 181,501	\$ 177,887
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2024 Interest Payment			\$ 76,960	
Total - Restricted Fund Balance:			\$ 76,960	

**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 02/29/2023	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 12,000	\$ 5,824	\$ 12,000	\$ 12,000
Prepayment Account	\$ -	\$ 41	\$ 80	\$ -
Revenue Account	\$ 20	\$ 4,307	\$ 4,307	\$ 20
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 568,597	\$ 490,823	\$ 568,597	\$ 593,699
Special Assessment - Off-Roll	\$ 349,809	\$ -	\$ 349,809	\$ 325,534
Special Assessment - Prepayment		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 930,426	\$ 500,995	\$ 934,793	\$ 931,253
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 485,000	\$ -	\$ 485,000	\$ 510,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Expense				
Series 2015 Bonds	\$ 432,250	\$ 216,125	\$ 432,250	\$ 407,250
Other Fees and Charges				
Discounts for Early Payment	\$ 22,732	\$ -	\$ 22,732	\$ 23,748
Total Expenditures and Other Uses	\$ 939,982	\$ 231,125	\$ 954,982	\$ 940,998
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 269,870	\$ (20,189)	\$ (9,745)
Fund Balance - Beginning	\$ 970,579	\$ 970,579	\$ 970,579	\$ 970,579
Fund Balance - Ending	\$ 970,579	\$ 1,240,449	\$ 950,390	\$ 960,835
Restricted Fund Balance:				
Reserve Account Requirement			\$ 450,500	
Restricted for November 1, 2024 Interest Payment			\$ 190,875	
Total - Restricted Fund Balance:			\$ 641,375	

**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	\$ 728.47	\$ 2,137.10	\$ 9,645.22
Positano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 728.47	\$ 2,137.10	\$ 9,645.22
Verona Lago	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Isola Bella	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Bellamare	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Ana Capri	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Casteli	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Montelago	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Tivoli	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
St. Moritz	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Sienna	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Caprini	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Porto Romano	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Volterra	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Portofino	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Valencia	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Vivaldi	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Bella Vista	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Mirosol	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Positano	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
San Marino	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Montebello	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Ravenna	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Bellini	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
University	\$ -	GOV	\$ -	\$ 4,370.82	\$ 4,370.82	\$ -
Golf Club/Course		GOLF	\$ 130,111.67	\$ 7,284.70	\$ 137,396.37	\$ 890,905.99
Beach Club		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 88,901.29
Comparison : Fiscal Year 2023 Assessments						
	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	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Avelino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Positano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Costa Maggiore Phase 3	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 728.47	\$ 2,047.11	\$ 10,818.41
Future Multifamily	\$ 19,339.79	MF	\$ 1,318.64	\$ 728.47	\$ 2,047.11	\$ 10,824.87
Unsold Residential		SF 2	\$ 63,716.24	\$ 19,581.26	\$ 83,297.50	\$ 543,967.35
Unsold Residential		MF	\$ 261,817.70	\$ 158,748.11	\$ 420,565.81	\$ 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
Total Platted/Sold	1295	1346	0	51	1346
Unplatted (direct billed)					
Future residential					
Messina	49		0	(49)	0
Sales Center	28		28		28
Tract D	229		227	(2)	227
Other - On-Roll					
Golf Club	10	10			10
Government Parcel	6	6			6
	1617	1362	255	0	1617

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