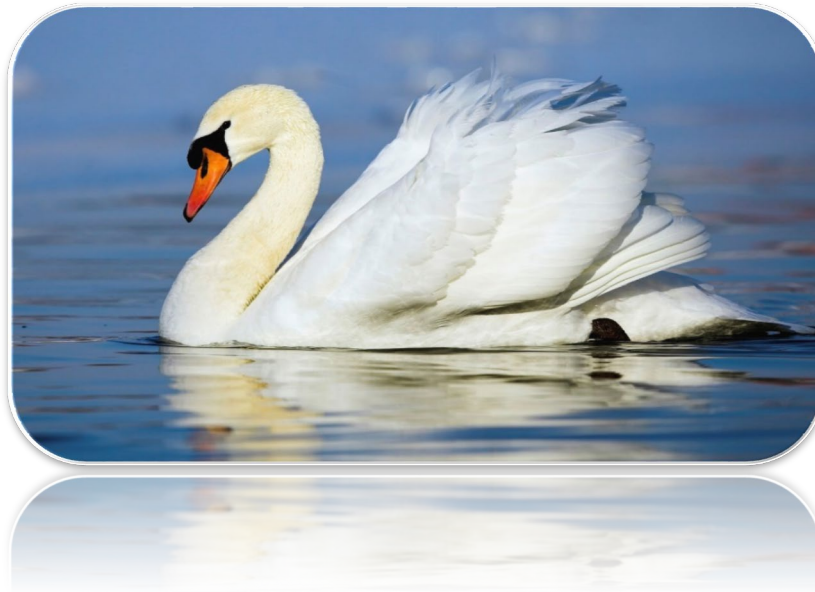


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 N.E. 37 STREET, FORT LAUDERDALE, FL. 33308

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**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 1,004,886	\$ 795,073	\$ 1,004,886	\$ 1,004,899	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 183,987	\$ 91,994	\$ 183,987	\$ 183,990	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,188,873	\$ 887,067	\$ 1,188,873	\$ 1,188,889	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 6,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 230	\$ 230	\$ -	FICA Required for Board Fees
Executive					
Professional Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 46,305	District Manager Contract
Financial and Administrative					
Audit Services	\$ 3,900	\$ 3,900	\$ 3,900	\$ 4,000	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 9,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 10,000	\$ -	\$ 9,998	\$ 9,998	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ -	\$ 1,291	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 2,000	\$ 474	\$ 1,000	\$ 1,000	Mailing and postage
Website Maintenance	\$ 600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web site
Insurance	\$ 18,000	\$ 18,105	\$ 18,105	\$ 18,805	General Liability and D&O Liability Insurance
Printing and Binding	\$ 1,600	\$ 1,454	\$ 1,954	\$ 2,000	Agenda books and copies
Other Current Charges					
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					

Community Development District

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
General Counsel	\$ 18,000	\$ 7,163	\$ 17,192	\$ 20,000	District Attorney
Easement Encroachments		\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
Other General Government Services					
Engineering Services					
General Services	\$ 8,000	10,311	\$ 18,311	\$ 15,000	District Engineer
Asset Maps/Cost Estimates	\$ -	-	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 12,500	-	\$ 12,500	\$ 17,500	General Services (Asset Manager)
Easement Encroachments	\$ -	-	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 155,843	\$ 79,661	\$ 165,305	\$ 173,233	
Other Current Charges					
Hurricane Milton	\$ -	\$ 17,812	\$ 17,812	\$ -	
Lee County RE Taxes	\$ -	\$ 4,117	\$ 4,117	\$ -	2024 RE Tax
Sub-Total:	\$ -	\$ 21,929	\$ 21,929	\$ -	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 57,500	\$ 19,167	\$ 57,500	\$ 80,000	District Asset Manager
NPDES	\$ 3,500	\$ 560	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 6,500	\$ 2,571	\$ 6,170	\$ 6,500	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 80,000	\$ 34,418	\$ 82,604	\$ 85,000	Periodic spraying of lakes
Littoral Shelf Plantings				\$ 20,000	Littoral Plantings - Compliance with SFWMD Permit
Lake Bank Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 19,000	\$ 6,990	\$ 16,480	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 28,000	\$ 8,000	\$ 48,000	\$ 125,000	Yearly Cleaning of all Water Control Structures
Cane Toad Removal	\$ 37,000	\$ 15,950	\$ 38,280	\$ 39,000	Remove Lake Larvae/toads & exterminate
Apple Snail Treatment	\$ -	\$ -	\$ -	\$ 2,000	Apple Snail Egg Treatment
Midge Fly Control	\$ 35,000	\$ -	\$ 15,000	\$ 25,000	Spraying of lakes to control insects - anticipate 4 treatments/ye
Aeration System	\$ 8,000	\$ 6,291	\$ 11,640	\$ 10,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 98,000	\$ 1,750	\$ 85,000	\$ 90,000	Year 4 of Fisheries Restocking
Contingencies	\$ -	\$ -	\$ -	\$ 20,875	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 54,000	\$ 18,775	\$ 44,580	\$ 47,000	Periodic Maint. - remove exotic materials from
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ 2,700	\$ -	\$ 2,700	\$ 2,350	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Lake Bank Restorations	\$ 101,100	\$ 4,400	\$ 101,100	\$ 120,000	See Capital Improvements for Detail

Community Development District

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 45,000	\$ -	\$ 30,000	\$ 35,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
Sub-Total:	\$ 577,800	\$ 118,872	\$ 545,054	\$ 732,725	
Reserves & Contingencies					
Capital/Operations	\$ 399,660	\$ -	\$ 399,660	\$ 242,735	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:	\$ 399,660	\$ -	\$ 399,660	\$ 242,735	
Other Fees and Charges					
Discount for Early Payment	\$ 40,195	\$ -	\$ 40,195	\$ 40,196	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 40,195	\$ -	\$ 40,195	\$ 40,196	
Total Expenditures and Other Uses	\$ 1,173,498	\$ 220,462	\$ 1,172,143	\$ 1,188,889	
Fund Balances:					
Change from Current Year Operations	\$ 15,375	\$ 666,605	\$ 16,730	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 1,565,410		\$ 1,565,410	\$ 1,981,800	
Current Year Reserve Allocation	\$ 399,660		\$ 399,660	\$ 242,735	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 1,980,445		\$ 1,981,800	\$ 2,224,535	
Fund Balance - Allocations					
Extraordinary Capital/Operations Reserve	\$ 1,819,229		\$ 1,820,866	\$ 2,027,420	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 161,216		\$ 160,934	\$ 197,115	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 1,980,445		\$ 1,981,800	\$ 2,224,535	

Total Beginning Fund Balance in FY 2025 Column is Actual as of October 1, 2024

Community Development District

General Fund - Budget
Fiscal Year 2026

Description		Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
General Fund - Operations						
Sold property on roll	1358	\$ 481.04			\$ 582.72	\$ 455.07
Developer units off roll	259	\$ 463.21			\$ 560.27	\$ 438.28
Total:	1617					
Capital/Operations						
Sold property on roll	1358	\$ 258.93			\$ 157.26	284.91
Developer units off roll	259	\$ 247.16			\$ 150.11	272.1
Total:	1617					
Total Assessment						
Sold property on roll	1358	\$ 739.98			\$ 739.98	\$ 739.98
Developer units off roll	259	\$ 710.38			\$ 710.39	710.38
Total:	1617					

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Capital Improvement Plan - Fiscal Year 2023 through FY 2028

Description of Capital Items	2023	2024	2025	2026	2027	2028
Landscaping Restoration - Hurricane Damage						
Overall Cost			\$0	\$0	\$0	\$0
Contingencies/CEI Services			\$0	\$0	\$0	\$0
Total Landscaping System:			\$0	\$0	\$0	\$0
Rentention/Dentention Areas						
Replanting (As determinted yearly)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
Lake BankRestoration						
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	\$ 24,000	\$ 22,000	\$ 18,500
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 120,000	\$ 110,000	\$ 92,500
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Total Capital Improvements:	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 99.26	\$ 90.35	\$ 95.86	\$ 89.67	\$ 78.85

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget
The Fiscal Year 2025 Budget and Actual Amounts are the 2015 Bonds for REFERENCE ONLY				
Revenues and Other Sources				
Carryforward			\$ 422,250	
Interest Income				
Reserve Account	\$ 18,111	\$ 9,613	\$ 19,225	\$ 18,264
Revenue Account	\$ 26,657	\$ 15,052	\$ 30,104	\$ 28,599
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 954,688	\$ 755,242	\$ 954,688	\$ 865,826
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 999,456	\$ 779,907	\$ 1,426,267	\$ 912,689
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	\$ 535,000	\$ -	\$ 535,000	\$ 490,000
Principal Debt Service - Early Redemptions				
Series 2025 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2025 Bonds	\$ 381,500	\$ 190,750	\$ 381,500	\$ 341,193
Other Fees and Charges				
Discounts for Early Payment	\$ 38,188	\$ -	\$ 38,188	\$ 34,633
Total Expenditures and Other Uses	\$ 954,688	\$ 190,750	\$ 954,688	\$ 865,826
Net Increase/(Decrease) in Fund Balance	\$ 44,768	\$ 589,157	\$ 471,580	\$ 46,863
Fund Balance - Beginning	\$ 1,001,000	\$ 1,001,000	\$ 1,001,000	\$ 1,472,579
Fund Balance - Ending	\$ 1,045,768	\$ 1,590,156	\$ 1,472,579	\$ 1,519,442
Restricted Fund Balance:				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2026 Interest Payment			\$ 143,625	
Total - Restricted Fund Balance:			\$ 173,625	

Miromar Lakes
Community Development District
Debt Service Fund - Series 2025 - Amortization Schedule
Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 03/01/2025		\$ 6,235,000.00				
11/1/2025				\$ 185,318.06		
5/1/2026		\$ 490,000	5.000%	\$ 155,875.00	\$ 831,193.06	\$ 5,745,000.00
11/1/2026				\$ 143,625.00		
5/1/2027		\$ 520,000	5.000%	\$ 143,625.00	\$ 807,250.00	\$ 5,225,000.00
11/1/2027				\$ 130,625.00		
5/1/2028		\$ 545,000	5.000%	\$ 130,625.00	\$ 806,250.00	\$ 4,680,000.00
11/1/2028				\$ 117,000.00		
5/1/2029		\$ 570,000	5.000%	\$ 117,000.00	\$ 804,000.00	\$ 4,110,000.00
11/1/2029				\$ 102,750.00		
5/1/2030		\$ 600,000	5.000%	\$ 102,750.00	\$ 805,500.00	\$ 3,510,000.00
11/1/2030				\$ 87,750.00		
5/1/2031		\$ 630,000	5.000%	\$ 87,750.00	\$ 805,500.00	\$ 2,880,000.00
11/1/2031				\$ 72,000.00		
5/1/2032		\$ 670,000	5.000%	\$ 72,000.00	\$ 814,000.00	\$ 2,210,000.00
11/1/2032				\$ 55,250.00		
5/1/2033		\$ 700,000	5.000%	\$ 55,250.00	\$ 810,500.00	\$ 1,510,000.00
11/1/2033				\$ 37,750.00		
5/1/2034		\$ 735,000	5.000%	\$ 37,750.00	\$ 810,500.00	\$ 775,000.00
11/1/2034				\$ 19,375.00		
5/1/2035		\$ 775,000	5.000%	\$ 19,375.00	\$ 813,750.00	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 20,606	\$ 8,515	\$ 17,030	\$ 16,179
Interest Account		\$ -	\$ -	
Reserve Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 837,416	\$ 662,524	\$ 837,416	\$ 836,244
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 858,021	\$ 671,039	\$ 854,446	\$ 852,422
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 650,000	\$ -	\$ 650,000	\$ 665,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 153,919	\$ 76,860	\$ 153,819	\$ 137,794
Other Fees and Charges				
Discounts for Early Payment	\$ 33,497	\$ -	\$ 33,497	\$ 33,450
Total Expenditures and Other Uses	\$ 837,416	\$ 76,860	\$ 837,316	\$ 836,244
Net Increase/(Decrease) in Fund Balance	\$ 20,606	\$ 594,180	\$ 17,130	\$ 16,179
Fund Balance - Beginning	\$ 186,799	\$ 186,799	\$ 186,799	\$ 203,929
Fund Balance - Ending	\$ 207,405	\$ 780,979	\$ 203,929	\$ 220,108
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2026 Interest Payment			\$ 60,585	
Total - Restricted Fund Balance:			\$ 60,585	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2026**

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 2025 Bonds (Refinanced Series 2015/2003 Bonds) - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward			\$ 422,250	
Interest Income				
Reserve Account	\$ 18,111	\$ 9,613	\$ 19,225	\$ 18,264
Revenue Account	\$ 26,657	\$ 15,052	\$ 30,104	\$ 28,599
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 954,688	\$ 755,242	\$ 954,688	\$ 865,826
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment		\$ -	\$ -	
Total Revenue & Other Sources	\$ 999,456	\$ 779,907	\$ 1,426,267	\$ 912,689
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 535,000	\$ -	\$ 535,000	\$ 490,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2015 Bonds	\$ 381,500	\$ 190,750	\$ 381,500	\$ 341,193
Other Fees and Charges				
Discounts for Early Payment	\$ 38,188	\$ -	\$ 38,188	\$ 34,633
Total Expenditures and Other Uses	\$ 954,688	\$ 190,750	\$ 954,688	\$ 865,826
Net Increase/(Decrease) in Fund Balance	\$ 44,768	\$ 589,157	\$ 471,580	\$ 46,863
Fund Balance - Beginning	\$ 1,001,000	\$ 1,001,000	\$ 1,001,000	\$ 1,472,579
Fund Balance - Ending	\$ 1,045,768	\$ 1,590,156	\$ 1,472,579	\$ 1,519,442
Restricted Fund Balance:				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2026 Interest Payment			\$ 143,625	
Total - Restricted Fund Balance:			\$ 173,625	

Miromar Lakes
Community Development District
Debt Service Fund - Series 2025 - Amortization Schedule
Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2026

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 03/01/2025		\$ 6,235,000.00				
11/1/2025				\$ 185,318.06		
5/1/2026		\$ 490,000	5.000%	\$ 155,875.00	\$ 831,193.06	\$ 5,745,000.00
11/1/2026				\$ 143,625.00		
5/1/2027		\$ 520,000	5.000%	\$ 143,625.00	\$ 807,250.00	\$ 5,225,000.00
11/1/2027				\$ 130,625.00		
5/1/2028		\$ 545,000	5.000%	\$ 130,625.00	\$ 806,250.00	\$ 4,680,000.00
11/1/2028				\$ 117,000.00		
5/1/2029		\$ 570,000	5.000%	\$ 117,000.00	\$ 804,000.00	\$ 4,110,000.00
11/1/2029				\$ 102,750.00		
5/1/2030		\$ 600,000	5.000%	\$ 102,750.00	\$ 805,500.00	\$ 3,510,000.00
11/1/2030				\$ 87,750.00		
5/1/2031		\$ 630,000	5.000%	\$ 87,750.00	\$ 805,500.00	\$ 2,880,000.00
11/1/2031				\$ 72,000.00		
5/1/2032		\$ 670,000	5.000%	\$ 72,000.00	\$ 814,000.00	\$ 2,210,000.00
11/1/2032				\$ 55,250.00		
5/1/2033		\$ 700,000	5.000%	\$ 55,250.00	\$ 810,500.00	\$ 1,510,000.00
11/1/2033				\$ 37,750.00		
5/1/2034		\$ 735,000	5.000%	\$ 37,750.00	\$ 810,500.00	\$ 775,000.00
11/1/2034				\$ 19,375.00		
5/1/2035		\$ 775,000	5.000%	\$ 19,375.00	\$ 813,750.00	\$ -

**Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds**

**Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000**

Description	Original Par Debt	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2025	Total Assessment FY 2024	Outstanding Par at 09/30/2025	Units Assigned - On-Roll	Units Assigned - Off-Roll	Prepayments	Total Remaining Units for Debt	Total Debt Service Assessment	Total General Fund Assessment
Murano	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	19			19	\$ 26,678.74	\$ 14,059.71
Positano (South Side of Road)	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	11			11	\$ 15,445.58	\$ 8,139.83
Solari (North Side of Road)	\$ 9,859.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	10			10	\$ 14,041.44	\$ 7,399.85
Verona Lago	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	62		4	58	\$ 48,864.20	\$ 45,879.05
Isola Bella	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	13			13	\$ 10,952.32	\$ 9,619.80
Bellamare	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	20			20	\$ 16,849.72	\$ 14,799.69
Ana Capri	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	10			10	\$ 8,424.86	\$ 7,399.85
Casteli	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	8			8	\$ 6,739.89	\$ 5,919.88
Montelago	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	30		4	26	\$ 18,253.87	\$ 22,199.54
Tivoli	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	76		2	74	\$ 51,953.33	\$ 56,238.83
St. Moritz	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	37			37	\$ 25,976.67	\$ 27,379.43
Sienna	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	27		1	26	\$ 18,253.87	\$ 19,979.59
Caprini	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	27			27	\$ 18,955.94	\$ 19,979.59
Porto Romano	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	55			55	\$ 38,613.96	\$ 40,699.16
Volterra	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	12			12	\$ 8,424.86	\$ 8,879.82
Portofino	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	20			20	\$ 14,041.44	\$ 14,799.69
Valencia	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	80		1	79	\$ 44,370.98	\$ 59,198.77
Vivaldi	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,399.08
Bella Vista	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 44,399.08
Mirasol	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	110			110	\$ 61,782.37	\$ 81,398.31
San Marino/Nerano	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	160		4	156	\$ 87,618.63	\$ 118,397.55
Montebello	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	40		2	38	\$ 21,343.00	\$ 29,599.39
Ravenna	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,399.08
Bellini	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		2	58	\$ 32,576.16	\$ 44,399.08
Florida Gulf Coast University	\$ -	GOV	\$ -	\$ 4,439.91	\$ 4,439.91	\$ 1,303.43	\$ -					\$ -	\$ -
Golf Club/Course		GOLF	\$ 129,697.44	\$ 7,399.85	\$ 137,097.29	\$ 137,511.52	\$ 78,374.77	10				\$ 129,697.44	\$ 7,399.85
Beach Club		BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 12,983.52	\$ 785,416.65					\$ 12,942.18	\$ -
								1077		21	1046	\$ 833,338.24	\$ 796,963.49
											Total - ON-ROLL	\$ 836,243.75	
											OVER (Under)	\$ (2,905.51)	

Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds
Series 2025 Bonds (Refinanced Series 2015/2003A Bonds - Phase II)
Par Amount - \$6,360,000

<i>Phase I Neighborhoods</i>	<i>Original Par Debt</i>	<i>Bond Designation</i>	<i>Debt Service Assessment</i>	<i>General Fund Assessment</i>	<i>Total Assessment - FY 2025</i>	<i>Total Assessment FY 2024</i>	<i>Outstanding Par at 09/30/2025</i>	<i>Units Assigned - On-Roll</i>	<i>Units Assigned - Off-Roll</i>	<i>Prepayments</i>	<i>Total Remaining Units for Debt</i>	<i>Total Debt Service Assessment</i>	<i>Total General Fund Assessment</i>
Sorrento	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	11			11	\$ 24,432.87	\$ 8,139.83
Salerno I	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	10			10	\$ 22,211.70	\$ 7,399.85
Lugano	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	11			11	\$ 24,432.87	\$ 8,139.83
Salerno II	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	22			22	\$ 48,865.74	\$ 16,279.66
Sardinia	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	8			8	\$ 17,769.36	\$ 5,919.88
Avellino	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	9			9	\$ 19,990.53	\$ 6,659.86
Ancona	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	12			12	\$ 26,654.04	\$ 8,879.82
Bergamo	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	6			6	\$ 13,327.02	\$ 4,439.91
Veneto	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	6			6	\$ 13,327.02	\$ 4,439.91
Messina	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	49			49	\$ 108,837.33	\$ 36,259.25
San Lorenzo	\$ 34,794.86	SF2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	13			13	\$ 28,875.21	\$ 9,619.80
											Sub-Total	157	
Navona	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	18			18	\$ 29,679.84	\$ 13,319.72
Cassina	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	23			23	\$ 37,924.24	\$ 17,019.65
Trevi	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	11			11	\$ 18,137.68	\$ 8,139.83
Cortona	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	19			19	\$ 31,328.72	\$ 14,059.71
Villa D'Este	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	12			12	\$ 19,786.56	\$ 8,879.82
											Sub-Total	83	
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,236.89	\$ 739.98	\$ 1,976.87	\$ 2,498.16	\$ 131,527.16	16			16	\$ 19,790.24	\$ 11,839.75
											Sub-Total	16	
Golf Club	N/A												
Commerical	N/A												
Remaining Unplatted													
Prestino		SF 2	\$ 2,221.17	\$ 710.39	\$ 2,931.56			23	23	0	23	\$ 51,086.91	\$ 16,338.86
Messina (2 Lots being Added in FY 25)		SF 2	\$ 2,221.17	\$ 710.39	\$ 2,931.56			2	2	0	2	\$ 4,442.34	\$ 1,420.77
SF 2 Product (Sales Center Site)		SF 2	\$ 1,127.56	\$ 710.39	\$ 1,837.95			28	28	0	28	\$ 31,571.68	\$ 19,890.79
MF Product (Track D)		MF	\$ 1,265.89	\$ 710.39	\$ 1,976.28			229	229	0	229	\$ 289,888.81	\$ 162,678.23
								538	282	0	538	\$ 882,360.71	\$ 389,764.72
											Totals:	538	\$ 865,826.10
											Over (Under)	0	\$ 16,534.61