

Miromar Lakes

Community Development District

Meeting Agenda

March 12, 2026

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

MEETING AGENDA

Board of Supervisors

Alan Refkin, Chairman
Michael T. Weber, Vice Chairman
Doug Ballinger, Assistant Secretary
Mary LeFevre, Assistant Secretary
Patrick J. Reidy, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m5503fbdfaa579640423045343fc53206>

✓ Phone: (408) 418-9388 Code: 2338 137 9954; Event Password: Jpward

MARCH, 2026

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AGENDA

1. Call to Order & Roll Call.
2. Minutes:
 - I. February 12, 2026 - Regular Meeting. **Pages 5 - 7**
3. Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, May 14, 2026, at 2:00 P.M.** at the **Miromar Lake Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.** **Pages 8-20**
4. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Manager's Report March 1, 2026.
 - IV. District Manager
 - a) Financial Statements for the period ending February 28, 2026 (unaudited). **Pages 21-38**
5. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association. **Pages 39-40**
6. Public Comments for Non-Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.
7. Adjournment.

AGENDA

Meeting Schedule - FY 2026

Thursday, October 9, 2025	Thursday, November 13, 2025
Thursday, December 11, 2025	Thursday, January 8, 2026
Thursday, February 12, 2026	<u>Thursday, March 12, 2026</u>
Thursday, April 9, 2026	Thursday, May 14, 2026
Thursday, June 11, 2026,	Thursday, July 9, 2026
Thursday, August 13, 2026	Thursday, September 10, 2026

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: February 12, 2026 - Regular Meeting.

Item 3: Consideration of **Resolution 2026-2**, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, May 14, 2026**, at **2:00 P.M.** at the **Miromar Lake Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Item 5: Supervisor's Request: Landscaping update.

**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, February 12, 2026, at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Alan Refkin	Chairperson
Michael Weber	Vice Chairperson
Doug Ballinger	Assistant Secretary
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Richard Freeman	District Asset Manager

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Public Comments on Agenda Items

THIRD ORDER OF BUSINESS

Consideration of Minutes

January 8, 2026 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections or deletions to the minutes; there were none.

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, January 8, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic indicated he was still monitoring the Legislative Session which was about one month into the process. He stated he would keep the Board updated.

II. District Engineer

Mr. Charlie Krebs stated he was glad to be back but had no report.

III. District Asset Manager

- a) Asset Manager's Report January 1, 2026**
- b) Waterway Inspection Report - January 1, 2026**
- c) Water Quality Report - November 2025**

Mr. Richard Freeman stated the lake bank restoration would begin soon with the cooperation of the vendor; he included photos of the areas which would be restored.

Ms. Mary LeFevre asked where the Ficus hedge mentioned in the Asset Manager's Report was located.

Mr. Freeman responded it was by FGCU's land.

Mr. Reidy discussed the pond by Bellini controlled by the CDD; a resident complained noting the pond was overgrown and the fountain needed maintenance.

Mr. Freeman said he would take a look at the pond and see what could be done about the growth. He noted the CDD did not maintain the fountain, and he was unsure who did.

Mr. Weber said the complaint was about the aesthetic of the Pond and how terrible it looked and then he brought up the fountain.

Discussion ensued regarding the fountain; who maintained the fountain; typically, neighborhoods maintained the local fountains; and the CDD only maintained two aesthetic fountains located in Porto Romano.

Mr. Freeman indicated he would look into the pond in Bellini. He discussed the fishery program noting the grass carp installation had to be pushed back due to the recent cold fronts; the carp would likely be installed in mid-March.

Discussion ensued regarding how nice and clear the lake looked.

Mr. Weber asked about the water report.

Mr. Ward noted the water quality remained consistent.

IV. District Manager

a) Financial Statements for the period ending December 31, 2025 (unaudited)

b) Financial Statements for the period ending January 31, 2026 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association

Ms. LeFevre stated she had to back out of the landscaping tour. She asked Mr. Freeman to discuss the landscaping.

Mr. Freeman discussed the landscaping inspection and conditions after the recent frost. Most of his comments were (indecipherable).

SIXTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

Mr. Ward asked if there were any audience comments.

Ms. Heather Chapman stated she spoke with someone who went fishing on the lake; the fisherman was pleased with the water quality and the health of the fish. She asked about (indecipherable).

Mr. Freeman responded it was red plankton due to killing off the submerged vegetation. He stated it had since been cleaned up.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:12 p.m.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2026-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Miromar Lakes Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, May 14, 2026
HOUR: 2:00 PM
LOCATION: Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two

(2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 12th day of March 2026.

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairman

Exhibit A: Proposed Fiscal Year 2027 Budget

Miromar Lakes

Community Development District

*Proposed Budget
Fiscal Year 2027*

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 02/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Interest Income - General Account	\$ -	\$ 30,491	\$ 81,309	\$ 73,178	Interest on General Bank Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 1,005,640	\$ 908,474	\$ 1,005,640	\$ 1,005,627	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 182,569	\$ 91,285	\$ 182,569	\$ 196,406	Assessment from Developer
Total Revenue and Other Sources	\$ 1,188,209	\$ 1,030,250	\$ 1,269,518	\$ 1,275,211	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 4,600	\$ 12,000	\$ 12,000	Statutory Required Fees
Executive					
Professional Management	\$ 46,305	\$ 19,294	\$ 46,305	\$ 48,620	District Manager Contract
Financial and Administrative					
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	Included in District Manager Contract
Assessment Roll Preparation	\$ 18,000	\$ 7,500	\$ 18,000	\$ 19,000	Statutory required maintenance of owner's par debt outstanding and yearly
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 259	\$ 3,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 9,998	\$ -	\$ 8,493	\$ 8,500	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ 875	\$ 1,375	\$ 1,375	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,299	\$ 1,299	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 250	\$ 331	\$ 992	\$ 1,200	Fees required to maintain bank account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 1,000	\$ 319	\$ 1,000	\$ 1,200	Mailing and postage
Website Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web site
Insurance	\$ 18,805	\$ 19,162	\$ 19,162	\$ 19,862	General Liability and D&O Liability Insurance
Printing and Binding	\$ 2,000	\$ -	\$ 2,200	\$ 2,500	Agenda books and copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 20,000	\$ 928	\$ 17,500	\$ 17,500	District Attorney
Other General Government Services					
Engineering Services					
General Services	\$ 15,000	\$ 2,416	\$ 15,000	\$ 15,000	District Engineer
Asset Administrative Services	\$ 17,500	\$ -	\$ -	\$ -	General Services (Asset Manager) - Included in line 82
Other Current Charges - Lee County RE Taxes	\$ -	\$ -	\$ 4,200	\$ 4,200	2025 RE Tax
Sub-Total	\$ 173,233	\$ 62,357	\$ 158,101	\$ 163,432	

Prepared by:

JPWARD and Associates, LLC

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 02/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Stormwater Management Services					
Professional Services					
Asset Management	\$ 80,000	\$ 24,458	\$ 73,373	\$ 80,000	District Asset Manager
NPDES	\$ 3,500	\$ 2,195	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 6,500	\$ 2,581	\$ 7,744	\$ 7,976	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 85,000	\$ 17,727	\$ 85,457	\$ 90,000	Periodic spraying of lakes
Littoral Shelf Plantings	\$ 20,000	\$ -	\$ 20,000	\$ 30,000	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	\$ 5,150	\$ 17,950	\$ 20,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 125,000	\$ -	\$ 93,750	\$ 100,000	Yearly Cleaning of all Water Control Structures
Cane Toad Removal	\$ 39,000	\$ 9,240	\$ 27,720	\$ 39,000	Remove Lake Larvae/toads & exterminate
Apple Snail Treatment	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Apple Snail Egg Treatment
Midge Fly Control	\$ 25,000	\$ -	\$ 15,000	\$ 12,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 10,000	\$ 5,042	\$ 13,312	\$ 10,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 90,000	\$ 45,783	\$ 91,565	\$ 120,000	Year 6 of Fisheries Restocking
Contingencies	\$ 20,875	\$ -	\$ -	\$ 36,168	8.5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 47,000	\$ 12,259	\$ 47,080	\$ 36,000	Periodic Maint. - remove exotic materials from wetlands/detention areas
Contingencies	\$ 2,350	\$ -	\$ 2,350	\$ 2,340	6.5% of Wetland System Repairs & Maintenance
Capital Outlay					
Lake Bank Restorations	\$ 120,000	\$ 3,912	\$ 120,000	\$ 125,000	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 4,760	\$ 35,000	\$ 35,000	See Capital Improvements for Detail
Sub-Total	\$ 732,725	\$ 133,107	\$ 658,300	\$ 751,484	
Reserves & Contingencies					
Capital/Reserves	\$ 242,025	\$ 100,844	\$ 242,025	\$ 320,070	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	\$ 242,025	\$ 100,844	\$ 242,025	\$ 320,070	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 02/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Other Fees and Charges					
Discount for Early Payment	\$ 40,226	\$ -	\$ 40,226	\$ 40,225	4% Discounts property owner's if paying taxes in November.
Sub-Total	\$ 40,226	\$ -	\$ 40,226	\$ 40,225	
Total Expenditures and Other Uses					
	\$ 1,188,209	\$ 296,307	\$ 1,098,651	\$ 1,275,211	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ 733,942	\$ 170,867	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 2,030,065		\$ 2,030,065	\$ 2,442,957	
Current Year Reserve Allocation	\$ 242,025		\$ 242,025	\$ 320,070	Budgeted Funds for Long Term Capital Planning
Ending Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,763,027	
Fund Balance - Use of Funds					
1st 3 Months Operations Reserve	\$ 197,122		\$ 214,157	\$ 238,785	Required to meet Cash Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 2,074,968		\$ 2,228,800	\$ 2,524,241	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,763,027	

*Beginning Fund Balance at 10/1/2026 per audited financial statements

Assessment Rate		FY 2026	FY 2027
Property - On Roll	1359	\$ 739.98	\$ 739.98
Property - Off Roll	257	\$ 710.38	\$ 764.22
Total:	1616		
Adopted Cap Rate		\$ 739.98	\$ 739.98

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2027
Capital Improvement Plan - Fiscal Year 2027 through FY 2031**

Description of Capital Items	2027	2028	2029	2030	2031
Landscaping Restoration - Hurricane Damage					
Overall Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ -	\$ -	\$ -	\$ -	\$ -
Total Landscaping System:	\$ -	\$ -	\$ -	\$ -	\$ -
Rentention/Dentention Areas					
Replanting (As determined yearly)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System					
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System					
Improvements for Water Quality					
Turbidity Screen	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 15,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 15,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000
Aeration System					
Lake Aerator Systems	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ -	\$ -	\$ -	\$ -	\$ -
Lake BankRestoration					
Subdivision Shoreline- Rip-Rap	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)	\$ -	\$ -	\$ -	\$ -	\$ -
Montelago	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Valencia	\$ -	\$ -	\$ 10,000	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ 12,000	\$ -
Bellamare (non-residential)	\$ -	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Isla Bella	\$ -	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ 14,000	\$ -	\$ -	\$ -	\$ -
San Marino	\$ -	\$ -	\$ -	\$ -	\$ -
Bellini	\$ -	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ 10,000	\$ -	\$ -
Golf Course	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ 22,000	\$ 20,000	\$ 20,000	\$ 18,000	\$ 18,750
Sub-Total:	\$ 110,000	\$ 100,000	\$ 100,000	\$ 90,000	\$ 93,750
Total Stormwater Management System:	\$ 160,000	\$ 145,000	\$ 110,000	\$ 98,000	\$ 101,750
Total Capital Improvements:	\$ 160,000	\$ 145,000	\$ 110,000	\$ 98,000	\$ 101,750
Estimated Cost Per Residential Unit:	\$ 99.01	\$ 89.73	\$ 68.07	\$ 60.64	\$ 62.96

Prepared by:

JPWARD and Associates, LLC

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 02/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 16,179	\$ 5,360	\$ 12,865	\$ 11,578
Special Assessment Revenue	-			
Special Assessment - On-Roll	\$ 834,742	\$ 754,108	\$ 834,742	\$ 834,742
Total Revenue and Other Sources	\$ 850,921	\$ 759,468	\$ 847,607	\$ 846,320
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 665,000	\$ -	\$ 665,000	\$ 680,000
Interest Expense				
Series 2022 Bonds	\$ 137,794	\$ 68,897	\$ 137,794	\$ 121,169
Other Fees and Charges				
Discounts for Early Payment	\$ 33,450	\$ -	\$ 33,450	\$ 33,382
Total Expenditures and Other Uses	\$ 836,244	\$ 68,897	\$ 836,244	\$ 834,551
Net Increase/(Decrease) in Fund Balance	\$ 14,677	\$ 690,571	\$ 11,363	\$ 11,769
Fund Balance - Beginning	\$ 207,195	\$ 207,195	\$ 207,195	\$ 218,558
Fund Balance - Ending	\$ 221,873	\$ 897,767	\$ 218,558	\$ 230,328

Restricted Fund Balance:

Reserve Account Requirement

NONE

Restricted for November 1, 2027 Interest Payment

\$ 51,745

Total - Restricted Fund Balance:

\$ 51,745

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2027**

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				\$ 76,859.50		
5/1/2025	\$	650,000	2.450%	\$ 76,859.50	\$ 803,719.00	\$ 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	\$ -
				\$ 1,105,347.27		
Outstanding at September 30, 2027	\$	3,710,000				

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 02/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 18,264	\$ 475	\$ 1,141	\$ 1,027
Revenue Account	\$ 28,599	\$ 5,383	\$ 12,920	\$ 11,628
Interest Account	\$ -	\$ 264	\$ 633	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 863,615	\$ 472,492	\$ 863,615	\$ 863,615
Interfund Transfers In	\$ -	\$ 1,277	\$ 1,277	\$ -
Total Revenue and Other Sources	\$ 910,478	\$ 479,892	\$ 879,586	\$ 876,270
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	\$ 490,000	\$ -	\$ 490,000	\$ 520,000
Interest Expense				
Series 2025 Bonds	\$ 341,193	\$ 185,318	\$ 341,193	\$ 287,250
Other Fees and Charges				
Discounts for Early Payment	\$ 32,298	\$ -	\$ 32,298	\$ 60,453
Total Expenditures and Other Uses	\$ 863,492	\$ 185,318	\$ 863,492	\$ 867,703
Net Increase/(Decrease) in Fund Balance	\$ 46,986	\$ 294,574	\$ 16,095	\$ 8,567
Fund Balance - Beginning	\$ 256,535	\$ 256,535	\$ 256,535	\$ 272,630
Fund Balance - Ending	\$ 303,521	\$ 551,109	\$ 272,630	\$ 281,196

Restricted Fund Balance:

Reserve Account Requirement	\$ 30,000
Restricted for November 1, 2027 Interest Payment	\$ 130,625
Total - Restricted Fund Balance:	\$ 160,625

**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 2027**

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	\$ -
	\$	6,235,000		\$ 1,873,443		
Outstanding at September 30, 2027	\$	5,225,000				

**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	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2027	Total Assessment FY 2026	Outstanding Par at 09/30/2027	Units Assigned - On-Roll	Units Assigned - Off-Roll	Prepayments	Total Remaining Units for Debt	Debt Service Fund Totals	General Fund On-Roll	General Fund Off-Roll
Murano	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 2,144.13	\$ 8,503.16	19			19	\$ 26,678.74	\$ 14,059.54	
Positano (South Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 2,144.13	\$ 8,503.16	11			11	\$ 15,445.58	\$ 8,139.73	
Solari (North Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 2,144.13	\$ 8,503.16	10			10	\$ 14,041.44	\$ 7,399.76	
Verona Lago	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 2,144.13	\$ 5,101.89	62		4	58	\$ 48,864.20	\$ 45,878.50	
Isola Bella	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 2,144.13	\$ 5,101.89	13			13	\$ 10,952.32	\$ 9,619.69	
Bellamare	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 2,144.13	\$ 5,101.89	20			20	\$ 16,849.72	\$ 14,799.52	
Ana Capri	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 2,144.13	\$ 5,101.89	10			10	\$ 8,424.86	\$ 7,399.76	
Casteli	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 2,144.13	\$ 5,101.89	8			8	\$ 6,739.89	\$ 5,919.81	
Montelago	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	30		4	26	\$ 18,253.87	\$ 22,199.27	
Tivoli	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	76		2	74	\$ 51,953.33	\$ 56,238.16	
St. Moritz	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	37			37	\$ 25,976.67	\$ 27,379.10	
Sienna	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	27		1	26	\$ 18,253.87	\$ 19,979.35	
Caprini	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	27			27	\$ 18,955.94	\$ 19,979.35	
Porto Romano	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	55			55	\$ 38,613.96	\$ 40,698.67	
Volterra	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	12			12	\$ 8,424.86	\$ 8,879.71	
Portofino	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 2,144.13	\$ 4,251.58	20			20	\$ 14,041.44	\$ 14,799.52	
Valencia	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	80		1	79	\$ 44,370.98	\$ 59,198.06	
Vivaldi	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,398.55	
Bella Vista	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 44,398.55	
Mirasol	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	110			110	\$ 61,782.37	\$ 81,397.33	
San Marino	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	120		4	116	\$ 65,152.32	\$ 88,797.09	
Nerano	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	40			40	\$ 22,466.32	\$ 29,599.03	
Montebello	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	40		2	38	\$ 21,343.00	\$ 29,599.03	
Ravenna	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,398.55	
Bellini	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,144.13	\$ 3,401.27	60		2	58	\$ 32,576.16	\$ 44,398.55	
Florida Gulf Coast University	GOV	\$ -	\$ 4,439.85	\$ 4,439.85	\$ 2,144.13	\$ -					\$ -	\$ 4,439.85	
Golf Club/Course	GOLF	\$ 129,697.44	\$ 7,399.76	\$ 137,097.20	\$ 2,144.13	\$ 78,374.77	10				\$ 129,697.44	\$ 7,399.76	
Beach Club	BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 2,144.13	\$ 785,416.65	1				\$ 12,942.18	\$ -	
Sub-Total							1078		21	1046	\$ 833,338.24	\$ 801,393.76	\$ -

**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**

Phase I Neighborhoods	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2027	Total Assessment FY 2026	Outstanding Par at 09/30/2027	Units Assigned	Units Assigned Off-Roll	Prepayments	Total Remaining Units for Debt	Debt Service Fund Totals	General Fund On-Roll	General Fund Off-Roll
Sorrento	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	11			11	\$ 23,281.06	\$ 8,139.73	
Salerno I	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	10			10	\$ 21,164.60	\$ 7,399.76	
Lugano	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	11			11	\$ 23,281.06	\$ 8,139.73	
Salerno II	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	22			22	\$ 46,562.12	\$ 16,279.47	
Sardinia	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	8			8	\$ 16,931.68	\$ 5,919.81	
Avellino	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	9			9	\$ 19,048.14	\$ 6,659.78	
Ancona	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	12			12	\$ 25,397.52	\$ 8,879.71	
Bergamo	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	6			6	\$ 12,698.76	\$ 4,439.85	
Veneto	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	6			6	\$ 12,698.76	\$ 4,439.85	
San Messina (adjusted for two lots being split (ADDED))	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	51			51	\$ 107,939.46	\$ 37,738.76	
San Lorenzo	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	13			13	\$ 27,513.98	\$ 9,619.69	
Prestino	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 2,856.44	\$ 14,479.23	23			23	\$ 48,678.58	\$ 17,019.44	
SF 2 (Sales Center Site)	SF 2	\$ 2,116.46	\$ 764.22	\$ 2,880.68	\$ 2,856.44	\$ 14,479.23	28	28		28	\$ 59,260.88	\$ -	\$ 21,398.27
Navona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ -	\$ 10,748.66	18			18	\$ 28,280.88	\$ 13,319.56	
Cassina	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ -	\$ 10,748.66	23			23	\$ 36,136.68	\$ 17,019.44	
Trevi	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ -	\$ 10,748.66	11			11	\$ 17,282.76	\$ 8,139.73	
Cortona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ -	\$ 10,748.66	19			19	\$ 29,852.04	\$ 14,059.54	
Villa D'Este	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ -	\$ 10,748.66	12			12	\$ 18,853.92	\$ 8,879.71	
Costa Amalfi	Villa 1	\$ 1,178.58	\$ 739.98	\$ 1,918.56	\$ -	\$ 8,062.95	16			16	\$ 18,857.28	\$ 11,839.61	
MF 2 Product (Track D)	MF	\$ 1,178.58	\$ 764.22	\$ 1,942.80	\$ -	\$ 7,350.29	229	229	0	229	\$ 269,894.82	\$ -	\$ 175,007.27
Sub-Total							538	257	0	538	\$ 863,614.98	\$ 1,009,326.95	\$ 196,405.54
Totals:							1616	257	21	1584			

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**Monthly Asset Manager's
Report
February 1, 2026**

Prepared For:
James Ward
District Manager

Prepared By:
Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 13-

5692

March 1, 2026

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I. PURPOSE.....	3
II. CURRENT ASSET UPDATES.....	3
III. LOCATION MAP... ..	8

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Lake Maintenance & Landscaping
2. Fishery
3. Cane Toad Program
4. Location Map

1. Lake Maintenance & Landscaping

▪ Landscaping:

- District staff inspected the berm along I-75 where erosion repairs and washouts had previously been reported. All visible areas of erosion and washout appear to have been properly repaired. However, pine straw mulch does not appear to have been installed at this time. Staff will conduct a follow-up inspection next month to confirm completion.

▪ Lake Maintenance:

- Shoreline weeds and torpedo grass were spot-treated throughout all lakes.
- Additional shoreline grasses and weeds were treated along the 5 & 6 perimeter, including: Beach Club, Mirasol, Vivaldi, Isola Bella, Caprini, Bellamare, Sardinia, Positano, and the Peninsula.
- Submerged vegetation was treated along the preserve side of Portofino, Murano, and Salerno.
- One additional treatment remains scheduled for this month.
- Trash was collected from all lakes.
- Due to drought conditions and recent cold spells, some spikerush is showing signs of stress and browning. As temperatures increase, littoral plantings are expected to recover. Staff will continue monitoring conditions and plant recovery.
- The area near Bellini, which was raised as a question at last month's board meeting, has been investigated and determined not to be a littoral permanent area. The vendor has been instructed to treat the area by spraying any spikerush and manually removing it. This work is expected to be completed by mid-March.
- The District staff has received the proposals from the lake bank vendor for Fiscal Year 2026 lake bank repairs. Due to the unexpected lake bank repair in Vicenza, the District is currently over the allocated capital budget for this category. The District budgeted \$120,000 for lake bank repairs; however, the total projected cost for repairs this fiscal year is \$156,000.



Current Water Levels



Torpedo Grass by Bellini



Spike Rush Near Bellini

4. risnery

- An electrofishing survey was conducted on the evening of Friday, February 13, to evaluate the current state of the fishery. The majority of sampling occurred after dark to ensure higher quality data collection, as fish in clear water tend to swim ahead of the boat during daylight hours, reducing catch rates.
- Sampling locations were selected based on observations from January's vegetation mapping.
- During the survey, undesired predators and invasive fish species, including large gar and Mayan cichlids, were harvested and removed from the lake.
- Data is currently being analyzed, and a full report will be provided in March. The report will include recommended management practices to continue improving the fishery.
- An additional 200 grass carp are scheduled to be stocked on March 3.

3. Cane Toad Program

Breeding activity increased during February, with male calls audible during evening service visits.

- **Larvae Strands Removed:** 7
- **Tadpoles Removed:** Approximately 40-70 (free-swimming shoreline clusters)
- **Baby Toads Removed:** 0
- **Adults Removed:** Approximately 80-95

Miromar Lakes

Community Development District

Financial Statements
February 28, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

TABLE OF CONTENTS

Miromar Lakes Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund	
Series 2022	5
Series 2025	6
Capital Project Fund	
Series 2025	7
Income & Expense Graph – All Funds	8

**Miromar Lakes Community Development District
Balance Sheet**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund Series 2025	Account Groups		
		Series 2022	Series 2025		General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 449,866						449,866
FMIT - Investment Account	2,386,976	-	-	-	-	-	2,386,976
Debt Service Fund							
Interest Account	-	-	248	-	-	-	248
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	897,767	519,567	-	-	-	1,417,334
Prepayment Account	-	-	1,293	-	-	-	1,293
Accounts Receivable	10,619	-	-	-	-	-	10,619
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,448,875	-	1,448,875
Amount to be Provided by Debt Service Funds	-	-	-	-	9,841,125	-	9,841,125
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets	\$ 2,847,461	\$ 897,767	\$ 551,109	\$ -	\$ 11,290,000	\$ 32,970,659	\$ 48,556,995

**Miromar Lakes Community Development District
Balance Sheet**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2022	Series 2025	Series 2025	Series 2025				
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	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	32,970,659	-	32,970,659	
Fund Balance	-	-	-	-	-	-	-	-	
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	-	465,003	
Results from Current Operations	-	690,571	294,574	(1,273)	-	-	-	983,872	
Unassigned									
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-	-	
Allocation of Fund Balance									
System-Wide Reserves	1,843,913	-	-	-	-	-	-	1,843,913	
Reserve For First Three Months Operations	286,996	-	-	-	-	-	-	286,996	
Results of Current Operations	716,552	-	-	-	-	-	-	716,552	
Total Fund Equity and Other Credits	<u>\$ 2,847,461</u>	<u>\$ 897,767</u>	<u>\$ 551,109</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 37,266,995</u>	
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,847,461</u>	<u>\$ 897,767</u>	<u>\$ 551,109</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 48,556,995</u>	

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	7,212	32,959	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	32,331	908,474	1,005,640	90%
Special Assessments - Off-Roll	-	91,285	182,569	50%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	\$ 39,543	\$ 1,032,718	\$ 1,147,983	90%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	4,600	12,000	38%
Executive				
Professional Management	3,859	19,294	46,305	42%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	7,500	18,000	42%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	83	402	1,000	40%
Website Maintenance	1,200	1,200	2,400	50%
Other Contractual Services				
Legal Advertising	-	259	3,500	7%
Trustee Services	-	-	9,998	0%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	91	422	250	169%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	-	2,000	0%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	198	335	20,000	2%
Legal - Other	-	593	-	0%
Other General Government Services				
Engineering Services - General Services	784	2,416	15,000	16%
Asset Administrative Services	-	-	17,500	0%
Emergency & Disaster Relief Services				
Sub-Total:	8,714	62,530	173,233	36%

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	6,743	24,458	80,000	31%
NPDES	-	2,195	3,500	63%
Electric - Aeration Systems	653	3,235	6,500	50%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	23,636	85,000	28%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	5,150	5,150	19,000	27%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	840	9,240	39,000	24%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	863	5,905	10,000	59%
Fish Re-Stocking	23,271	45,783	90,000	51%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	12,259	24,518	47,000	52%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	1,956	3,912	120,000	3%
Video Stormwater Pipes/Repairs	560	4,760	35,000	14%
Sub-Total:	58,204	152,791	732,725	21%
Reserve Allocations				
Capital/Operations	20,169	100,844	242,025	42%
Sub-Total:	20,169	100,844	242,025	42%
Total Expenditures and Other Uses:	\$ 87,086	\$ 316,165	\$ 1,147,983	28%
Net Increase/ (Decrease) in Fund Balance	(47,544)	716,552	(0)	
Fund Balance - Beginning	2,874,836	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	100,844	242,025	
Fund Balance - Ending	\$ 2,847,461	\$ 2,847,461	\$ 2,272,090	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	2,280	5,360	16,179	33%
Special Assessment Revenue				
Special Assessments - On-Roll	26,838	754,108	834,742	90%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	\$ 29,118	\$ 759,468	\$ 817,471	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	665,000	0%
Interest Expense				
Series 2022 Bonds	-	68,897	137,794	50%
Total Expenditures and Other Uses:	\$ -	\$ 68,897	\$ 802,794	9%
Net Increase/ (Decrease) in Fund Balance	29,118	690,571	14,677	
Fund Balance - Beginning	868,649	207,195	207,195	
Fund Balance - Ending	\$ 897,767	\$ 897,767	\$ 221,873	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	89	475	18,264	3%
Interest Account	1	248	28,599	1%
Prepayment Account	4	16	-	0%
Revenue Account	2,007	5,383	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	16,815	472,492	863,615	55%
Other Fees and Charges				
Discounts for Early Payment	-	-	(32,298)	0%
Operating Transfers In (From Other Funds)	-	1,277	-	0%
Total Revenue and Other Sources:	\$ 18,916	\$ 479,892	\$ 878,179	55%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	490,000	0%
Interest Expense				
Series 2025 Bonds	-	185,318	341,193	54%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 185,318	\$ 831,193	22%
Net Increase/ (Decrease) in Fund Balance	18,916	294,574	46,986	
Fund Balance - Beginning	532,193	256,535	256,535	
Fund Balance - Ending	\$ 551,109	\$ 551,109	\$ 303,521	

Miromar Lakes Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

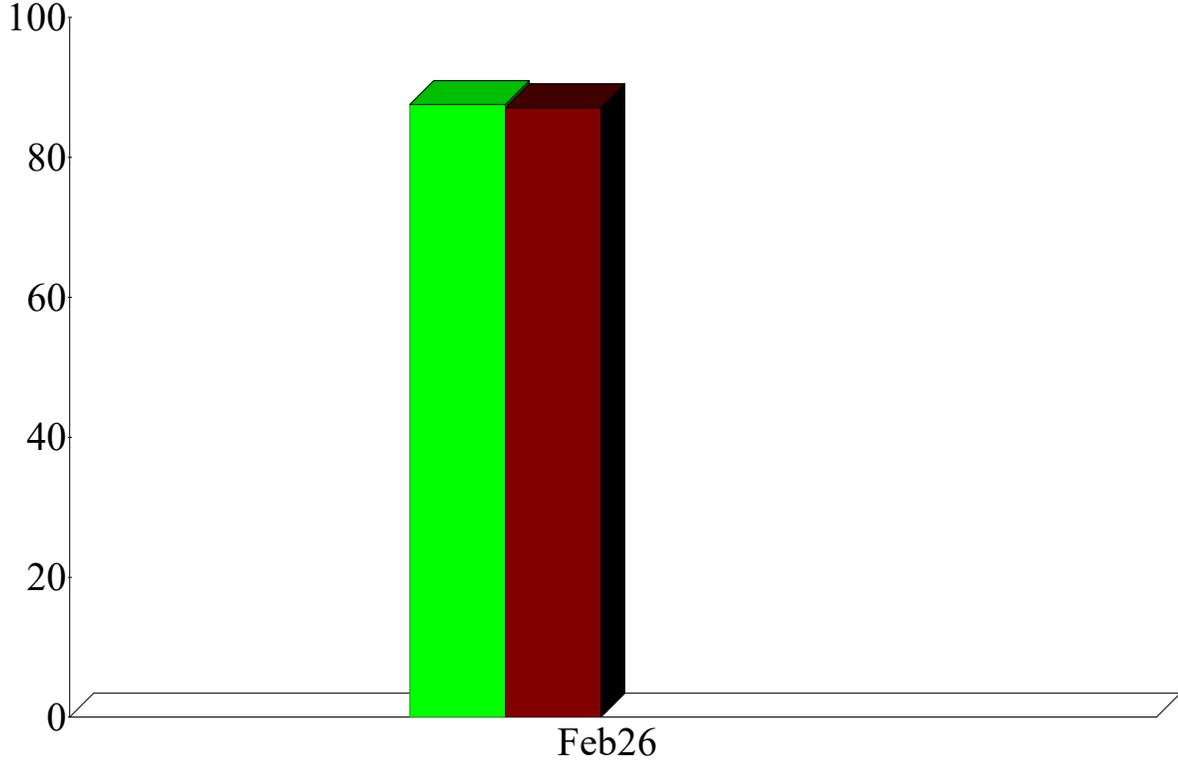
Description	February	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	4	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ -	\$ 4	\$ -
Expenditures and Other Uses			
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	\$ -	\$ -	\$ -

Miromar Lakes Community Development District

Income and Expense by Month February 2026

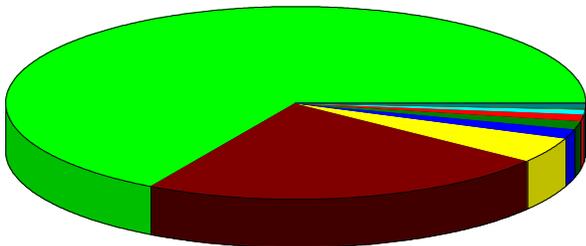


\$ in 1,000's



Expense Summary February 2026

5380000 · Stormwater Manage	66.83%
9099000 · Reserve Allocations	23.16
5120000 · Executive	4.43
5130000 · Financial and Administ	1.72
5134100 · Communications & Fre	1.47
5110000 · Legislative	1.15
5190000 · Other General Governm	0.90
5140000 · Legal Services	0.23
5133400 · Other Contractual Serv	0.10
Total	\$87,086.46



By Account

From: [Mark Battaglia](#)
To: [Trisha O'Brien](#)
Cc: [Cori Dissinger](#)
Subject: Re: Miromar CDD
Date: Monday, February 23, 2026 11:07:36 AM
Attachments: [image002.png](#)

Hi Trisha,

The erosion control work along the I/75 and Golf Course berm was completed on 2/21. The pine straw along the berm will be completed next week.

Thank you,
Mark

From: Trisha O'Brien <trishaobrien@jowardassociates.com>
Sent: Monday, February 23, 2026 9:42 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Cori Dissinger <coridissinger@jowardassociates.com>
Subject: Miromar CDD

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mark,

We are building the agenda for the Miromar CDD's March regular meeting and wanted to reach out to see if you had updates on the Landscaping. This one is set to distro on March 5 so please respond before distro so we can add it to the agenda. Thanks in advance.

Trisha O'Brien



Trisha O'Brien
Administrative Coordinator

Email: trishaobrien@jowardassociates.com
Mobile: 307-221-6816

**Committed to
Excellence**

*JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308*

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in

response to any request, please do not use email and contact our offices directly at the address or phone number above.

Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.