

# Miromar Lakes

Community Development District

*Meeting Agenda*

*April 9, 2026*

*JPWard and Associates, LLC*

*2301 N.E. 37<sup>th</sup> 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. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**JimWard@JPWardAssociates.com**  
**Phone: (954) 658-4900**

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*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=mdd6fa91243174626ca6d7722173b8865>

✓ Phone: (408) 418-9388 Code: 2342 257 1819; Event Password: Jpward

## APRIL, 2026

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# AGENDA

1. Call to Order & Roll Call.
2. Minutes:
  - I. March 12, 2026 - Regular Meeting. **Pages 5-8**
3. Continuation of discussion regarding the FY 2027 proposed Budget. **Pages 9-19**
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 March 31, 2026 (unaudited). **Pages 20-43**
5. Supervisor's Requests.
  - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association. **Pages 44-51**
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.

**Meeting Schedule - FY 2026**

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

# AGENDA

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: Minutes - March 12, 2026 - Regular Meeting.

Item 3: Is the continuation of the District's Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
<b>April 9, 2026</b>	Continued Discussion/Amendments of Proposed Budget	No Action required
<b>May 14, 2026</b>	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

The Public hearing date is scheduled **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.

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

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The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, March 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.

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**Present and constituting a quorum:**

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

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**Also present were:**

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

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**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.

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. 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.

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**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**February 12, 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 Mary LeFevre, and with all in favor, February 12, 2026 Regular Meeting Minutes were approved.**

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**THIRD ORDER OF BUSINESS****Consideration of Resolution 2026-2****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**

Mr. Ward indicated Resolution 2026-2 approved the budget and scheduled the 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. He explained if approved today it would not bind the Board to anything within the budget; line items could be changed up until the public hearing. He indicated the budget kept the assessment rate basically the same as it was this year, \$739.98. He stated if approved the Board would not be able to go above this amount, but the rate could be lowered. He noted if the Board wished to go above \$739 dollars it should decide today, but he did not feel this was necessary. He indicated with the budget being approved, the rate would stay the same, and \$320,000 dollars would go in the capital reserve account in 2027. He stated the budget had not changed much.

Discussion ensued regarding the budget being good and the reserve account growing adequately.

Mr. Ward agreed the CDD had a decent reserve account at this point. He stated costs for services leveled off in the last year or so, which was good. He noted Richard Freeman was doing an excellent job managing the CDD's operations. He stated he would not review every line item, but he noted the fishery stocking was going into year 6 and the budget was increasing to \$120,000 dollars for fishery stocking.

Discussion ensued regarding the program being shared with Esplanade Lakes CDD.

Mr. Ward stated he was pleased with the success of fishery program. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

Mr. Greg Urbancic indicated the Legislative Session was supposed to wrap up tomorrow. He stated the one bill which passed both houses provided for Supervisor recall for CDDs. He noted the two branches of legislature were trying to reconcile bills related to changing

96 the limits of sovereign immunity for governmental agencies. He stated he would keep the  
97 Board updated.  
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## 99 **II. District Engineer**

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101 No report.  
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103 Mr. Ballinger discussed portions of the previous minutes labeled (indecipherable). He  
104 asked about the microphone location.  
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## 106 **III. District Asset Manager**

### 107 **a) Asset Manager's Report March 1, 2026**

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109 Mr. Richard Freeman reported the problem area near Bellini was sprayed and the spike  
110 rush and torpedo grass should be cleared up soon. He reported the annual storm drain  
111 cleaning inspection was scheduled for March 30; the entire community would be  
112 inspected, and he would report the findings back to the Board; cleaning should begin  
113 in May. He noted the inspection would not be done with a camera, it would be a  
114 physical inspection. He reported 200 grass carp were stocked March 3, 2026. He noted  
115 the vendor would be working to keep the fish habitat intact while removing the tops of  
116 plants to prevent boat prop entanglement.  
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118 Mr. Ward asked how this would be done.  
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120 Mr. Freeman explained the vendor had equipment which would go through and cut the  
121 tops off the plants.  
122

## 123 **IV. District Manager**

### 124 **a) Financial Statements for the period ending February 28, 2026 (unaudited)**

125  
126 No report.  
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## 129 **FIFTH ORDER OF BUSINESS**

### **Supervisor's Requests**

#### 130 131 **I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners** 132 **Association** 133

134 Ms. LeFevre stated the erosion areas were completed other than mulch application. She  
135 said they also took three large trees down by the south monument to allow a better view  
136 from I-75. She explained the vendor was holding off on the mulch and pine straw because  
137 there were plants installed which might not grow if covered with mulch too soon. She  
138 noted mulch would likely go down mid-May. She stated the area by the Town Center and  
139 FGCU housing behind Target was cleaned out. She noted FGCU would be building single  
140 story affordable housing for FGCU Staff and was clearing land. She indicated FGCU  
141 would be building a new berm and installing a Clusia hedge buffer.  
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144 **SIXTH ORDER OF BUSINESS** **Public Comments for Non-Agenda Items**

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146 Mr. Ward asked if there were any audience comments; there were none.  
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149 **SEVENTH ORDER OF BUSINESS** **Adjournment**

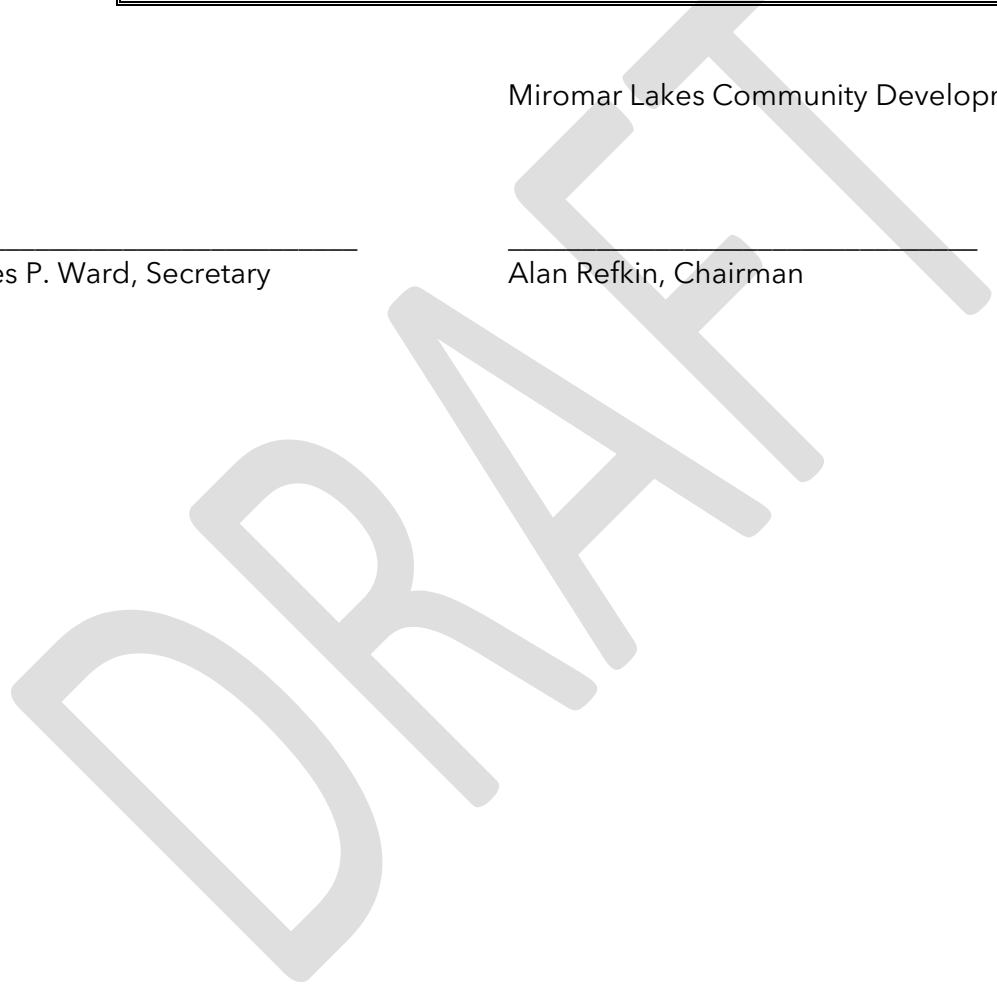
150  
151 The meeting was adjourned at approximately 2:14 p.m.  
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**On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.**

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157 Miromar Lakes Community Development District  
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162 James P. Ward, Secretary

\_\_\_\_\_ Alan Refkin, Chairman



# Miromar Lakes

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

*JPWard and Associates, LLC*

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**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
<b>Revenues and Other Sources</b>					
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
<b>Special Assessment Revenue</b>					
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
<b>Total Revenue and Other Sources</b>	<b>\$ 1,188,209</b>	<b>\$ 1,030,250</b>	<b>\$ 1,269,518</b>	<b>\$ 1,275,211</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 12,000	\$ 4,600	\$ 12,000	\$ 12,000	Statutory Required Fees
<b>Executive</b>					
Professional Management	\$ 46,305	\$ 19,294	\$ 46,305	\$ 48,620	District Manager Contract
<b>Financial and Administrative</b>					
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
<b>Other Contractual Services</b>					
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
<b>Communications and Freight Services</b>					
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
<b>Insurance</b>	\$ 18,805	\$ 19,162	\$ 19,162	\$ 19,862	General Liability and D&O Liability Insurance
<b>Printing and Binding</b>	\$ 2,000	\$ -	\$ 2,200	\$ 2,500	Agenda books and copies
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
<b>Legal Services</b>					
General Counsel	\$ 20,000	\$ 928	\$ 17,500	\$ 17,500	District Attorney
<b>Other General Government Services</b>					
<b>Engineering Services</b>					
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
<b>Other Current Charges - Lee County RE Taxes</b>	\$ -	\$ -	\$ 4,200	\$ 4,200	2025 RE Tax
<b>Sub-Total</b>	<b>\$ 173,233</b>	<b>\$ 62,357</b>	<b>\$ 158,101</b>	<b>\$ 163,432</b>	

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
<b>Stormwater Management Services</b>					
<b>Professional Services</b>					
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
<b>Utility Services</b>					
Electric - Aeration System	\$ 6,500	\$ 2,581	\$ 7,744	\$ 7,976	Electric Service for Fountain
<b>Repairs &amp; Maintenance</b>					
<b>Lake System</b>					
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
<b>Wetland System</b>					
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
<b>Capital Outlay</b>					
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
<b>Sub-Total</b>	<b>\$ 732,725</b>	<b>\$ 133,107</b>	<b>\$ 658,300</b>	<b>\$ 751,484</b>	
<b>Reserves &amp; Contingencies</b>					
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.
<b>Sub-Total</b>	<b>\$ 242,025</b>	<b>\$ 100,844</b>	<b>\$ 242,025</b>	<b>\$ 320,070</b>	

**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
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 40,226	\$ -	\$ 40,226	\$ 40,225	4% Discounts property owner's if paying taxes in November.
<b>Sub-Total</b>	<b>\$ 40,226</b>	<b>\$ -</b>	<b>\$ 40,226</b>	<b>\$ 40,225</b>	
<b>Total Expenditures and Other Uses</b>					
	<b>\$ 1,188,209</b>	<b>\$ 296,307</b>	<b>\$ 1,098,651</b>	<b>\$ 1,275,211</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ 0	\$ 733,942	\$ 170,867	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - *Beginning</b>	<b>\$ 2,030,065</b>		<b>\$ 2,030,065</b>	<b>\$ 2,442,957</b>	
Current Year Reserve Allocation	\$ 242,025		\$ 242,025	\$ 320,070	Budgeted Funds for Long Term Capital Planning
<b>Ending Fund Balance</b>	<b>\$ 2,272,090</b>		<b>\$ 2,442,957</b>	<b>\$ 2,763,027</b>	
<b>Fund Balance - Use of Funds</b>					
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
<b>Total Fund Balance</b>	<b>\$ 2,272,090</b>		<b>\$ 2,442,957</b>	<b>\$ 2,763,027</b>	

\*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
<b>Total:</b>	<b>1616</b>	
<b>Adopted Cap Rate</b>	<b>\$ 739.98</b>	<b>\$ 739.98</b>

**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
<b>Landscaping Restoration - Hurricane Damage</b>					
Overall Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Landscaping System:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Rentention/Dentention Areas</b>					
Replanting (As determinted yearly)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Irrigation System:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater System</b>					
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
<b>Total Stormwater System:</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>
<b>Lake System</b>					
<b>Improvements for Water Quality</b>					
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 15,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 15,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 8,000</b>	<b>\$ 8,000</b>
<b>Aeration System</b>					
Lake Aerator Systems	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Lake BankRestoration</b>					
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
<b>Sub-Total:</b>	<b>\$ 110,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 90,000</b>	<b>\$ 93,750</b>
<b>Total Stormwater Management System:</b>	<b>\$ 160,000</b>	<b>\$ 145,000</b>	<b>\$ 110,000</b>	<b>\$ 98,000</b>	<b>\$ 101,750</b>
<b>Total Capital Improvements:</b>	<b>\$ 160,000</b>	<b>\$ 145,000</b>	<b>\$ 110,000</b>	<b>\$ 98,000</b>	<b>\$ 101,750</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 99.01</b>	<b>\$ 89.73</b>	<b>\$ 68.07</b>	<b>\$ 60.64</b>	<b>\$ 62.96</b>

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

**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
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 18,264	\$ 475	\$ 1,141	\$ 1,027
Revenue Account	\$ 28,599	\$ 5,383	\$ 12,920	\$ 11,628
Interest Account	\$ -	\$ 264	\$ 633	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 863,615	\$ 472,492	\$ 863,615	\$ 863,615
<b>Interfund Transfers In</b>	\$ -	\$ 1,277	\$ 1,277	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ 910,478</b>	<b>\$ 479,892</b>	<b>\$ 879,586</b>	<b>\$ 876,270</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025 Bonds	\$ 490,000	\$ -	\$ 490,000	\$ 520,000
<b>Interest Expense</b>				
Series 2025 Bonds	\$ 341,193	\$ 185,318	\$ 341,193	\$ 287,250
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 32,298	\$ -	\$ 32,298	\$ 60,453
<b>Total Expenditures and Other Uses</b>	<b>\$ 863,492</b>	<b>\$ 185,318</b>	<b>\$ 863,492</b>	<b>\$ 867,703</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 46,986	\$ 294,574	\$ 16,095	\$ 8,567
<b>Fund Balance - Beginning</b>	\$ 256,535	\$ 256,535	\$ 256,535	\$ 272,630
<b>Fund Balance - Ending</b>	<b>\$ 303,521</b>	<b>\$ 551,109</b>	<b>\$ 272,630</b>	<b>\$ 281,196</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2027 Interest Payment			\$ 130,625	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 160,625</b>	

**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	\$ -	
<b>Sub-Total</b>							<b>1078</b>		<b>21</b>	<b>1046</b>	<b>\$ 833,338.24</b>	<b>\$ 801,393.76</b>	<b>\$ -</b>

**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
<b>Sub-Total</b>							<b>538</b>	<b>257</b>	<b>0</b>	<b>538</b>	<b>\$ 863,614.98</b>	<b>\$ 1,009,326.95</b>	<b>\$ 196,405.54</b>
<b>Totals:</b>							<b>1616</b>	<b>257</b>	<b>21</b>	<b>1584</b>			

**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

James Ward  
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

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**A SAFEbuilt® COMPANY**

***CGA Project No. 13-5692***

***April 1, 2026***

**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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**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:**
  - Landscaping remains stable, with some plant material showing signs of dryness due to lack of rainfall. Conditions are expected to improve with the onset of the rainy season.

- **Lake Maintenance:**

### **Shoreline Weeds:**

- Treated shoreline grasses, brush, and gulf spikerush along the north end of Lakes 5/6, 6M, 6N, 6P, and 6A through 6G.

### **Submerged Vegetation:**

- Completed treatment of Lakes 5 and 6 for submerged vegetation.

### **Other Updates:**

- One additional treatment is scheduled for completion on March 27.
- Aquatic vegetation mapping and bathymetric analysis will be completed this month.
- Aeration:
  - Lake 1B (south): Two new compressors were installed and valves adjusted; all stations are fully operational.
  - Lake 6B: One new compressor was installed and valves adjusted; all four air stations are fully operational.
- Trash and debris were collected from all lakes.
- Due to ongoing drought conditions and recent cold weather, some spikerush is stressed and exhibiting browning. As temperatures increase, the littoral zones are expected to recover. Staff will continue to monitor progress.

The District plans to initiate the Fiscal Year 2026 lake bank restoration program in mid-to-late April. Once underway, staff will conduct ongoing inspections to ensure work is completed in accordance with project standards and will provide updates to the Board as progress continues.



*Weir*



*Weir*



*Lake 6p and fountain*



*Lake 6p and fountain*



*Lake 60*



*Lake 60*



*Lake6N*



*Lake6N*



*Lake 6M*



*Lake 6M*



*Lake 6Q and fountain*



*Lake 6Q and fountain*



*Lake 6I and fountain*



*Lake 6I and fountain*



*Lake 6H*



*Lake 6H*

## 2. Fishery

- 200 triploid grass carp were stocked in the lake on March 3 to assist with long-term control of submerged aquatic vegetation.
- Submerged vegetation mapping is scheduled for March 31. This will allow the vendor to track vegetation coverage and evaluate the effectiveness of both the grass carp and ongoing herbicide treatments as part of the lake management program.
- Data from the recent electrofishing survey has been analyzed and is currently being compiled into a report with management recommendations. The finalized report will be provided at the next board meeting.

## 3. Cane Toad Program

Cane toad activity increased significantly during March, with breeding levels not observed in recent years. A substantial volume of eggs and tadpoles was documented across multiple lakes, consistent with early-stage program conditions.

Initial observations suggested limited activity; however, follow-up inspections revealed dense tadpole concentrations and widespread breeding.

Larval strands were identified through monitoring of adult male calling and mating activity, and multiple strands were successfully removed. Additionally, several hundred juvenile toads emerged and were managed.

Adult cane toad presence also increased compared to prior years. Timely reporting remains critical, as delays in identifying breeding activity can result in rapid escalation across the property.

### **March Totals:**

- Larvae Strands Removed: 23
- Tadpoles Removed: Approximately 50,000+
- Juvenile Toads Managed: Approximately 200–300
- Adult Toads Removed: Approximately 125–130



# Miromar Lakes

Community Development District

*Financial Statements*  
*March 31, 2026*

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

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**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending March 31, 2026**

	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			
<b>Assets</b>							
<b>Cash and Investments</b>							
<b>General Fund</b>							
Truist - Checking Account	\$ 371,623						371,623
FMIT - Investment Account	2,387,837	-	-	-	-	-	2,387,837
<b>Debt Service Fund</b>							
Interest Account	-	-	248	-	-	-	248
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	912,025	857,641	-	-	-	1,769,666
Prepayment Account	-	-	1,277	-	-	-	1,277
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,801,191	-	1,801,191
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	9,488,809	-	9,488,809
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	32,970,659	32,970,659
<b>Total Assets:</b>	<b>\$ 2,759,460</b>	<b>\$ 912,025</b>	<b>\$ 889,166</b>	<b>\$ -</b>	<b>\$ 11,290,000</b>	<b>\$ 32,970,659</b>	<b>\$ 48,821,310</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2026**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		Account Groups		
		Series 2022	Series 2025	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>								
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
<b>Current Portion (Due within 12 months)</b>								
Series 2022	-	-	-	-	665,000	-	-	665,000
Series 2025	-	-	-	-	490,000	-	-	490,000
<b>Long Term</b>								
Series 2022	-	-	-	-	4,390,000	-	-	4,390,000
Series 2025	-	-	-	-	5,745,000	-	-	5,745,000
<b>Total Liabilities:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	32,970,659	-	32,970,659
<b>Fund Balance</b>	-	-	-	-	-	-	-	-
<b>Restricted</b>								
<b>Beginning: October 1, 2025 (Unaudited)</b>	-	207,195	256,535	1,273	-	-	-	465,003
Results from Current Operations	-	704,829	632,632	(1,273)	-	-	-	1,336,189
<b>Unassigned</b>								
<b>Beginning: October 1, 2025 (Unaudited)</b>	2,030,065	-	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>								
System-Wide Reserves	1,864,082	-	-	-	-	-	-	1,864,082
Reserve For First Three Months Operations	286,996	-	-	-	-	-	-	286,996
<b>Results of Current Operations</b>	608,383	-	-	-	-	-	-	608,383
<b>Total Fund Equity and Other Credits:</b>	<u>\$ 2,759,460</u>	<u>\$ 912,025</u>	<u>\$ 889,167</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 37,531,311</u>
<b>Total Liabilities, Fund Equity and Other Credits:</b>	<u>\$ 2,759,460</u>	<u>\$ 912,025</u>	<u>\$ 889,167</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 48,821,311</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Interest - FMIT	861	33,820	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	14,329	922,803	1,005,640	92%
Special Assessments - Off-Roll	-	91,285	182,569	50%
<b>Other Fees and Charges</b>				
Discount for Early Payment	-	-	(40,226)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	
<b>Total Revenue and Other Sources:</b>	<b>\$ 15,190</b>	<b>\$ 1,047,908</b>	<b>\$ 1,147,983</b>	<b>91%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	1,000	5,600	12,000	47%
<b>Executive</b>				
Professional Management	3,859	23,153	46,305	50%
<b>Financial and Administrative</b>				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	9,000	18,000	50%
Arbitrage	-	-	1,000	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	402	1,000	40%
Website Maintenance	-	1,200	2,400	50%
<b>Other Contractual Services</b>				
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	-	422	250	169%
<b>Insurance</b>	-	19,162	18,805	102%
<b>Printing &amp; Binding</b>	342	342	2,000	17%
<b>Subscription &amp; Memberships</b>	-	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	395	1,323	20,000	7%
<b>Other General Government Services</b>				
Engineering Services - General Services	595	3,011	15,000	20%
Asset Administrative Services	-	-	17,500	0%
<b>Sub-Total:</b>	<b>7,691</b>	<b>70,221</b>	<b>173,233</b>	<b>41%</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>				
<b>Professional Services</b>				
Asset Management	6,455	30,912	80,000	39%
NPDES	32	2,227	3,500	64%
<b>Electric - Aeration Systems</b>	571	3,806	6,500	59%
<b>Repairs &amp; Maintenance</b>				
<b>Lake System</b>				
Aquatic Weed Control	5,909	29,545	85,000	35%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	5,150	19,000	27%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	840	10,080	39,000	26%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	3,580	9,485	10,000	95%
Fish Re-Stocking	1,079	46,783	90,000	52%
Contingencies	-	-	20,875	0%
<b>Wetland System</b>				
Routine Maintenance	2,000	26,518	47,000	56%
Contingencies	-	-	2,350	0%
<b>Capital Outlay</b>				
Lake Bank Restoration	75,114	79,026	120,000	66%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
<b>Sub-Total:</b>	<b>95,579</b>	<b>248,291</b>	<b>732,725</b>	<b>34%</b>
<b>Reserve Allocations</b>				
Capital/Operations	20,169	121,013	242,025	50%
<b>Sub-Total:</b>	<b>20,169</b>	<b>121,013</b>	<b>242,025</b>	<b>50%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 123,438</b>	<b>\$ 439,525</b>	<b>\$ 1,147,983</b>	<b>38%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>(108,248)</b>	<b>608,383</b>	<b>(0)</b>	
Fund Balance - Beginning	2,847,539	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	121,013	242,025	
<b>Fund Balance - Ending</b>	<b>\$ 2,759,460</b>	<b>\$ 2,759,460</b>	<b>\$ 2,272,090</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Revenue Account	2,364	7,724	16,179	48%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	11,894	766,002	834,742	92%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(33,450)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 14,258</b>	<b>\$ 773,726</b>	<b>\$ 817,471</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022 Bonds	-	-	665,000	0%
<b>Interest Expense</b>				
Series 2022 Bonds	-	68,897	137,794	50%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 68,897</b>	<b>\$ 802,794</b>	<b>9%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>14,258</b>	<b>704,829</b>	<b>14,677</b>	
Fund Balance - Beginning	897,767	207,195	207,195	
<b>Fund Balance - Ending</b>	<b>\$ 912,025</b>	<b>\$ 912,025</b>	<b>\$ 221,873</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2025 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	80	556	18,264	3%
Interest Account	1	249	28,599	1%
Prepayment Account	3	19	-	0%
Revenue Account	1,366	6,749	-	0%
<b>Special Assessment Revenue</b>				
Special Assessments - Off-Roll	7,452	479,944	534,459	90%
Special Assessments - On-Roll	329,156	329,156	329,156	100%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(32,298)	0%
<b>Operating Transfers In (From Other Funds)</b>		1,277	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 338,058</b>	<b>\$ 817,950</b>	<b>\$ 878,179</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025 Bonds	-	-	490,000	0%
<b>Interest Expense</b>				
Series 2025 Bonds	-	185,318	341,193	54%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 185,318</b>	<b>\$ 831,193</b>	<b>22%</b>
<b>Net Increase/ (Decrease) in Fund Balance</b>	<b>338,058</b>	<b>632,632</b>	<b>46,986</b>	
Fund Balance - Beginning	551,109	256,535	256,535	
<b>Fund Balance - Ending</b>	<b>\$ 889,167</b>	<b>\$ 889,167</b>	<b>\$ 303,521</b>	

**Miromar Lakes Community Development District**  
**Capital Project Fund - Series 2025**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2026**

Description	March	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>			
Carryforward	\$ -	\$ -	\$ -
<b>Interest Income</b>			
Construction Account		-	-
Cost of Issuance		4	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	-
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ 4</u>	<u>\$ -</u>
<b>Expenditures and Other Uses</b>			
<b>Capital Outlay</b>			
<b>Operating Transfers Out (To Other Funds)</b>		1,277	-
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ 1,277</u>	<u>\$ -</u>
<b>Net Increase/ (Decrease) in Fund Balance</b>	-	<b>(1,273)</b>	-
Fund Balance - Beginning	-	1,273	-
<b>Fund Balance - Ending</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

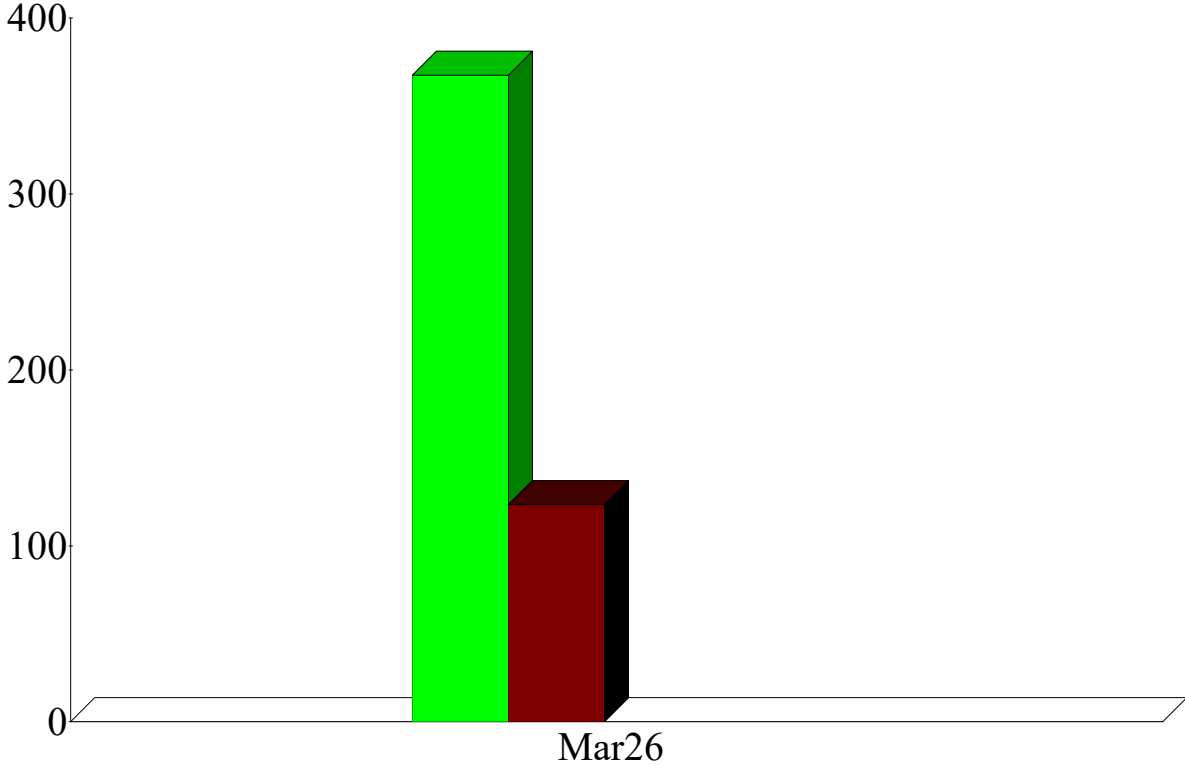
# Miromar Lakes Community Development District

## Income and Expense by Month

March 2026

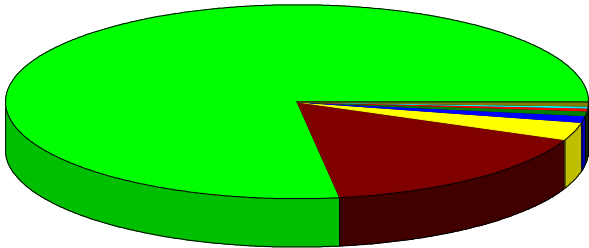


\$ in 1,000's



### Expense Summary March 2026

5380000 · Stormwater Manage	77.43%
9099000 · Reserve Allocations	16.34
5120000 · Executive	3.13
5130000 · Financial and Administ	1.22
5110000 · Legislative	0.81
5190000 · Other General Governn	0.48
5140000 · Legal Services	0.32
5134700 · Printing and Binding	0.28
<b>Total</b>	<b>\$123,438.19</b>



By Account

**From:** [Mark Battaglia](#)  
**To:** [Trisha O'Brien](#)  
**Cc:** [Cori Dissinger](#)  
**Subject:** Re: Miromar CDD - April Meeting  
**Date:** Tuesday, March 24, 2026 4:03:49 PM  
**Attachments:** [image002.png](#)

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Hi Trisha,

We have revisited the areas along the I-75 berm where pine straw installation had previously been discussed but not implemented. After further evaluation, we plan to install Spartina grass in lieu of pine straw, as we believe the pine straw would likely be displaced during the first significant rainfall event. Spartina grass presents a more effective and sustainable solution, as it will establish root systems that help stabilize the soil and reduce the potential for future erosion.

We are currently obtaining bids for this work and anticipate completing the installation in April.

Additionally, FGCU has begun clearing land and constructing single-family homes for their employees just north of the golf course maintenance area. This clearing has exposed the property line and the adjacent swale, which appears to have not been maintained for some time. In response, we have removed invasive vegetation, cleared rock and construction debris from the swale, and generally improved the area to enhance its overall appearance.

Please find the attached photos for your reference. The work is completed but I have to go and take the after pictures and I will send them to you tomorrow.

Thank you,  
Mark

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**From:** Trisha O'Brien <trishaobrien@jpwardassociates.com>  
**Sent:** Tuesday, March 24, 2026 9:35 AM  
**To:** Mark Battaglia <MBattaglia@miromar.com>  
**Cc:** Cori Dissinger <coridissinger@jpwardassociates.com>  
**Subject:** Miromar CDD - April Meeting

**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 April regular meeting and wanted to reach out to see if you had updates on the Landscaping. This one is set to distro on April 2 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@jwardassociates.com](mailto:trishaobrien@jwardassociates.com)  
Mobile: 307-221-6816

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