

Miromar Lakes

Community Development District

Meeting Agenda

May 14, 2026

PFM Management Services 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
wardj@pfm.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=m1bf0d54384ec49f16785254bc51b90b9>

✓ Phone: (408) 418-9388 Code: 2340 409 2319; Event Password: Jpward

MAY, 2026

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AGENDA

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meeting.
Page 7-8
3. Minutes:
 - I. April 9, 2026 – Regular Meeting.
Pages 9-12
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2027 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-3**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2027.
 - b. **FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2026-4**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll.
Pages 13-42
5. Consideration of **Resolution 2026-5**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor’s for Fiscal Year 2027.
Pages 43-44
6. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date.
Pages 45-95
7. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Manager’s Report April 1, 2026.
 - IV. District Manager
 - a) Supervisor of Elections Report on the Number of Registered Voters as of April 15, 2026.
 - b) General Election Qualifying Period: June 8 – June 12, 2026 (Seats 1, 2, & 3).
 - c) Financial Statements for the period ending April 30, 2026 (unaudited).
Pages 96-115

AGENDA

8. Supervisor's Requests.
9. 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.
10. Adjournment.

Meeting Schedule - FY 2026

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

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 - April 9, 2026 - Regular Meeting.

Item 3: Are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2027 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2027 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2022 and Series 2025 Bonds. At the conclusion of the hearing, will be the consideration of **Resolution 2026-3**, which adopts the Fiscal Year 2027 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2027 Budget. **Resolution 2026-4** does essentially two (2) things. First, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2026-4**.

Item 4: **Resolution 2026-5**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisor's for Fiscal Year 2027. As you may re-call, to the extent that the District has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the second Thursday of each month at **2:00 P.M.** at the **Miromar Lake Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The Fiscal Year 2027 schedule is as follows:

Meeting Schedule - FY 2027

Thursday, October 8, 2026	Thursday, November 12, 2026
Thursday, December 10, 2026	Thursday, January 14, 2027
Thursday, February 11, 2027	Thursday, March 11, 2027
<u>Thursday, April 8, 2027</u>	Thursday, May 13, 2027
Thursday, June 10, 2027	Thursday, July 8, 2027
Thursday, August 12, 2027	Thursday, September 9, 2027

AGENDA

- Item 4: **Resolution 2026-6**, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date
- Item 5: 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 6: Supervisor's Requests.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Miromar Lakes Cdd
Miromar Lakes CDD
2301 NE 37Th ST
Ft Lauderdale FL 33308-6242

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 04/26/2026, 05/03/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/03/2026

M. Jacobs
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown
82526

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

The Board of Supervisors (“Board”) of the Miromar Lakes Community Development District (“District”) will hold a public hearing on **Thursday, May 14, 2026 at 2:00 p.m.** at the **Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913**. The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District’s website at www.miromarlakescdd.org.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget (“Proposed Budget”) of the District for the fiscal year ending September 30, 2027 (“Fiscal Year 2027”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900 (“District Manager’s Office”), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District’s web site: www.miromarlakescdd.org.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**Miromar Lakes Community Development District
James P. Ward
District Manager**



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

10 The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community
11 Development District was held on Thursday, April 9, 2026, at the Miromar Lakes Beach and
12 Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00
13 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as
14 Secretary.

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Present and constituting a quorum:

19 Alan Refkin	Chairperson
20 Michael Weber	Vice Chairperson
21 Doug Ballinger	Assistant Secretary
22 Patrick Reidy	Assistant Secretary
23 Mary LeFevre	Assistant Secretary

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Also present were:

26 James P. Ward	District Manager
27 Greg Urbancic	District Attorney
28 Charlie Krebs	District Engineer

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Audience:

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

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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SECOND ORDER OF BUSINESS

Consideration of Minutes

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March 12, 2026 - Regular Meeting Minutes

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

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On MOTION made by Michael Weber, seconded by Mary LeFevre, and with all in favor, March 12, 2026 Regular Meeting Minutes were approved.

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THIRD ORDER OF BUSINESS **Discussion**

Continuation of discussion regarding the FY 2027 proposed Budget

Mr. Ward stated the public hearing and adoption of the FY 2027 budget was scheduled for May 14, 2026. He asked if there were any questions.

Ms. Mary LeFevre asked about the reserve account of \$2 million dollars. She asked how it compared to other CDDs of similar size.

Mr. Ward stated he was pleased with this CDD's reserve account; most of his CDDs did not have anywhere near \$2 million dollars, but also most of his CDDs were newer, still growing, and had a long way to go. He said he had a couple CDDs similar in size who had around \$1 million dollars in savings and were working to reach the \$2.5 million to \$3 million dollar range.

Mr. Patrick Reidy stated he was pleased with the reserve account and pleased it was still growing. He said he felt the assessment rate was a fair number at \$739 dollars for operating costs.

Mr. Ward noted \$739 dollars was relatively low for CDD assessments and he felt it was good to keep the assessment rate level while continuing to grow the reserve account.

Mr. Doug Ballinger asked about on-row and off-row properties.

Mr. Ward explained the off-row properties were two undeveloped parcels, the sales parcel out at the front which he believed eventually would be some type of single family product, and the other parcel was in the northeast corner of the property, which would be a multifamily product.

Mr. Ballinger asked if the CDD had 1,359 doors.

Mr. Ward stated 1,359 was the number of platted units; some had residents living in them and others were just platted lots. He said 1,359 was the fixed number of units at this point unless the developer replatted. He said 259 units was the estimated number of units the developer intended to build on the two vacant parcels.

FOURTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

Mr. Greg Urbancic indicated the recall bill was the primary bill passed which affected CDDs. He explained the recall bill allowed residents to initiate a recall petition if there were any malfeasance or neglect of duty. He said the bill was still awaiting the Governor's signature but passed unanimously by both Houses. He noted the other bills he followed failed.

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97 **II. District Engineer**

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99 No report.

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101 **III. District Asset Manager**

102 **a) Asset Manager’s Report March 1, 2026**

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104 No report.

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106 Mr. Ballinger noted some of the pictures in the Asset Manager’s Report were
107 mislabeled.

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109 Mr. Ward stated he would ensure the labels were corrected. He noted Mr. Freeman
110 would begin adding more information in his monthly reports with more photos.

111

112 Mr. Ballinger commented on the increasing cane toad problem.

113

114 Mr. Alan Refkin asked if more traps were needed to keep the cane toads under control.

115

116 Mr. Ward stated Mr. Freeman was monitoring the situation and if additional traps were
117 needed Mr. Freeman would put in more traps or take them out as the situation
118 required.

119

120 Mr. Ballinger asked if the \$30,000 dollar fishery budget increase would be split with the
121 other CDD.

122

123 Mr. Ward responded the budget reflected Miromar Lakes’ portion of the fishery cost
124 which included a \$30,000 dollar increase.

125

126 **IV. District Manager**

127 **a) Financial Statements for the period ending March 31, 2026 (unaudited)**

128

129 No report.

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132 **FIFTH ORDER OF BUSINESS**

Supervisor’s Requests

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

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137 Mr. Ward asked if there were any Supervisor Requests or comments; there were none.

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140 **SIXTH ORDER OF BUSINESS**

Public Comments for Non-Agenda Items

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142 Mr. Ward asked if there were any audience comments; there were none.

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SEVENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:14 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

DRAFT

RESOLUTION 2026-3

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miromar Lakes Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of [Section 190.008\(2\)\(b\), Florida Statutes](#); and

WHEREAS, the Board set May 14, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

WHEREAS, [Section 190.008\(2\)\(a\), Florida Statutes](#), requires that, prior to October 1st of each year, the District Board by passage of an "Annual Appropriation Resolution" shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Adopted Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#), and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Miromar Lakes Community Development District for the Fiscal Year 2027 ending September 30, 2027”, as adopted by the Board of Supervisors on May 14, 2026.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Miromar Lakes Community Development District, for the Fiscal Year 2027 beginning October 1, 2026, and ending September 30, 2027, the sum of **\$2,962,143.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2027	\$1,259,889.00
DEBT SERVICE FUND - SERIES 2022	\$834,551.00
<u>DEBT SERVICE FUND - SERIES 2025</u>	\$876,703.00
TOTAL ALL FUNDS	\$2,962,143.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to [Section 189.016, Florida Statutes](#), the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.

- b. The District Manager or Treasurer may approve an expenditure that would increase a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation item less than \$500 , or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 14th day of May 2026.

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2027 Adopted Budget

Exhibit A

Fiscal Year 2027 Adopted 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 2/19/2026	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	\$ 990,088	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 182,569	\$ 91,285	\$ 182,569	\$ 196,623	Assessment from Developer
Total Revenue & Other Sources	\$ 1,188,209	\$ 1,030,250	\$ 1,269,518	\$ 1,259,889	
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	\$ -	\$ -	\$ -	\$ -	
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

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
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)
Other Current Charges - Lee County RE Taxes	\$ -	\$ -	\$ 4,200	\$ 4,200	
Sub-Total	\$ 173,233	\$ 62,357	\$ 158,101	\$ 163,432	
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 4 of Fisheries Restocking
Contingencies	\$ 20,875	-	-	\$ 36,168	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	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ -	-	-	-	Line Item Removed in FY 2024 and Beyond
Littoral Shelf Replanting/Barrier	\$ -	-	-	-	Line Item Removed in FY 2024 and Beyond
Lake Bank Restorations	\$ 120,000	\$ 3,912	\$ 120,000	\$ 125,000	See Capital Improvements for Detail
Turbidity Screens	\$ -	-	-	-	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 4,760	\$ 35,000	\$ 35,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	-	-	-	See Capital Improvements for Detail
Contingencies	\$ -	-	-	-	Moved to Reserves & Contingencies for Overall Operations
Sub-Total	\$ 732,725	\$ 133,107	\$ 658,300	\$ 751,484	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Reserves & Contingencies					
Capital/Reserves	\$ 242,025	\$ 100,844	\$ 242,025	\$ 305,370	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	\$ 305,370	
Other Fees and Charges					
Discount for Early Payment	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	4% Discounts property owner's if paying taxes in November.
Sub-Total	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	
Total Expenditures and Other Uses	\$ 1,188,209	\$ 296,307	\$ 1,098,651	\$ 1,259,889	
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	\$ 305,370	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	
Fund Balance - Allocations					
1st 3 Months Operations Reserve	\$ 197,122		\$ 214,157	\$ 238,630	Required to meet Cash Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 2,074,969		\$ 2,228,800	\$ 2,509,697	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	

*Beginning Fund Balance at 10/1/2025 per audited financial statements

*Unit Counts Corrected FY26 - for Villas

Assessment Rate		FY 2026		FY 2027
Property - On Roll	1338	\$ 739.98		\$ 739.98
Property - Off Roll	257	\$ 710.38		\$ 765.07
Total:	1595			
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:	\$ -	\$ -	\$ -	\$ -	\$ -
Retention/Detention 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 Bank Restoration					
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

**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 2/19/2026	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	\$ 852,453
Total Revenue & Other Sources	\$ 850,921	\$ 759,468	\$ 847,607	\$ 864,031
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 665,000	\$ -	\$ 665,000	\$ 680,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
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	\$ 29,480
Fund Balance - Beginning	\$ 207,195	\$ 207,195	\$ 207,195	\$ 218,558
Fund Balance - Ending	\$ 221,873	\$ 897,767	\$ 218,558	\$ 248,038

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				\$ 76,959.50		
5/1/2025	\$	650,000	2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$	665,000	2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$	680,000	2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$	700,000	2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$	720,000	2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$	745,000	2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$	760,000	2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$	785,000	2.900%	\$ 11,382.50	\$ 807,765.00	\$ -
				\$ 1,105,547.27		
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 2/19/2026	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
Prepayment 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 & 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	Outstanding Par at 09/30/2027	Units Assigned - On-Roll	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll
Murano	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	19			19	\$ 133,967.10	\$ 26,678.74	\$ 14,059.55	\$ -
Positano (South Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	11			11	\$ 77,559.90	\$ 15,445.58	\$ 8,139.74	\$ -
Solari (North Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	10			10	\$ 70,509.00	\$ 14,041.44	\$ 7,399.76	\$ -
Verona Lago	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	62		4	58	\$ 258,285.61	\$ 48,864.20	\$ 42,918.62	\$ -
Isola Bella	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	13			13	\$ 57,891.60	\$ 10,952.32	\$ 9,619.69	\$ -
Bellamare	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	20			20	\$ 89,064.00	\$ 16,849.72	\$ 14,799.52	\$ -
Ana Capri	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	10			10	\$ 44,532.00	\$ 8,424.86	\$ 7,399.76	\$ -
Casteli	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	8			8	\$ 35,625.60	\$ 6,739.89	\$ 5,919.81	\$ -
Montelago	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	30		4	26	\$ 96,486.00	\$ 18,253.87	\$ 19,239.38	\$ -
Tivoli	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	76		2	74	\$ 274,614.01	\$ 51,953.33	\$ 54,758.24	\$ -
St. Moritz	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	37			37	\$ 137,307.00	\$ 25,976.67	\$ 27,379.12	\$ -
Sienna	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	27		1	26	\$ 96,486.00	\$ 18,253.87	\$ 19,239.38	\$ -
Caprini	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	27			27	\$ 100,197.00	\$ 18,955.94	\$ 19,979.36	\$ -
Porto Romano	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	55			55	\$ 204,105.00	\$ 38,613.96	\$ 40,698.69	\$ -
Volterra	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	12			12	\$ 44,532.00	\$ 8,424.86	\$ 8,879.71	\$ -
Portofino	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	20			20	\$ 74,220.00	\$ 14,041.44	\$ 14,799.52	\$ -
Valencia	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	80		1	79	\$ 234,535.20	\$ 44,370.98	\$ 58,458.12	\$ -
Vivaldi	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60			60	\$ 178,128.00	\$ 33,699.47	\$ 44,398.57	\$ -
Bella Vista	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60		1	59	\$ 175,159.20	\$ 33,137.82	\$ 43,658.60	\$ -
Mirasol	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	110			110	\$ 326,568.01	\$ 61,782.37	\$ 81,397.39	\$ -
San Marino	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	120		4	116	\$ 344,380.81	\$ 65,152.32	\$ 85,837.24	\$ -
Nerano	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	40			40	\$ 118,752.00	\$ 22,466.32	\$ 29,599.05	\$ -
Montebello	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	40		2	38	\$ 112,814.40	\$ 21,343.00	\$ 28,119.10	\$ -
Ravenna	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60			60	\$ 178,128.00	\$ 33,699.47	\$ 44,398.57	\$ -
Bellini	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60		2	58	\$ 172,190.40	\$ 32,576.16	\$ 42,918.62	\$ -
Florida Gulf Coast University	GOV	\$ -	\$ 4,439.86	\$ 4,439.86	\$ -					\$ -	\$ -	\$ 4,439.86	\$ -
Golf Club	GOLF	\$ 129,697.44	\$ 7,399.76	\$ 137,097.20	\$ 685,552.55	10			10	\$ 685,552.55	\$ 129,697.44	\$ 73,997.62	\$ -
Beach Club	BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 68,409.58	1			1	\$ 68,409.58	\$ 12,942.18	\$ -	\$ -
Sub-Total						1078		21	1057	\$ 4,390,000.00	\$ 833,338.24	\$ 852,452.62	\$ -
										\$ 4,390,000.00			
										\$ -			

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	Outstanding Par at 09/30/2027	Units Assigned	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll
Sorrento	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	11			11	\$ 159,271.57	\$ 23,281.06	\$ 8,139.74	\$ -
Salerno	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	10			10	\$ 144,792.34	\$ 21,164.60	\$ 7,399.76	\$ -
Lugano	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	11			11	\$ 159,271.57	\$ 23,281.06	\$ 8,139.74	\$ -
Salerno II	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	22			22	\$ 318,543.15	\$ 46,562.12	\$ 16,279.48	\$ -
Sardinia	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	8			8	\$ 115,833.87	\$ 16,931.68	\$ 5,919.81	\$ -
Avellino	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	9			9	\$ 130,313.11	\$ 19,048.14	\$ 6,659.79	\$ -
Ancona	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	12			12	\$ 173,750.81	\$ 25,397.52	\$ 8,879.71	\$ -
Bergamo	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	6			6	\$ 86,875.40	\$ 12,698.76	\$ 4,439.86	\$ -
Veneto	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	6			6	\$ 86,875.40	\$ 12,698.76	\$ 4,439.86	\$ -
Messina	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	51			51	\$ 738,440.94	\$ 107,939.46	\$ 37,738.79	\$ -
San Lorenzo	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	13			13	\$ 188,230.04	\$ 27,513.98	\$ 9,619.69	\$ -
Costa Maggiore (Prestino)	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	23			23	\$ 333,022.38	\$ 48,678.58	\$ 17,019.45	\$ -
SF 2 (Sales Center Site)	SF 2	\$ 2,116.46	\$ 765.07	\$ 2,881.53	\$ 14,479.23	28	28		28	\$ 405,418.55	\$ 59,260.88		\$ 21,421.94
Navona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	18			18	\$ 193,475.89	\$ 28,280.88	\$ 13,319.57	
Cassina	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	23			23	\$ 247,219.19	\$ 36,136.68	\$ 17,019.45	
Trevi	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	11			11	\$ 118,235.26	\$ 17,282.76	\$ 8,139.74	
Cortona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	19			19	\$ 204,224.55	\$ 29,852.04	\$ 14,059.55	
Villa D'Este	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	12			12	\$ 128,983.92	\$ 18,853.92	\$ 8,879.71	
Costa Amalfi	Villa 1	\$ 1,178.58	\$ 739.98	\$ 1,918.56	\$ 8,062.95	16			16	\$ 129,007.18	\$ 18,857.28	\$ 11,839.62	
MF 2 Product (Track D)	MF	\$ 1,178.58	\$ 765.07	\$ 1,943.65	\$ 7,350.29	229	229	0	229	\$ 1,683,216.95	\$ 269,894.82	\$ -	\$ 175,200.91
Sub-Total						538	257	0	538	\$ 5,745,002.08	\$ 863,614.98	\$ 207,933.32	\$ 196,622.85
Totals:						1616	257	21	1595				
Sales Center Site and Track D													
Debt Service Fund - On-Roll												\$ 1,060,385.95	\$ 196,622.85
General Fund - Off-Roll													

RESOLUTION 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the "District") is a local unit of special-purpose government established pursuant to [Chapter 190, Florida Statutes](#) for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and [Chapter 190, Florida Statutes](#); and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2027 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, [Chapter 190, Florida Statutes](#), provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, [Chapter 197, Florida Statutes](#), provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method") and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A" the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in [Chapter 190, Florida Statutes](#), is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2026;

provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Miromar Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 14th day of May 2026.

ATTEST:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2027 Adopted 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 2/19/2026	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	\$ 990,088	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 182,569	\$ 91,285	\$ 182,569	\$ 196,623	Assessment from Developer
Total Revenue & Other Sources	\$ 1,188,209	\$ 1,030,250	\$ 1,269,518	\$ 1,259,889	
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	\$ -	\$ -	\$ -	\$ -	
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

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
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)
Other Current Charges - Lee County RE Taxes	\$ -	\$ -	\$ 4,200	\$ 4,200	
Sub-Total	\$ 173,233	\$ 62,357	\$ 158,101	\$ 163,432	
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 4 of Fisheries Restocking
Contingencies	\$ 20,875	-	-	\$ 36,168	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	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ -	-	-	-	Line Item Removed in FY 2024 and Beyond
Littoral Shelf Replanting/Barrier	\$ -	-	-	-	Line Item Removed in FY 2024 and Beyond
Lake Bank Restorations	\$ 120,000	\$ 3,912	\$ 120,000	\$ 125,000	See Capital Improvements for Detail
Turbidity Screens	\$ -	-	-	-	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 35,000	\$ 4,760	\$ 35,000	\$ 35,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	-	-	-	See Capital Improvements for Detail
Contingencies	\$ -	-	-	-	Moved to Reserves & Contingencies for Overall Operations
Sub-Total	\$ 732,725	\$ 133,107	\$ 658,300	\$ 751,484	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/19/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Budget	Notes
Reserves & Contingencies					
Capital/Reserves	\$ 242,025	\$ 100,844	\$ 242,025	\$ 305,370	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	\$ 305,370	
Other Fees and Charges					
Discount for Early Payment	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	4% Discounts property owner's if paying taxes in November.
Sub-Total	\$ 40,226	\$ -	\$ 40,226	\$ 39,604	
Total Expenditures and Other Uses	\$ 1,188,209	\$ 296,307	\$ 1,098,651	\$ 1,259,889	
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	\$ 305,370	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	
Fund Balance - Allocations					
1st 3 Months Operations Reserve	\$ 197,122		\$ 214,157	\$ 238,630	Required to meet Cash Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 2,074,969		\$ 2,228,800	\$ 2,509,697	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 2,272,090		\$ 2,442,957	\$ 2,748,327	

*Beginning Fund Balance at 10/1/2025 per audited financial statements

*Unit Counts Corrected FY26 - for Villas

Assessment Rate		FY 2026	FY 2027
Property - On Roll	1338	\$ 739.98	\$ 739.98
Property - Off Roll	257	\$ 710.38	\$ 765.07
Total:	1595		
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:	\$ -	\$ -	\$ -	\$ -	\$ -
Retention/Detention 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 Bank Restoration					
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

**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 2/19/2026	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	\$ 852,453
Total Revenue & Other Sources	\$ 850,921	\$ 759,468	\$ 847,607	\$ 864,031
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 665,000	\$ -	\$ 665,000	\$ 680,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
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	\$ 29,480
Fund Balance - Beginning	\$ 207,195	\$ 207,195	\$ 207,195	\$ 218,558
Fund Balance - Ending	\$ 221,873	\$ 897,767	\$ 218,558	\$ 248,038

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				\$ 76,959.50		
5/1/2025	\$	650,000	2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$	665,000	2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$	680,000	2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$	700,000	2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$	720,000	2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$	745,000	2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$	760,000	2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$	785,000	2.900%	\$ 11,382.50	\$ 807,765.00	\$ -
				\$ 1,105,547.27		
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 2/19/2026	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
Prepayment 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 & 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	Outstanding Par at 09/30/2027	Units Assigned - On-Roll	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll
Murano	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	19			19	\$ 133,967.10	\$ 26,678.74	\$ 14,059.55	\$ -
Positano (South Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	11			11	\$ 77,559.90	\$ 15,445.58	\$ 8,139.74	\$ -
Solari (North Side of Road)	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.12	\$ 7,050.90	10			10	\$ 70,509.00	\$ 14,041.44	\$ 7,399.76	\$ -
Verona Lago	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	62		4	58	\$ 258,285.61	\$ 48,864.20	\$ 42,918.62	\$ -
Isola Bella	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	13			13	\$ 57,891.60	\$ 10,952.32	\$ 9,619.69	\$ -
Bellamare	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	20			20	\$ 89,064.00	\$ 16,849.72	\$ 14,799.52	\$ -
Ana Capri	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	10			10	\$ 44,532.00	\$ 8,424.86	\$ 7,399.76	\$ -
Casteli	SF	\$ 842.49	\$ 739.98	\$ 1,582.46	\$ 4,453.20	8			8	\$ 35,625.60	\$ 6,739.89	\$ 5,919.81	\$ -
Montelago	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	30		4	26	\$ 96,486.00	\$ 18,253.87	\$ 19,239.38	\$ -
Tivoli	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	76		2	74	\$ 274,614.01	\$ 51,953.33	\$ 54,758.24	\$ -
St. Moritz	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	37			37	\$ 137,307.00	\$ 25,976.67	\$ 27,379.12	\$ -
Sienna	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	27		1	26	\$ 96,486.00	\$ 18,253.87	\$ 19,239.38	\$ -
Caprini	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	27			27	\$ 100,197.00	\$ 18,955.94	\$ 19,979.36	\$ -
Porto Romano	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	55			55	\$ 204,105.00	\$ 38,613.96	\$ 40,698.69	\$ -
Volterra	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	12			12	\$ 44,532.00	\$ 8,424.86	\$ 8,879.71	\$ -
Portofino	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.05	\$ 3,711.00	20			20	\$ 74,220.00	\$ 14,041.44	\$ 14,799.52	\$ -
Valencia	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	80		1	79	\$ 234,535.20	\$ 44,370.98	\$ 58,458.12	\$ -
Vivaldi	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60			60	\$ 178,128.00	\$ 33,699.47	\$ 44,398.57	\$ -
Bella Vista	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60		1	59	\$ 175,159.20	\$ 33,137.82	\$ 43,658.60	\$ -
Mirasol	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	110			110	\$ 326,568.01	\$ 61,782.37	\$ 81,397.39	\$ -
San Marino	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	120		4	116	\$ 344,380.81	\$ 65,152.32	\$ 85,837.24	\$ -
Nerano	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	40			40	\$ 118,752.00	\$ 22,466.32	\$ 29,599.05	\$ -
Montebello	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	40		2	38	\$ 112,814.40	\$ 21,343.00	\$ 28,119.10	\$ -
Ravenna	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60			60	\$ 178,128.00	\$ 33,699.47	\$ 44,398.57	\$ -
Bellini	MF	\$ 561.66	\$ 739.98	\$ 1,301.63	\$ 2,968.80	60		2	58	\$ 172,190.40	\$ 32,576.16	\$ 42,918.62	\$ -
Florida Gulf Coast University	GOV	\$ -	\$ 4,439.86	\$ 4,439.86	\$ -					\$ -	\$ -	\$ 4,439.86	\$ -
Golf Club	GOLF	\$ 129,697.44	\$ 7,399.76	\$ 137,097.20	\$ 685,552.55	10			10	\$ 685,552.55	\$ 129,697.44	\$ 73,997.62	\$ -
Beach Club	BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 68,409.58	1			1	\$ 68,409.58	\$ 12,942.18	\$ -	\$ -
Sub-Total						1078		21	1057	\$ 4,390,000.00	\$ 833,338.24	\$ 852,452.62	\$ -
										\$ 4,390,000.00			
										\$ -			

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	Outstanding Par at 09/30/2027	Units Assigned	Units Assigned - Off-Roll	Pre-Payments	Total Remaining Units for Debt	Debt Service Fund Totals	Debt Service On-Roll	General Fund On-Roll	General Fund Off-Roll
Sorrento	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	11			11	\$ 159,271.57	\$ 23,281.06	\$ 8,139.74	\$ -
Salerno	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	10			10	\$ 144,792.34	\$ 21,164.60	\$ 7,399.76	\$ -
Lugano	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	11			11	\$ 159,271.57	\$ 23,281.06	\$ 8,139.74	\$ -
Salerno II	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	22			22	\$ 318,543.15	\$ 46,562.12	\$ 16,279.48	\$ -
Sardinia	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	8			8	\$ 115,833.87	\$ 16,931.68	\$ 5,919.81	\$ -
Avellino	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	9			9	\$ 130,313.11	\$ 19,048.14	\$ 6,659.79	\$ -
Ancona	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	12			12	\$ 173,750.81	\$ 25,397.52	\$ 8,879.71	\$ -
Bergamo	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	6			6	\$ 86,875.40	\$ 12,698.76	\$ 4,439.86	\$ -
Veneto	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	6			6	\$ 86,875.40	\$ 12,698.76	\$ 4,439.86	\$ -
Messina	SF 2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	51			51	\$ 738,440.94	\$ 107,939.46	\$ 37,738.79	\$ -
San Lorenzo	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	13			13	\$ 188,230.04	\$ 27,513.98	\$ 9,619.69	\$ -
Costa Maggiore (Prestino)	SF2	\$ 2,116.46	\$ 739.98	\$ 2,856.44	\$ 14,479.23	23			23	\$ 333,022.38	\$ 48,678.58	\$ 17,019.45	\$ -
SF 2 (Sales Center Site)	SF 2	\$ 2,116.46	\$ 765.07	\$ 2,881.53	\$ 14,479.23	28	28		28	\$ 405,418.55	\$ 59,260.88		\$ 21,421.94
Navona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	18			18	\$ 193,475.89	\$ 28,280.88	\$ 13,319.57	
Cassina	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	23			23	\$ 247,219.19	\$ 36,136.68	\$ 17,019.45	
Trevi	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	11			11	\$ 118,235.26	\$ 17,282.76	\$ 8,139.74	
Cortona	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	19			19	\$ 204,224.55	\$ 29,852.04	\$ 14,059.55	
Villa D'Este	Villa 2	\$ 1,571.16	\$ 739.98	\$ 2,311.14	\$ 10,748.66	12			12	\$ 128,983.92	\$ 18,853.92	\$ 8,879.71	
Costa Amalfi	Villa 1	\$ 1,178.58	\$ 739.98	\$ 1,918.56	\$ 8,062.95	16			16	\$ 129,007.18	\$ 18,857.28	\$ 11,839.62	
MF 2 Product (Track D)	MF	\$ 1,178.58	\$ 765.07	\$ 1,943.65	\$ 7,350.29	229	229	0	229	\$ 1,683,216.95	\$ 269,894.82	\$ -	\$ 175,200.91
Sub-Total						538	257	0	538	\$ 5,745,002.08	\$ 863,614.98	\$ 207,933.32	\$ 196,622.85
Totals:						1616	257	21	1595				
Sales Center Site and Track D													
Debt Service Fund - On-Roll												\$ 1,060,385.95	\$ 196,622.85
General Fund - Off-Roll													

RESOLUTION 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2027; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS FOR FISCAL YEAR 2027.

- a) **Date:** The second Thursday of each month for Fiscal Year 2027, which covers the period October 1, 2026 through September 30, 2027.

Meeting Schedule - FY 2027	Thursday, October 8, 2026	Thursday, November 12, 2026
	Thursday, December 10, 2026	Thursday, January 14, 2027
	Thursday, February 11, 2027	Thursday, March 11, 2027
	Thursday, April 8, 2027	Thursday, May 13, 2027
	Thursday, June 10, 2027	Thursday, July 8, 2027
	Thursday, August 12, 2027	Thursday, September 9, 2027

- b) **Time:** 8:30 A.M. (Eastern Standard Time)

- c) **Location:** Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 14th day of May 2026.

ATTEST:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

RESOLUTION 2026-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE AGREEMENTS WITH PFM MANAGEMENT SERVICES LLC, AND PFM FINANCIAL ADVISORS LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has previously entered into that certain District Management Services Agreement, effective as of June 9, 2011 ("Agreement") between the District and J P Ward and Associates LLC, attached hereto as **Exhibit A**, for District Management Services and the Amendment to Management Agreement, effective as of April 13, 2023 ("Amendment to Agreement"), attached hereto as **Exhibit B**; and

WHEREAS, effective as of May 1, 2026, JP Ward and Associates LLC, has been acquired by PFM Management Services LLC; and

WHEREAS, the District desires to approve the District Management Agreement with PFM Management Services LLC, attached hereto as **Exhibit C**, and the Financial Advisory Contract with PFM Financial Advisors LLC, Attached hereto as **Exhibit D**; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the District Management Agreement and the Financial Advisory Contract on the District's behalf.

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

SECTION 1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. EXECUTION OF AGREEMENT AND CONTRACT. The Chairperson is authorized to execute the District Management Agreement and the Financial Advisory Contract at a time to be determined by the Chairperson.

SECTION 3. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

SECTION 4. 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 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 14th day of May 2026.

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P, Ward, Secretary

Alan Refkin, Chairman

- Exhibit A:** J P Ward and Associates LLC District Management Services Agreement
- Exhibit B:** J P Ward and Associates LLC Amendment to Management Agreement
- Exhibit C:** PFM Management Services LLC District Management Agreement
- Exhibit D:** PFM Financial Advisors LLC Financial Advisory Contract

Exhibit A:

J P Ward and Associates LLC District Management Services Agreement

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

THIS AGREEMENT, made and entered into on this 9th day of June, 2011, by and between the Miromar Lakes Community Development District, hereinafter referred to as "DISTRICT", and the firm of **JPWARD and Associates, LLC**, hereinafter referred to as "MANAGER", whose address is 513 Northeast 13th Avenue, Fort Lauderdale, Florida 33301.


WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting services for the Miromar Lakes Community Development District, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget adopted by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

 3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on July 1, 2011, ~~however there shall be no fees for services due or payable for the period July 1, 2011 through July 31, 2011.~~ Payment for services shall begin on ~~August 1, 2011.~~ ^{JULY} The Agreement may be terminated as follows:

- a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
- b) upon the dissolution or court-declared invalidity of the DISTRICT; or
- c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary

***AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC***

actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.
11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Lee County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

Miromar Lakes Community Development District

Attention: Mr. TIMOTHY BYAL

Chairman, Board of Supervisors

MIROMAR DEVELOPMENT CORP

10801 CONKESHEW ROAD, SUITE 350

ESTERO, FL. 33928

With a copy to:

Attention: Mr. Gregory L. Urbancic

District Counsel

Coleman, Yovanovich & Koester, P.A.

Northern Trust Bank Building

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

And if sent to the MANAGER:

JPWard and Associates LLC
Attention: Mr. James P. Ward
513 Northeast 13th Avenue
Fort Lauderdale, Florida 33301

Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein or such other address if the parties address has been changed subsequent to the date of this Agreement.

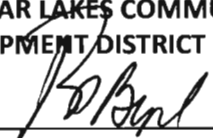
13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Miromar Lakes Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
In the presence of:



Secretary/Assistant Secretary

**BOARD OF SUPERVISORS
MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**


Chairman/Vice Chairman

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

JPWARD and Associates, LLC

Witness



James P. Ward, Chief Operating Officer

***AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC***

Exhibit A

Management and Administrative Services

JPWARD and Associates, LLC will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisor's in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
 - Insurance, General Liability along with Director's and Officer's Liability
 - Independent Auditor Services
 - Such other services as may be identified from time to time
- Provide required annual disclosure information:
 - Designation of Registered Office and Registered Agent
 - Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

Administrative Services

JPWARD and Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by ***JPWARD and Associates, LLC*** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in accordance with Florida Law for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Maintain District Seal.
- Satisfy Public Records Requests in a timely, professional and efficient manner.

***AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC***

Financial Accounting Services

JPWARD and Associates, LLC will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- If necessary, prepare and coordinate applications for:
 - Federal I.D. Number
 - Tax Exemption Certificate
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for

***AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC***

Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for year end audit:
 - Prepare schedule of Bank Reconciliations
 - Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
 - Prepare analysis of Accounts Receivable
 - Prepare schedule of Interfund Accounts
 - Prepare schedule of Payables from the Governments
 - Prepare schedule of all Prepaid Expenses
 - Prepare debt Confirmation Schedules
 - Prepare schedule of Accounts Payable
 - Prepare schedule of Assessment Revenue compared to Budget
 - Prepare schedule of Investments and Accrued Interest
 - Prepare analysis of All Other Revenue
 - Prepare schedule of Operating Transfers
 - Prepare schedule of Cash Receipts and Cash Disbursements
 - Prepare analysis of Cost of Development and Construction in Progress
 - Prepare analysis of Reserves for Encumbrances
 - Prepare Amortization and Depreciation Schedules
 - Prepare General Fixed Asset and General Long-Term Debt Account Groups
 - General Fixed Asset Accounting

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

- Assets constructed by or donated to the District for maintenance
- Inventories of District property in accordance with the Rules of the Auditor General

Financial Advisory Services

JPWard and Associates will be the District's Financial Advisor and shall provide all advice and financial services as necessary to assist the District in formulating its financial goals and implementing the financial strategies required in order to meet those goals, including but not limited to the following:

- Formulate the District's assessment methodology or similar security for the issuance of any proposed Debt financings.
- Assistance to the District in developing the financing plan for the District's funding of any infrastructure requirements.
- Recommendation(s) as to the appropriate financial structure's for the proposed financings.
- Advice on terms and feature of bonds, the timing of marketing of bond issues and the analysis of market conditions as they relate to bond sales.
- Providing assistance to the District with the preparation of cash flow forecasts for the proposed debt issues addressing debt service requirements and sources of funding.
- Providing assistance to the District and its consultant team in the preparation of financing schedules, bond documents and official statements.
- Assistance in negotiations with the underwriter regarding the underwriter's gross spread (bond discount)
- Assistance with regard to any interim financing, if necessary or desirable.
- Providing advice to the District, if requested, on the selection of a trustee, paying agent and other financial intermediaries.

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

- Assistance in the proceeding for the validation of the District's bonds, the preparation of materials in support of validation and the determination of the validation amount.
- Assistance to the District with respect to the sale of its bonds by the underwriter.
- Assistance with the District's bond closing, including the printing, signing and delivery of the District' bonds and the transfers of monies to the District by the underwriter.
- Calculation of the preliminary and final assessment rolls or their equivalent.

Dissemination Agent Services

JPWard and Associates will provide the required services to comply with the Securities and Exchange Commission Rule 15c2-12 as set forth in the Dissemination Agreement and the Continuing Disclosure Agreement that were entered into for the District's Series 1999 and Series 2007 Bonds.

- Develop information collection systems to be used to comply with the requirements of the Continuing Disclosure Agreement.
- Collect all information required for the Annual Report required by the Continuing Disclosure Agreement and electronically provide to the National Repository Site.
- Work with the Trustee and report any significant events required pursuant to the Continuing Disclosure Agreement.

**AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC**

Exhibit A – Fee Schedule

District Management and Administrative Services

Management

\$40,000 Yearly

- Twelve (12) Meetings are included
- Additional meetings
 - i. \$175.00 per hour plus travel time.
 - ii. Travel is billed at actual cost for Air travel and at the approved IRS rate for automobile.
- Scanning of Documents before the Contract Period.
 - i. We have noted that some companies have maintained the District's records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Our fee includes the scanning of up to fifteen (15) standard size storage boxes, and our fee is \$30.00 per hour for any boxes after fifteen (15).
- Fax Services
 - i. With the use of our electronic systems we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.
- Cassette Tape Conversion
 - i. We utilize a digital recorder for all Board Meetings, which are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate with a firm that will convert those tapes to a digital format and bill the

***AGREEMENT FOR SERVICES Between
Miromar Lakes Community Development District
and JPWARD and Associates, LLC***

For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended.

Exhibit B:

J P Ward and Associates LLC Amendment to Management Agreement

AMENDMENT TO AGREEMENT FOR SERVICES

THIS AMENDMENT TO AGREEMENT FOR SERVICES (this "Amendment") is made and entered into this 13th day of April, 2023, by and between **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes, being situated in the Lee County, Florida (the "District") and **JPWARD & ASSOCIATES, LLC**, a Florida limited liability company (the "Manager").

WITNESSETH:

WHEREAS, the District and the Manager have entered into that certain Agreement for Services dated June 10, 2011 (the "Agreement"), whereby the Manager provides certain management, financial and accounting services to the District; and

WHEREAS, the District and the Manager have determined it necessary to amend the Manager's scope of services under the Agreement to add certain special assessment services as set forth herein as of October 1, 2023.

NOW, THEREFORE, the District and Manager agree as follows:

1. **RECITALS.** That the above recitals are true and correct and are incorporated herein.
2. **DEFINITIONS.** Unless otherwise specifically defined herein, capitalized terms shall have the meaning set forth in the Agreement.
3. **SPECIAL ASSESSMENT SERVICES.** Exhibit "A" to the Agreement is hereby amended to include the additional scope of work relating to special assessment services as shown on Exhibit "A-1" attached hereto and made a part hereof ("Special Assessment Services"), which Special Assessment Services shall commence as of October 1, 2023. The compensation Special Assessment Services is set forth on Exhibit "A-1".
4. **CONFLICTS.** Except as modified hereby, the terms and conditions of the Agreement shall remain in full force and effect. To the extent of a conflict between this Amendment and the Agreement, this Amendment shall prevail.

{Remainder of page intentionally left blank. Signatures commence on next page.}

IN WITNESS WHEREOF, the parties execute this Amendment as of the date first written above.

DISTRICT:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

J.P. Ward
James J. Ward, Secretary

By: *Alan Refkin*
Alan Refkin, Chairman

Dated: 4/13/2023

MANAGER:

JPWARD & ASSOCIATES, LLC,
a Florida limited liability company

By: *J.P. Ward*
James P. Ward, Manager

Dated: 4/13/23

EXHIBIT “A-1”
SPECIAL ASSESSMENT OF SERVICES

Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to ensure that the District rolls are in compliance with the law and that *JPWard and Associates, LLC* has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.
- Update allocation of special assessment debt for each Bond Issue, pursuant to the adopted Special Assessment Methodology.
- Prepare Debt Service Fund Budgets Annually.
- Include Assessment information on platted property with the District for owners, realtors and title companies. Update annually upon completion of annual assessment roll.

Special Assessment Services – Fee Schedule

General Fund:	\$ 3,000.00
Debt Service Funds:	
Series 2015 Bonds	\$ 7,500.00
Series 2022 Bonds	<u>\$ 7,500.00</u>
Total:	\$18,000.00

Exhibit C:

PFM Management Services LLC District Management Agreement

DISTRICT MANAGEMENT

This District Management Agreement (this "Agreement"), made and entered into this 1st day of May 2026 (the "Effective Date") by and between **Miromar Lakes Community Development District** ("DISTRICT") and **PFM Management Services LLC** (hereinafter called the "MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other; provided, however, that MANAGER may, upon notice to the DISTRICT, assign MANAGER's rights and obligations under this Agreement to any subsidiary or affiliate of MANAGER or a successor of MANAGER in connection with the sale of all or substantially all of MANAGER's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing, sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Miromar Lakes Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager

With A Copy To:

Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attention: Gregory L. Urbancic, Esq.

MANAGER:

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Jennifer Walden

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XI. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

To the extent not referenced herein, MANAGER shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services which are not under the control or supervision of the MANAGER.

DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the MANAGER, the DISTRICT agrees to indemnify, defend, and hold harmless the MANAGER and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that MANAGER may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the DISTRICT. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the MANAGER may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

MANAGER INDEMNIFICATION. The MANAGER agrees to indemnify, defend, and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the DISTRICT may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the MANAGER. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the DISTRICT may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the

MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

9. E-Verify Requirements.

The Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, Florida Statutes. If the Manager anticipates entering into agreements with a subcontractor for the Services, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager.

The Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

10. Anti-Human Trafficking Compliance.

In accordance with the requirements of Section 787.06(13), Florida Statutes, Manager shall be required to execute an Affidavit of compliance at the time of execution of this Agreement and any renewal hereof.

11. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Miromar Lakes Community Development District

Sign: _____

Print Name: Alan Refkin

Title: Chairman

PFM Management Services LLC

Jennifer Walden, Senior District Manager

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of

Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

EXHIBIT B

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT’s approved budget.

<i>District Management*</i>	<i>Annual Fee</i>
Management/Administrative/Accounting Services	\$46,305
General Fund Assessment Administration	\$6,000
<i>Debt Issue Services</i>	<i>Annual Fee</i>
Assessment Administration	\$6,000 per Series
Continuing Disclosure Services	\$2,500 per Series
<i>Additional Services**</i>	<i>Cost of Issuance (per series of bonds)</i>
District Management Services Cost of Issuance	\$5,000
Disclosure Services Cost of Issuance	\$1,500

* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

**Additional Services - District Management Services Cost of Issuance. These fees are applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. These fees are not related to the Operating & Maintenance Budget for the District.

The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.

Any services provided by the MANAGER that has not been outlined in “Exhibit B” above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER’s hourly fee schedule set forth below.

The MANAGER’s prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	\$ 325
Director / Senior District Manager/ Senior District Accountant	\$ 275
Senior Analyst / District Manager/ District Accountant	\$ 150
Assistant District Manager	\$ 100
Administrative Assistant / Bookkeeper	\$ 50

INSURANCE

PFM Management Services LLC ("PFM") acting as MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

PFM Management Services LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000

Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)

Cyber Liability.AIG Specialty Insurance Company (A; Stable)

Crime.....Berkley Regional Insurance Company; (A+; Stable)

General Liability.The Phoenix Insurance Company; (A++ Stable)

Automobile Liability.....St. Paul Protective Insurance Company; (A++ Stable)

Excess /Umbrella Liability.....Travelers Property Casualty Company of America;
(A++ Stable)

Workers Compensation.....Travelers Casualty Ins Co of America; (A++ Stable)
& Employers Liability

Exhibit D:

PFM Financial Advisors LLC Financial Advisory Contract

PFM FINANCIAL ADVISORS LLC
AGREEMENT FOR FINANCIAL ADVISORY SERVICES

This agreement (“Agreement”), made and entered into this 14th day of May, 2026, by and between **Miromar Lakes Community Development District** (“DISTRICT”) and PFM Financial Advisors LLC (hereinafter called “PFM”), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing DISTRICT’s strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. In addition, upon the DISTRICT’s request, PFM may, under separate writing, including separate scope and fees, provide services related to Structured Products transactions (e.g. services related to the investment of bond proceeds, including, but not limited to, the design and competitive procurement of structured investments and fixed-income portfolios), and Investor Relations Advisory services (e.g. services related to assisting the DISTRICT with optimizing their investor outreach efforts, including, but not limited to, support with investor communications, transaction information evaluation using proprietary analytics and maintaining investor database). The DISTRICT acknowledges and agrees that PFM does not provide legal, tax, or accounting advice in connection with the services. The DISTRICT is solely responsible for obtaining its own legal, tax, or accounting advice with respect to the Services and any related matter(s).

The DISTRICT acknowledges and agrees that most tasks requested by The DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement, or applicable separate agreement with the DISTRICT for Structured Products or Investor Relations Advisory services. Upon the request of The DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may provide additional services to The DISTRICT under a separate writing, including separate scope and compensation, between the DISTRICT and such affiliate or third party. The DISTRICT acknowledges that, in certain circumstances, the same individual may provide services to the DISTRICT on behalf of both

PFM and one or more of its affiliates. For example, The DISTRICT may elect to engage PFM for municipal advisory services and separately engage an affiliate of PFM for consulting or other non-municipal advisory services, where the same individual will serve under both engagements. In such cases, the services shall be provided strictly in accordance with the terms of the respective agreements between The DISTRICT and PFM and/or the applicable Affiliate. The provision of services by an individual in such dual roles shall not alter or affect the separate legal responsibilities, obligations, or liabilities of PFM and its affiliates under their respective agreements with DISTRICT.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to The DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to The DISTRICT prior to or together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and The DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within thirty (30) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data

processing and computer time which are incurred by PFM. Upon request of The DISTRICT, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective from May 1, 2026 until May 1, 2031 (the “Initial Term”) and shall automatically renew for additional one (1) year periods (each a “Renewal Term” and together with the Initial Term, the “Term”, unless earlier terminated in writing by either party upon thirty (30) days written notice to the other party.

Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

VI. ASSIGNMENT

PFM shall not assign or transfer any interest in this Agreement or subcontract any of the work performed under the Agreement without the prior written consent of the DISTRICT; provided that PFM retains the right to enter into a sale, merger, acquisition, internal reorganization, or similar transaction involving PFM’s business without any such consent.

VII. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement (“Data”) shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data. DISTRICT acknowledges that from time-to-time PFM may utilize third-party data in the provision of services to DISTRICT, including, without limitation, CUSIPs, ratings information, pricing information and other market or reference data, for which data fees or charges may be payable by DISTRICT.

VIII. NOTICES

All notices and other communication required under this Agreement shall be in writing and may be sent by certified mail, return receipt requested, by nationally recognized courier, with written verification of receipt, or by electronic mail. Notices shall be sent to the parties at the following addresses, or to such other address as a party may furnish to the other party:

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
Attention: District Manager

PFM FINANCIAL ADVISORS LLC
200 South Orange Avenue, Suite 760
Orlando, FL 32801
Attention: D. Brent Wilder, Managing Director

IX. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement, PFM shall deliver to the DISTRICT copies of any deliverables pertaining to this Agreement.

X. PFM'S REPRESENTATIVES

1. Advisory Team

The employees of PFM set forth below will provide the services set forth in this Agreement; provided that PFM may, from time to time, supplement or otherwise amend the advisory team members set forth below.

A. Professional Staff

- D. Brent Wilder, Managing Director
- Kevin Plenzler, Director
- Michael Dennis, Senior Managing Consultant

B. Administrative and Support Staff

- Cynthia Silva
- Dorrena Davis

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

PFM shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XII. LIMITATION OF LIABILITY

Except to the extent caused by its willful misconduct, bad faith, gross negligence or reckless disregard of its obligations or duties, PFM shall have no liability to any party under this Agreement.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

XIV. APPLICABLE LAW

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, and that the execution and delivery of this Agreement has been duly authorized by all necessary governance, corporate, or other entity actions including, where applicable, approval by its applicable governing board. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

IN WITNESS WHEREOF, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: Alan Refkin

Title: Chairman

PFM FINANCIAL ADVISORS LLC

By: 

Name: D. Brent Wilder

Title: Managing Director

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.
- Conduct strategic modeling and planning and related consulting.

- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.
- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.

- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

3. Special Services. Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIOABLE)

Description	Unit Price
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The flat fee for Financial Advisory Services (which includes Assessment Methodology services associated with debt issuance) shall be \$45,000 per transaction. This includes public bond issuances (competitive or negotiated) and bank loans.

1. Hourly Project Fees (Non-Transaction Related)

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

<u>Experience Level</u>	<u>Hourly Rate</u>
Managing Director	\$325.00
Director/ Senior Managing Consultant	\$275.00
Senior Analyst (Analyst)	\$150.00
Administrative Support	\$0.00

2. Expenses

Not Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*PFM also offers a flat "overhead" fee of \$2,000 per financing. Note that the \$2,000 flat "overhead" fee of \$2,000 per financing excludes expenses for out of state travel. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of \$0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of \$5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of \$2,500.00 per transaction.

NON-TRANSACTIONAL FEE SCHEDULE

A. Assessment Methodology Services

Assessment methodology services associated with debt issuances are included under the Financial Advisory Services fee and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of each transaction.

As requested, Assessment methodology services not associated with the issuance of District debt will have a minimum fee of \$25,000 and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of the methodology preparation.

The fee for the preparation of an O&M assessment methodology is \$7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is \$2,500.

B. Re-amortization Schedules

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

<u>Bond Size Call Amount</u>	<u>Fee per Amortization Schedule</u>
\$25,000 or less	\$250
\$25,001 - \$100,000	\$350
\$100,001 or greater	\$500

Other Services

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

EXHIBIT C
INSURANCE

Insurance Statement

PFM Financial Advisors LLC (“PFM”) has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/ aggregate.

Our Professional/Cyber Liability policies are a “claims made” policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision
General Liability \$0
Professional (E&O)/ Cyber Liability \$250,000
Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)
Cyber Liability..... AIG Specialty Insurance Company (A; Stable)
Crime..... Berkley Regional Insurance Company; (A+; Stable)
General Liability..... The Phoenix Insurance Company; (A++ Stable)
Automobile Liability..... St. Paul Protective Insurance Company (A++ Stable)
Excess /Umbrella Liability..... Travelers Property Casualty Company of America;
(A++ Stable)

Workers Compensation..... Travelers Casualty Ins Co of America; (A++ Stable)
& Employers Liability

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER
IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC**

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. We do not provide legal, tax, or accounting advice.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm’s Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of

action designed to increase the level of the client's business activities with the affiliate or to recommend against a course of action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors.

Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Concerning Provision of Services by Our Registered Advisors Dually through the Firm and the Firm's Affiliates.

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. From time to time, We may have registered municipal advisors ("Registered Advisors") that may provide services to a Municipal Entity client on behalf of, and under a separate written client agreement with, both Us and one or more of Our affiliates. In such cases, the individual will act solely on behalf of Us or the applicable Affiliate, respectively,

that is a party to the specific agreement governing the respective services. For example, if a Municipal Entity client engages Us for municipal advisory services and separately engages an affiliate of Ours for consulting or other non-municipal advisory services, the same individual may serve under both engagements – as a Registered Advisor under the client agreement with Us and as an individual service provider under the client agreement with Our affiliate. Such circumstance could be perceived as a conflict of interest considering the individual’s dual service role and involvement, as well as differing duties owed to the client. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. If a client chooses to obtain services of an affiliate, even if the affiliate’s services are provided by a Registered Advisor, not in their municipal advisory representative capacity but as an individual service provider acting solely on behalf of the applicable affiliate, We require that the client consult and enter into a separate agreement for such services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm’s Affiliate’s Channel Partner Arrangement

Our affiliate, PFM Solutions LLC d/b/a Synario (“Synario”), a Software-as-a-Service (“SaaS”) company has entered into a channel partner arrangement with Fifth Asset, Inc. d/b/a DebtBook (“DebtBook”), a SaaS company that delivers an integrated, purpose-built financial management, treasury, and liquidity software platform for government and nonprofit organizations. As part of the arrangement, We have agreed to introduce clients to Synario for the purpose of Synario referring the client to utilize DebtBook products (the “Purpose”). A percentage of fees received from successful referrals that become clients of DebtBook will be paid by DebtBook to Synario in consideration for the referral. Additionally, individual members of Ours, solely in their personal capacity and independent of Us or any of Our affiliates, hold passive, minority, investment interests in DebtBook, that, in the aggregate, represent less than one percent (1%) of DebtBook’s fully diluted shares, which shares are not publicly traded. The referral and corresponding referral fee compensation together with these de minimis personal ownership interests create a material conflict of interest as they provide Us with an incentive introduce clients to Our affiliate for the Purpose. Accordingly, We mitigate conflicts of interest arising in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client’s needs, objectives and financial circumstances. The channel partner arrangement does not cause an increase in the municipal advisory fees charged to you. If you choose to obtain services of DebtBook, you must make an independent, informed, evaluation of the services offered and enter into a separate agreement for such services directly with DebtBook.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in ‘**Item 9 Disclosure Information**’ of form MA, ‘**Item 6 Disclosure Information**’ of form MA-I, and if applicable, the corresponding disclosure reporting page(s) (“DRP”). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC’s Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001669517&owner=include&count=40>

III. Specific Conflicts of Interest Disclosures – MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT 2026 CONTRACT

To Our knowledge, following reasonable inquiry, we are not aware of any other actual or potential conflict of interest that could reasonably be anticipated to impair Our ability to provide advice to or on behalf of the client in accordance with applicable standards of conduct of MSRB Rule G-42.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

May 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

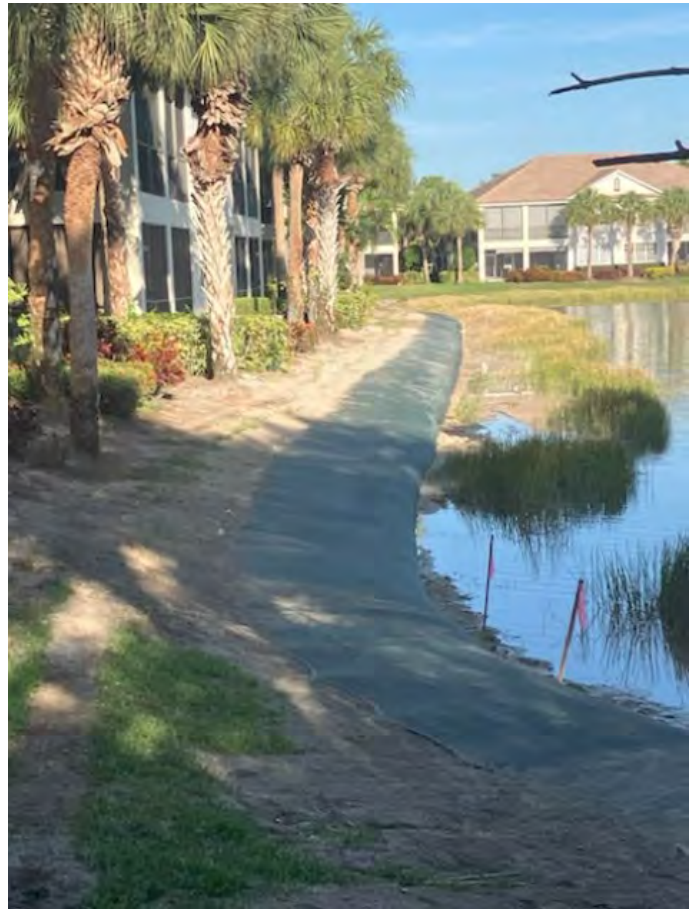
1. Lake Maintenance & Landscaping
2. Fishery
3. Cane Toad Program
4. Location Map

1. Lake Maintenance & Landscaping

- Shoreline Weeds:
 - All CDD and golf course lakes were treated this month for torpedo grass and other shoreline weeds.
All riprap and beach areas were also treated for shoreline and invasive vegetation.
- Submerged Vegetation:
 - Submerged Illinois pondweed was treated along the peninsula preserve shoreline. Due to the density of vegetation in this area, a follow-up treatment will likely be required and is scheduled for next month.
Submerged vegetation management will continue along beaches and dock areas.
- All preserve and wetland areas were treated this month for exotic and nuisance species.
- The geotube installation in the Valencia area has been completed. All shoreline areas have been restored, and sod has been installed.
- The vendor will now be mobilizing to Verona Lago to begin restoration of the riprap along the cove area.



Valencia Lake Bank Completion



Valencia Lake Bank During



Valencia Lake Bank Before

2. **Fishery**

- This month's vegetation mapping identified several areas with increased growth. This is likely due to extremely low water levels, allowing greater sunlight penetration through the water column. These areas will receive targeted herbicide treatments over the coming weeks.
- Additionally, the vendor observed untreated areas where vegetation has naturally declined due to grass carp activity, indicating positive biological control. Vegetation will be reassessed during next month's mapping to determine whether additional grass carp stocking is necessary.
- The vendor will be allocating time over the next several weeks to finalize results and complete the full electrofishing report, which is expected in May.

3. **Cane Toad Program**

- Cane toad activity Cane toad activity increased significantly during April. Tadpole volume exceeded March levels, reaching into the millions across multiple lakes.
- Several sites required repeated visits due to extremely dense concentrations. Large moving groups of tadpoles were observed shifting away from shorelines toward deeper portions of the lakes, requiring additional management efforts.
- Follow-up inspections confirmed continued breeding activity across multiple lakes. Calling activity from adult males remained elevated throughout the month, and larvae strands were removed as encountered.
- Adult cane toad activity also increased across the property.

J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th ST
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Esplanade Lake Club	1,321
Ibis Landing	329
Miromar Lakes	1,387
Palermo	896
Timber Creek Southwest	1,879

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

Cc: Katey Selchan katherineselchan@jpwardassociates.com



Melvin Morgan Constitutional Complex
2480 Thompson St., 3rd Floor
Fort Myers, Florida 33901
Phone (all offices): 239-533-8683
Hours (all offices) M - F, 8:30 am - 5:00 pm
Email: elections@lee.vote
Website: www.lee.vote

Candidate Qualifying Dates are **Noon, Monday, June 8, 2026 through Noon, Friday, June 12, 2026**

Candidates may pre-qualify beginning on May 26, 2026 (*Supervisor of Elections office will be closed May 25 for the Memorial Day holiday*)

Candidates may also obtain Forms and Publications by visiting the [Florida Division of Elections website](http://www.fdelections.com).

The Supervisor of Elections office will begin accepting pre-qualifying documents and fees on **Tuesday, May 26, 2026** (*Offices will be closed on May 25 for Memorial Day*). Qualifying documents **cannot be accepted** prior to the beginning of pre-qualifying.

If you are a candidate who is attempting to qualify for office AND you do not currently hold a public position that requires financial disclosure, please go to the Florida Commission on Ethics Electronic Financial Disclosure Management System <https://disclosure.floridaethics.gov/Account/Login> and click on the **I am a Candidate** box.

These forms must be completed and received by the Supervisor of Elections office no later than **noon on Friday - June 12, 2026**.

BRANCH OFFICES

Bonita Springs

at Bonita Commons
25987 S Tamiami Trail,
#105
Bonita Springs, FL 34134

Cape Coral

Commissioner John E.
Manning
Government Complex
1039 SE 9th Ave
Cape Coral, FL 33990

Lee County Elections Center

South Fort Myers Branch
Office
13180 S Cleveland Ave
Fort Myers, FL 33907

Lehigh Acres

East Lee County
Government Center
600 Homestead Rd S, #9
Lehigh Acres, FL 33974

Miromar Lakes

Community Development District

Financial Statements *April 30, 2026*

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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Miromar Lakes Community Development District

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**Miromar Lakes Community Development District
Balance Sheet
Through April 30, 2026**

	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	\$ 422,380						422,380
FMIT - Investment Account	2,395,718	-	-	-	-	-	2,395,718
Debt Service Fund							
Interest Account	-	-	249	-	-	-	249
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	914,715	859,513	-	-	-	1,774,228
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	1,761	-	-	-	-	-	1,761
Due from Other Funds							
General Fund	-	20,014	12,540	-	-	-	32,554
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,838,309	-	1,838,309
Amount to be Provided by Debt Service Funds	-	-	-	-	9,451,691	-	9,451,691
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	<u>\$ 2,819,859</u>	<u>\$ 934,730</u>	<u>\$ 903,580</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ 32,970,659</u>	<u>\$ 48,918,828</u>

Miromar Lakes Community Development District
Balance Sheet
Through April 30, 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	
Liabilities								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	32,554	-	-	-	-	-	-	32,554
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>\$ 32,554</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,322,554</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	-	727,534	647,045	(1,273)	-	-	-	1,373,306
Unassigned								
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-	-
Allocation of Fund Balance								
System-Wide Reserves	1,884,250	-	-	-	-	-	-	1,884,250
Reserve For First Three Months Operations	286,996	-	-	-	-	-	-	286,996
Results of Current Operations	616,059	-	-	-	-	-	-	616,059
Total Fund Equity and Other Credits:	<u>\$ 2,787,305</u>	<u>\$ 934,730</u>	<u>\$ 903,580</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 37,596,273</u>
Total Liabilities, Fund Equity and Other Credits:	<u>\$ 2,819,859</u>	<u>\$ 934,730</u>	<u>\$ 903,580</u>	<u>\$ -</u>	<u>\$ 11,290,000</u>	<u>\$ 32,970,659</u>	<u>\$ -</u>	<u>\$ 48,918,828</u>

Miromar Lakes Community Development District
General Ledger
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest - FMIT	7,882	41,702	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	24,111	946,914	1,005,640	94%
Special Assessments - Off-Roll	45,642	136,927	182,569	75%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	\$ 77,635	\$ 1,125,543	\$ 1,147,983	98%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	6,600	12,000	55%
Executive				
Professional Management	3,859	27,011	46,305	58%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	10,500	18,000	58%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	165	567	1,000	57%
Website Maintenance	-	1,200	2,400	50%
Other Contractual Services				
Legal Advertising	-	259	3,500	7%
Trustee Services	8,493	8,493	9,998	85%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	68	561	250	224%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	342	2,000	17%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	198	1,520	20,000	8%
Other General Government Services				
Engineering Services - General Services	1,071	4,082	15,000	27%
Asset Administrative Services	-	-	17,500	0%
Sub-Total:	16,353	86,646	173,233	50%

Miromar Lakes Community Development District
General Ledger
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	7,508	38,420	80,000	48%
NPDES	-	2,227	3,500	64%
Electric - Aeration Systems	807	4,613	6,500	71%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	35,454	85,000	42%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	2,368	2,368	2,500	95%
Water Quality Testing	-	5,150	19,000	27%
Water Control Structures	8,000	8,000	125,000	6%
Aeration System	327	9,811	10,000	98%
Cane Toad Removal	4,200	14,280	39,000	37%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Fish Re-Stocking	3,920	50,704	90,000	56%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	-	26,518	47,000	56%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	326	79,352	120,000	66%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
Sub-Total:	33,365	281,657	732,725	38%
Reserve Allocations				
Capital/Operations	20,169	141,181	242,025	58%
Sub-Total:	20,169	141,181	242,025	58%
Total Expenditures and Other Uses:	\$ 69,887	\$ 509,484	\$ 1,147,983	44%
Net Increase/ (Decrease) in Fund Balance				
	7,748	616,059	(0)	
Fund Balance - Beginning	2,759,388	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	141,181	242,025	
Fund Balance - Ending	\$ 2,787,305	\$ 2,787,305	\$ 2,272,090	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	2,691	10,415	16,179	64%
Special Assessment Revenue				
Special Assessments - On-Roll	20,014	786,017	834,742	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	\$ 22,705	\$ 796,431	\$ 817,471	97%
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	22,705	727,534	14,677	
Fund Balance - Beginning	912,025	207,195	207,195	
Fund Balance - Ending	\$ 934,730	\$ 934,730	\$ 221,873	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	89	645	18,264	4%
Interest Account	1	249	28,599	1%
Prepayment Account	4	23	-	0%
Revenue Account	1,779	8,528	-	0%
Special Assessment Revenue				
Special Assessments - Off-Roll	12,540	492,484	534,459	92%
Special Assessments - On-Roll	-	329,156	329,156	100%
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:	\$ 14,413	\$ 832,363	\$ 878,179	95%
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	14,413	647,045	46,986	
Fund Balance - Beginning	889,167	256,535	256,535	
Fund Balance - Ending	\$ 903,580	\$ 903,580	\$ 303,521	

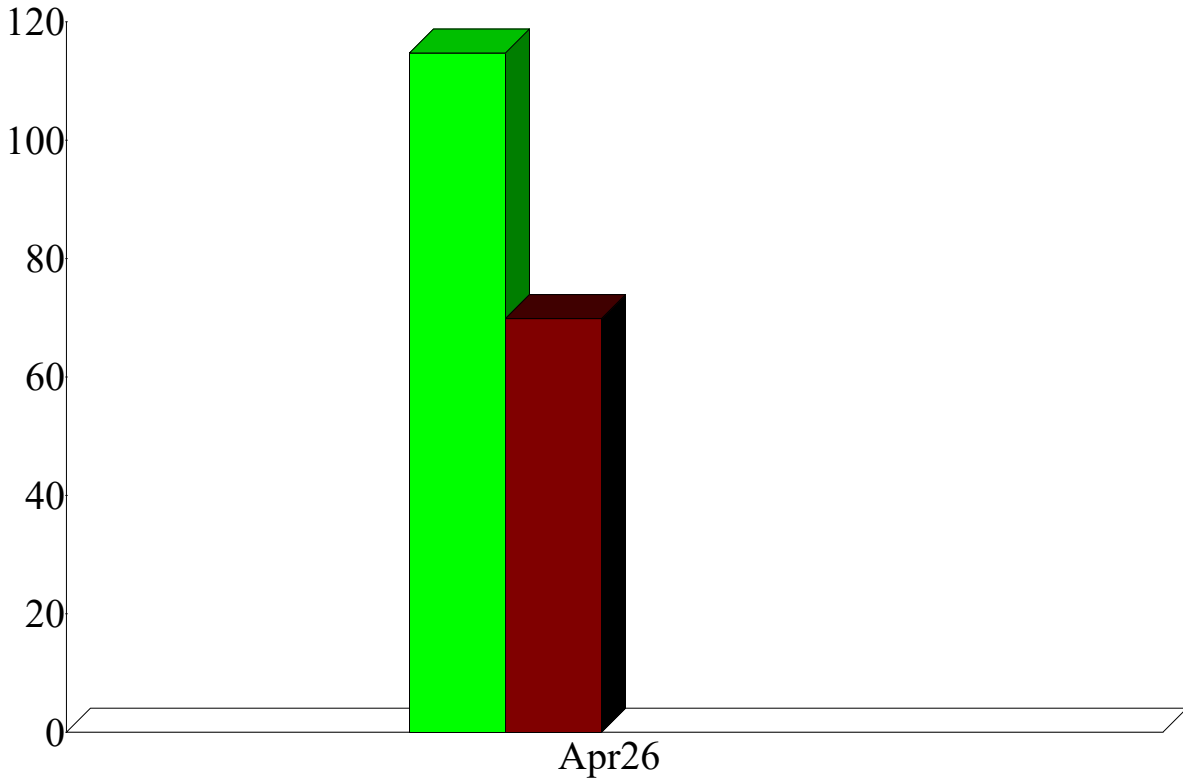
**Miromar Lakes Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026**

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account		-	-	0%
Cost of Issuance		4	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ -	\$ 4	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	1,277	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 1,277	\$ -	0%
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
 April 2026

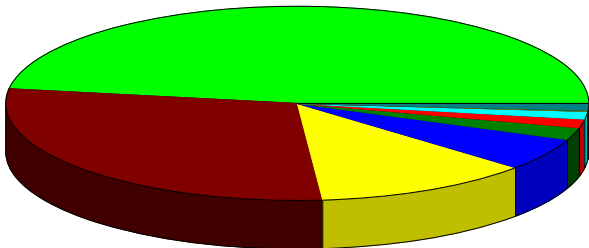


\$ in 1,000's



Expense Summary
 April 2026

5380000 · Stormwater Manage	47.74%
9099000 · Reserve Allocations	28.86
5133400 · Other Contractual Ser	12.25
5120000 · Executive	5.52
5130000 · Financial and Administr	2.15
5190000 · Other General Governn	1.53
5110000 · Legislative	1.43
5140000 · Legal Services	0.28
5134100 · Communications & Fre	0.24
Total	\$69,886.67



By Account