

Miromar Lakes

Community Development District

Meeting Agenda

July 9, 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://pfmccd.webex.com/pfmccd/j.php?MTID=m8b656cbd510b6be119108cd2e7cfb1a6>

✓ Phone: (844) 621-3956 Code: 2534 339 9034; Event Password: Jpward

JULY, 2026

M	T	W	T	F	S	S
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6	7	8	9	10	11	12
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27	28	29	30	31		

AGENDA

1. Call to Order & Roll Call.

2. Minutes:

I. June 11, 2026 - Regular Meeting.

Pages 5-7

3. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

a) Asset Manager's Report July 1, 2026.

IV. District Manager

a) August 13, 2026 (Thursday) being cancelled - Options are no meeting in August or move to Wednesday 8/5/2026.

b) Financial Statements for the period ending June 30, 2026 (unaudited).

Pages 8-55

4. Supervisor's Requests.

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

Pages 56-57

5. 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.

6. 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

Thursday, May 14, 2026

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 - June 11, 2026 - Regular Meeting.

Item 3: 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 4: Supervisor's Requests.

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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, June 11, 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.

15
16
17
18

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

24
25
26
27

Also present were:

28 James P. Ward	District Manager
29 Greg Urbancic	District Attorney
30 Charlie Krebs	District Engineer

31
32

Audience:

33 Heather Chapman
34 Erin Dougherty

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

38
39

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

40 Mr. Ward called the meeting to order at approximately 2:05 p.m. He conducted roll call; all
41 Members of the Board were present, constituting a quorum.

42
43

SECOND ORDER OF BUSINESS

Consideration of Minutes

44
45

May 14, 2026 - Regular Meeting Minutes

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

93 **II. District Engineer**

94

95 No report.

96

97 **III. District Asset Manager**

98 **a) Asset Manager's Report June 1, 2026**

99

100 Mr. Ward noted Mr. Richard Freeman was on vacation. He reported the CDD switched
101 from Solitude to a new vendor, Premier Lakes, so he anticipated better reports from
102 Premier Lakes going forward.

103

104 Mr. Doug Ballinger stated he appreciated the fishery report with pictures and
105 descriptions showing exactly what was in the lakes.

106

107 **IV. District Manager**

108 **a) Next Meeting: July 9, 2026**

109 **b) Request to move August meeting from 8/13/2026 to 8/6/2026**

110 **c) General Election Qualifying Period: June 8 - June 12, 2026 (Seats 1, 2, & 3)**

111 **d) June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**

112 **e) Financial Statements for the period ending May 31, 2026 (unaudited)**

113

114 Mr. Ward asked if the Board would be willing to move the August 13 meeting to August
115 6, 2026.

116

117 The Board agreed.

118

119 Mr. Ward stated he would send out new calendar invites for the meeting on August 6,
120 2026. He noted the Board Members all qualified for their corresponding seats; there
121 were no other qualified candidates on the ballot.

122

123 Ms. Mary LeFevre asked about Form 1 filing and ethics training.

124

125 Mr. Ward responded Form 1 was due by July 1. He discussed how to file Form 1 on the
126 ethics website and where to indicate completion of the ethics training requirement.

127

128 Discussion ensued regarding the ethics training requirement from 2025 and the
129 upcoming requirement for 2026.

130

131

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.**

136

137 Mr. Ward asked if there were any Supervisor Requests or comments.

138

139 Ms. LeFevre asked about the 100-acre berm.

140

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

July 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
2. Fishery
3. Cane Toad Program
4. Landscape
5. Location Map

1. Lake Maintenance

- Routine aquatic maintenance and inspections were completed throughout the District during June, with efforts focused on maintaining healthy water bodies while controlling nuisance vegetation and preserving the aesthetic quality of the lake system.
- Active maintenance was concentrated on Lakes 5/ 6, where shoreline grasses, brush, and submerged aquatic vegetation were treated. Water clarity throughout the treated areas remained in fine at greater than four feet, despite seasonal rainfall, indicating good overall water quality and minimal suspended solids.
- The following areas received routine inspections for shoreline vegetation, submerged weeds, algae development, and overall water quality:
 - Lake 3E
 - Lake 3D
 - Lake 6I
 - Peninsula #2
 - Peninsula Midge Shoreline
 - Portofino Midge Shoreline
 - Peninsula IV #1
 - Botanical Park Lakes 5/6 and 6S
 - Greenspaces #1 and #2
 - Dry Detention Basins #3 and #4
 - Bellini, Anacapri, and Castelli Midge Areas
- The aquatic vendor will continue monitoring these areas throughout the growing season and perform follow-up treatments as necessary.



Fountain that Requires Repairs

2. **Fishery**

- The District's newly selected fisheries management vendor officially began implementing the District's updated fisheries restoration program during June.
- Initial management efforts are focused on restoring a balanced fishery by strategically managing aquatic vegetation while preserving beneficial habitat for sport fish. Rather than broadly eliminating aquatic vegetation, treatments are being carefully tailored to improve boating access, skiing corridors, and recreational use while maintaining areas that provide essential cover, spawning habitat, and forage for fish populations.
- During the vendor's first week on site, submerged vegetation treatments were completed within Lakes 5/6 North and South. Initial herbicide applications focused primarily on ski courses, boating corridors, and other high-use recreational areas where vegetation control is most beneficial.
- Reduced treatment rates were intentionally utilized in selected locations to preserve beneficial aquatic vegetation that supports long-term fisheries restoration objectives. This balanced management approach allows the District to improve recreational access while protecting valuable fish habitat.

- Treatment effectiveness will be evaluated over the next three weeks before determining whether additional applications or isolated touch-up treatments are necessary. The vendor intentionally avoided aggressive herbicide applications during the initial treatment cycle, recognizing that vegetation can always be treated further if needed, whereas excessive treatment could negatively impact long-term fisheries restoration goals.
- District staff will continue working closely with the fisheries biologist throughout the remainder of 2026 to monitor fish populations, evaluate habitat improvements, and implement additional management strategies as conditions warrant.

3. Cane Toad Program

- Cane toad activity remained significantly elevated throughout June as warm nighttime temperatures and frequent rainfall continued to create ideal breeding conditions across the community. Active breeding was documented at numerous water bodies, with widespread calling from adult male cane toads consistently heard during evening inspections, confirming sustained reproductive activity throughout the District.
- Multiple lakes required repeat inspections due to continued larval development and new breeding events. Large schools of tadpoles continued to mature and migrate into deeper water, requiring ongoing monitoring and removal efforts. Adult cane toads remained highly active throughout irrigated turf areas, landscape beds, shoreline transition zones, and common areas during nighttime inspections.

May Totals

- Larvae Strands Removed: 38
- Estimated Tadpoles Removed: Approximately 1,450,000+
- Adult Cane Toads Removed: Approximately 195–215

District staff and the vendor will continue aggressive monitoring throughout the summer, as breeding activity is expected to remain elevated during the rainy season

4. Landscape

- District staff completed a landscape inspection during June and observed significant improvement following the return of the summer rainy season shrubs and ornamental plantings have responded well to increased rainfall and continue to show healthy growth and recovery from the dry season.

- The landscape berm near Florida Gulf Coast University is performing well, with plant material continuing to establish and thrive. Likewise, the landscaping along the Interstate 75 berm continues to show improved color, and healthy overall condition.
- District staff will continue monitoring the landscape throughout the summer, identifying any isolated areas requiring replacement or corrective maintenance as the growing season progresses.



Dry Detonation Conditions



New Plantings



New Plantings

Miromar Lakes CDD
Aquatic System
June 2026



Lake 6 A



Lake 6 B



Lake 6 C



Lake 6 D



Lake 6 E



Lake 6 F



Lake 6 G



Lake 6 H



Lake 6 I



Lake 6 J



Lake 6 K



Lake 6 L



Lake 6 M



Lake 6 N



Lake 6 0



Lake 6 P



Lake 6 Q



Lake 3 A



Lake 3 B



Lake 3 C



Lake 3 D



Lake 3 E



Lake 1 A



Lake 1 B



Lake 1 C



Lake 2 A



Lake 5/6



Weir



Miromar Lakes

Community Development District

Financial Statements *June 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 June 30, 2026**

	Governmental Funds						Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups		
		Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 329,089						329,089
FMIT - Investment Account	2,204,851	-	-	-	-	-	2,204,851
Debt Service Fund							
Interest Account	-	-	1	-	-	-	1
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	216,641	237,639	-	-	-	454,281
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	2,246	-	-	-	-	-	2,246
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	485,559	-	485,559
Amount to be Provided by Debt Service Funds	-	-	-	-	9,649,441	-	9,649,441
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	<u>\$ 2,536,185</u>	<u>\$ 216,641</u>	<u>\$ 268,918</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	<u>\$ 32,970,659</u>	<u>\$ 46,127,403</u>

Miromar Lakes Community Development District
Balance Sheet
Through June 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)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2022	-	-	-	-	680,000	-	680,000	
Series 2025	-	-	-	-	520,000	-	520,000	
Long Term								
Series 2022	-	-	-	-	\$3,710,000	-	3,710,000	
Series 2025	-	-	-	-	\$5,225,000	-	5,225,000	
Total Liabilities:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	32,970,659	32,970,659	
Fund Balance	-	-	-	-	-	-	-	
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	465,003	
Results from Current Operations	-	9,446	12,383	(1,273)	-	-	20,556	
Unassigned								
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-	
Allocation of Fund Balance								
System-Wide Reserves	1,924,588	-	-	-	-	-	1,924,588	
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996	
Results of Current Operations	324,602	-	-	-	-	-	324,602	
Total Fund Equity and Other Credits:	<u>\$ 2,536,185</u>	<u>\$ 216,641</u>	<u>\$ 268,918</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,970,659</u>	<u>\$ 35,992,403</u>	
Total Liabilities, Fund Equity and Other Credits:	<u>\$ 2,536,185</u>	<u>\$ 216,641</u>	<u>\$ 268,918</u>	<u>\$ -</u>	<u>\$ 10,135,000</u>	<u>\$ 32,970,659</u>	<u>\$ 46,127,403</u>	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Interest - FMIT	3,194	50,834	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	8,557	962,088	1,005,640	96%
Special Assessments - Off-Roll	-	136,927	182,569	75%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	\$ 11,751	\$ 1,149,849	\$ 1,147,983	100%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	8,600	12,000	72%
Executive				
Professional Management	3,859	34,729	46,305	75%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	13,500	18,000	75%
Arbitrage	-	500	1,000	50%
Communications & Freight Services				
Postage, Freight & Messenger	146	713	1,000	71%
Website Maintenance	-	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	1,453	3,174	3,500	91%
Trustee Services	-	8,493	9,998	85%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	70	704	250	282%
Insurance	-	19,162	18,805	102%
Printing & Binding	175	517	2,000	26%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,520	20,000	8%
Other General Government Services				
Engineering Services - General Services	357	4,796	15,000	32%
Asset Administrative Services	-	-	17,500	0%
Sub-Total:	8,560	105,156	173,233	61%

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	6,400	52,554	80,000	66%
NPDES	-	2,498	3,500	71%
Electric - Aeration Systems	1,858	6,472	6,500	100%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	21,334	62,697	85,000	74%
Litoral Shelf Barrier Plantings	4,500	4,500	20,000	23%
Lake Bank Maintenance	-	2,368	2,500	95%
Water Quality Testing	5,550	10,700	19,000	56%
Water Control Structures	107,888	115,888	125,000	93%
Aeration System	-	10,674	10,000	107%
Cane Toad Removal	4,200	18,480	39,000	47%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Fish Re-Stocking	539	51,783	90,000	58%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	-	38,777	47,000	83%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	51,195	156,422	120,000	130%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
Sub-Total:	203,465	538,573	732,725	74%
Reserve Allocations				
Capital/Operations	20,169	181,519	242,025	75%
Sub-Total:	20,169	181,519	242,025	75%
Total Expenditures and Other Uses:	\$ 232,193	\$ 825,247	\$ 1,147,983	72%
Net Increase/ (Decrease) in Fund Balance	(220,443)	324,602	(0)	
Fund Balance - Beginning	2,736,459	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	181,519	242,025	
Fund Balance - Ending	\$ 2,536,185	\$ 2,536,185	\$ 2,272,090	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	585	13,628	16,179	84%
Special Assessment Revenue				
Special Assessments - On-Roll	7,103	798,612	834,742	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	\$ 7,688	\$ 812,240	\$ 817,471	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	665,000	665,000	100%
Interest Expense				
Series 2022 Bonds	-	137,794	137,794	100%
Total Expenditures and Other Uses:	\$ -	\$ 802,794	\$ 802,794	100%
Net Increase/ (Decrease) in Fund Balance	7,688	9,446	14,677	
Fund Balance - Beginning	208,954	207,195	207,195	
Fund Balance - Ending	\$ 216,641	\$ 216,641	\$ 221,873	

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

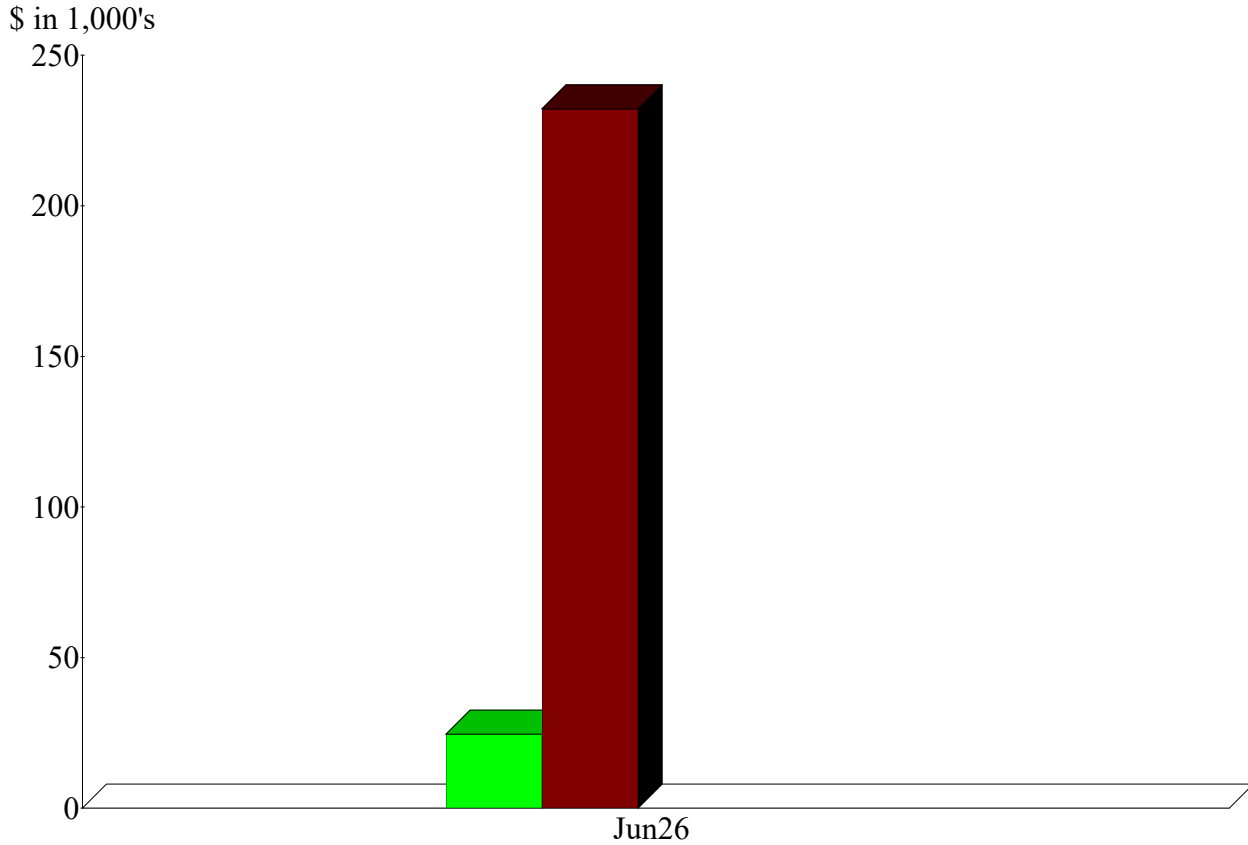
Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	89	820	18,264	4%
Interest Account		250	28,599	1%
Prepayment Account	4	31	-	0%
Revenue Account	668	11,665	-	0%
Special Assessment Revenue				
Special Assessments - Off-Roll		495,926	534,459	93%
Special Assessments - On-Roll	4,450	333,606	329,156	101%
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:	\$ 5,211	\$ 843,576	\$ 878,179	96%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	490,000	490,000	100%
Interest Expense				
Series 2025 Bonds	-	341,193	341,193	100%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 831,193	\$ 831,193	100%
Net Increase/ (Decrease) in Fund Balance	5,211	12,383	46,986	
Fund Balance - Beginning	263,707	256,535	256,535	
Fund Balance - Ending	\$ 268,918	\$ 268,918	\$ 303,521	

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

Description	June	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	\$ -	\$ -	\$ -	

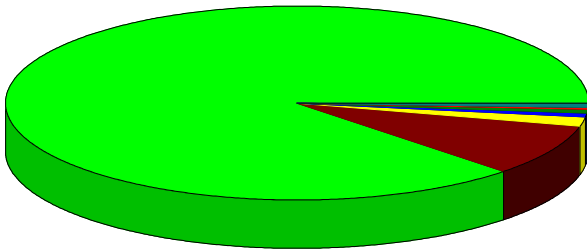
Miromar Lakes Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5380000 · Stormwater Management Servi	87.63%
9099000 · Reserve Allocations	8.69
5120000 · Executive	1.66
5133400 · Other Contractual Services	0.66
5130000 · Financial and Administrative	0.65
5110000 · Legislative	0.43
5190000 · Other General Government Serv.	0.15
5134700 · Printing and Binding	0.08
5134100 · Communications & Freight Serv.	0.06
Total	\$232,193.21



By Account

Anastasya Beauchamps

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Wednesday, July 1, 2026 1:38 PM
To: Anastasya Beauchamps
Subject: Re: Miromar Lakes CDD - July 9, 2026 Meeting

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi Anastasya,
Estate Landscaping performed irrigation wet checks along the berms last week, and they told me everything is in working order. That is all I have to report for last month.
Thank you.

From: Anastasya Beauchamps <beauchampsa@pfm.com>
Sent: Wednesday, July 1, 2026 12:34 PM
To: Mark Battaglia <MBattaglia@miromar.com>
Subject: Miromar Lakes CDD - July 9, 2026 Meeting

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

Good afternoon Mr. Battaglia,

We are building the agenda for the Miromar CDD's July regular meeting and wanted to reach out to see if you had any updates on the Landscaping. This one is set to distro tomorrow, July 2, 2026. Kindly respond before distro so we can add it to the agenda.

Thank you for your anticipated courtesies in this matter.

[Anastasya Beauchamps](#) | Administrative Contractor

PFM Management Services LLC

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