Miromar Lakes

Community Development District

Meeting Agenda
September 10, 2026

PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

MIROMAR LAKES
Community Development District

LOCATION: Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

DATE: September 10, 2026

TIME: 2:00 PM

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://pfmcdd.webex.com/pfmcdd/j.php?MTID=ma499e6dae724871a686c6ca2c00e8ec3
- ✓ Phone: (844) 621-3956 Code: 2533 910 8464; Event Password: Jpward

SEPTEMBER, 2026

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

AGENDA

1. Call to Order & Roll Call.

2. Minutes:
    I. August 5, 2026 – Regular Meeting.

Pages 5-8

3. Staff Reports.
    I. District Attorney
    II. District Engineer
    III. District Asset Manager
        a) Asset Manager's Report September 1, 2026.
    IV. District Manager
        a) ***Meeting Dates for Fiscal Year 2026-2027:***
            - NEXT MEETING: **Thursday, October 8, 2026,** Regular Meeting.
        b) Commission on Ethics Required Annual Ethics Training Memorandum.
        c) Financial Statements for the period ending July 31, 2026 (unaudited).
        d) Financial Statements for the period ending August 31, 2026 (unaudited).

Pages 9-55

4. Supervisors' 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 2027

Thursday, October 8, 2026	**Thursday, November 12, 2026**
Thursday, December 10, 2026	**Thursday, January 14, 2027**
Thursday, February11, 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**

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 – August 5, 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: Supervisors' Requests.

MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Wednesday, August 5, 2026 at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM
Charlie Krebs	District Engineer

Audience:
Heather Chapman
Erin Dougherty

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

District Manager Vivian Carvalho called the meeting to order at approximately 2:00 p.m. She reported all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Regular Meeting

THIRD ORDER OF BUSINESS Consideration of Minutes

July 9, 2026 – Regular Meeting Minutes

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

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, July 9, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Manager's Report August 1, 2026

No report.

Ms. Mary LeFevre discussed landscaping. She noted she brought some issues to the attention of Mr. Richard Freeman who agreed to look into them. She discussed entryway landscaping issues. Much of her discussion was (indecipherable).

Mr. Alan Refkin noted the landscaping looked much improved thanks to Ms. LeFevre's efforts. He commended Ms. LeFevre.

Mr. Michael Weber asked how the new vendor for the lakes was performing.

Mr. Ward responded the new aquatic management company was off to a good start. He noted there were only minor improvements in the aquatic plants at this point; however, Mr. Freeman was very optimistic about the performance of the new vendor and the new lake management program.

Mr. Doug Ballinger asked about the cane toad count. He asked how the tadpole numbers were calculated.

Mr. Refkin responded the tadpoles were likely calculated according to the number of buckets collected.

Mr. Ward agreed.

IV. District Manager

a) Goals and Objectives Requirements for CDDs for 2026

b) Meeting Dates for Fiscal Year 2026:

- **NEXT MEETING: Thursday, September 10, 2026, Regular Meeting**

c) Financial Statements for the period ending July 31, 2026 (unaudited)

Ms. Carvalho stated ethics training was required to be completed before the end of the calendar year. She stated her office would be sending out an email outlining the ethics training courses.

Mr. Weber asked for links to the ethics training courses to be included.

Ms. Carvalho indicated she would ensure the links were sent out as well.

Discussion ensued regarding the ethics training courses and links.

Ms. Carvalho indicated the next meeting was scheduled for September 10, 2026. She stated the District had to file goals and objectives; these goals and objectives were things such as completing an annual audit, the budget process, etc. She said these goals and objectives needed to be put into place for fiscal year 2026.

Mr. Greg Urbancic noted the goals and objectives were self-reporting; completion of these goals and objectives was only reported on the District's website. He noted legislature proposed a bill to remove this requirement; however, it never made it out of committee. He said it was important to set reasonable attainable goals for the District. He asked the Board to adopt the proposed goals and objectives.

> **On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the goals and objectives were adopted.**

FIFTH ORDER OF BUSINESS Supervisor's Requests

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

Ms. Mary LeFevre had no further updates.

Ms. Carvalho asked if there were any Supervisor's Requests; there were none.

SIXTH ORDER OF BUSINESS Public Comments for Non-Agenda Items

Ms. Carvalho asked if there were any public comments; there were none.

SEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at approximately 2:13 p.m.

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

Miromar Lakes Community Development District

______________________________ ______________________________

James P. Ward, Secretary Alan Refkin, Chairman

MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
August 2026

Prepared For:

James Ward

District Manager

Prepared By:

Richard Freeman

Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

September 1, 2026

MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

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. Aquatic Maintenance
2. Fisheries
3. Cane Toad Program
4. Landscape Maintenance
5. Location Map

1. ***Aquatic Maintenance***

The District's aquatic contractor completed scheduled inspections and maintenance activities throughout the community during August. Efforts remained focused on shoreline vegetation management, selective aquatic weed control, and preserving the health of desirable littoral plantings.

Key activities included:

- Shoreline grasses and broadleaf weeds were treated throughout the community, with multiple follow-up applications performed where necessary.
- Select lakes received algae treatments in areas exhibiting elevated growth.
- Lake dye and beneficial bacteria applications were completed in targeted lakes to improve water quality and support biological balance.
- Approximately 3,650 replacement littoral plants were installed in Lakes 6M and 6N to restore shoreline vegetation and stabilize exposed banks.
- All drainage ditches (DD1 through DD6) were inspected during the reporting period.

Submerged vegetation in like 5/6


Existing retention pond conditions


Lake with dual aerating fountains and preserve buffer.

August 2026 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Lake 1B	Treated	Grasses & Broadleafs	07/31/2026, 08/05/2026, 08/12/2026		
Lake 1A	Treated	Grasses & Broadleafs	07/29/2026, 08/12/2026		
Lake 1C	Treated	Grasses & Broadleafs	08/12/2026		
Lake 2A	Treated	Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3A	Treated	Algae, Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3B	Treated	Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3C	Treated	Grasses & Broadleafs	08/12/2026		
Lake 6R	Treated	Algae, Grasses & Broadleafs	07/31/2026, 08/05/2026		
Lake 6F	Inspected				
Lake 6L	Inspected				
Lake 6E	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6D	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6B	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6C	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6K	Inspected				
Lake 6H	Inspected				
Lake 6J	Inspected				
Lake 6I	Inspected				
Lake 6A	Inspected				
Lake 6G	Treated	Algae	07/29/2026		
Lake 6M	Inspected				
Lake 6N	Inspected				
Lake 6O	Treated	Grasses & Broadleafs	08/12/2026		
Lake 6P	Treated	Grasses & Broadleafs	08/12/2026		
Drainage Ditch 1	Inspected				
Drainage Ditch 2	Hand Pulled	Leaves in drain	08/12/2026		
Drainage Ditch 3	Inspected				
Drainage Ditch 4	Inspected				

Drainage Ditch 5	Inspected				
Drainage Ditch 6	Inspected				
Lake 5/6 South	Treated	Grasses & Broadleafs	07/22/2026, 07/29/2026, 08/14/2026		
Lake 5/6 North (Lake Como)	Treated	Grasses & Broadleafs	07/22/2026, 08/12/2026		
Fisheries: Vegetation Control: Ski Course & South Lake	Treated	Submersed weeds	07/24/2026		work order
Fisheries	Scheduled	Vegetation Mapping	8/24 - 8/28		
Costa del Lago	Removal	Unsightly trees	08/03/2026		work order landscaping

District staff received correspondence from Lee County regarding an audit being conducted by the Florida Department of Environmental Protection (FDEP). Staff is currently gathering and reviewing the requested documentation from Fiscal Year 2025 and will submit the required information prior to the September 22 deadline.

District staff is also coordinating with FDEP to schedule an on-site inspection during September as part of the audit process. Staff will continue working with Lee County and FDEP to ensure all requested documentation is provided and any additional requirements associated with the inspection are addressed.

Further updates regarding the audit, document submittal, and on-site inspection will be provided in the next Operations Report

2. ***Fishery Management***

- Standard aquatic maintenance activities, including the treatment of shoreline grasses, emergent vegetation, and nuisance weeds, made up a significant portion of this month’s efforts. District staff continues to work closely with the aquatic maintenance vendor to monitor conditions throughout the lake system, with particular attention being given to the larger recreational lakes.

- The primary concern continues to be submerged aquatic vegetation, particularly Pondweed and Vallisneria, in areas where excessive growth is beginning to interfere with boating, skiing, and other recreational activities. These plants remain an important component of the District’s overall fishery management program; therefore, treatment has been performed selectively rather than attempting to eliminate the vegetation throughout the lakes.

- A recent inspection and tour of the larger lakes determined that additional treatment is warranted in several locations. While significant improvements have already been made within the ski course, additional clearing and widening of the treated areas is needed to provide skiers with adequate room to safely and comfortably navigate the course. Additional selective treatment is also needed in certain coves, boating corridors, and other high-use recreational areas where submerged vegetation has become a nuisance.

- District staff and the aquatic vendor are planning additional selective treatments during the last week of August. These treatments will focus specifically on opening and maintaining navigable areas for boating and other recreational activities while avoiding unnecessary treatment of vegetation outside of those areas.

- Maintaining the proper balance of submerged vegetation remains extremely important. The District does not want to eliminate all submerged aquatic vegetation from the lake system. Pondweed, Vallisneria, and similar vegetation provide valuable habitat, cover, and forage areas for forage fish and other components of the fishery. The vegetation also provides an important food source for the grass carp currently within the lake system. Excessive removal could negatively affect the habitat that has helped support the fishery program over the years and could reduce the available food supply for grass carp.

- The objective is therefore to maintain a balanced lake system, keeping enough submerged vegetation to support a healthy fishery while preventing excessive growth from interfering with boating, skiing, and other recreational uses. District staff believes the selective treatment approach implemented over the past several months has made a noticeable improvement, particularly in areas where submerged vegetation had previously become a significant nuisance.

- The first vegetation mapping event is scheduled for the final week of August. This assessment will provide additional information regarding the location, density, and overall biomass of Pondweed and Vallisneria remaining within the larger lakes. The mapping data will give District staff a better baseline for determining where vegetation should be maintained for fish habitat and where additional treatment may be necessary to preserve recreational access.

- Staff will continue to inspect and monitor these areas on a monthly basis. Since transitioning to the new aquatic maintenance vendor, the immediate management priority has been to bring excessive submerged vegetation under control, particularly during the summer months when growth rates are highest.

- As the District moves into the new fiscal year, staff intends to reassess the broader fishery management program once submerged vegetation levels have been brought to a more manageable and sustainable condition. This will allow future fishery decisions to be made with a better understanding of vegetation coverage, habitat availability, recreational needs, and the overall health of the lake system.

3. ***Cane Toad Program***

- Cane toad activity increased again during August, rising above July levels. Warm nights and steady rain kept the toads breeding all month, and tadpole numbers are the highest they have been this season across multiple lakes and lagoons.
- Early in the month a homeowner reported tadpoles in the lake behind their home in the Montelago section. We were out there on August 6 and cleared it, then rechecked it four days later and new tadpoles had already hatched. At these water temperatures the toads are breeding faster than we can remove them and going back to lakes we just cleared is becoming a normal part of the month rather than the exception.
- Male toads were calling throughout the property during inspections. Large groups of older tadpoles kept moving out toward deeper water as they grew. The box traps around the lakes were checked on every visit and stayed productive all month, with the best numbers coming out of the boxes near the lagoons.

  August Totals:

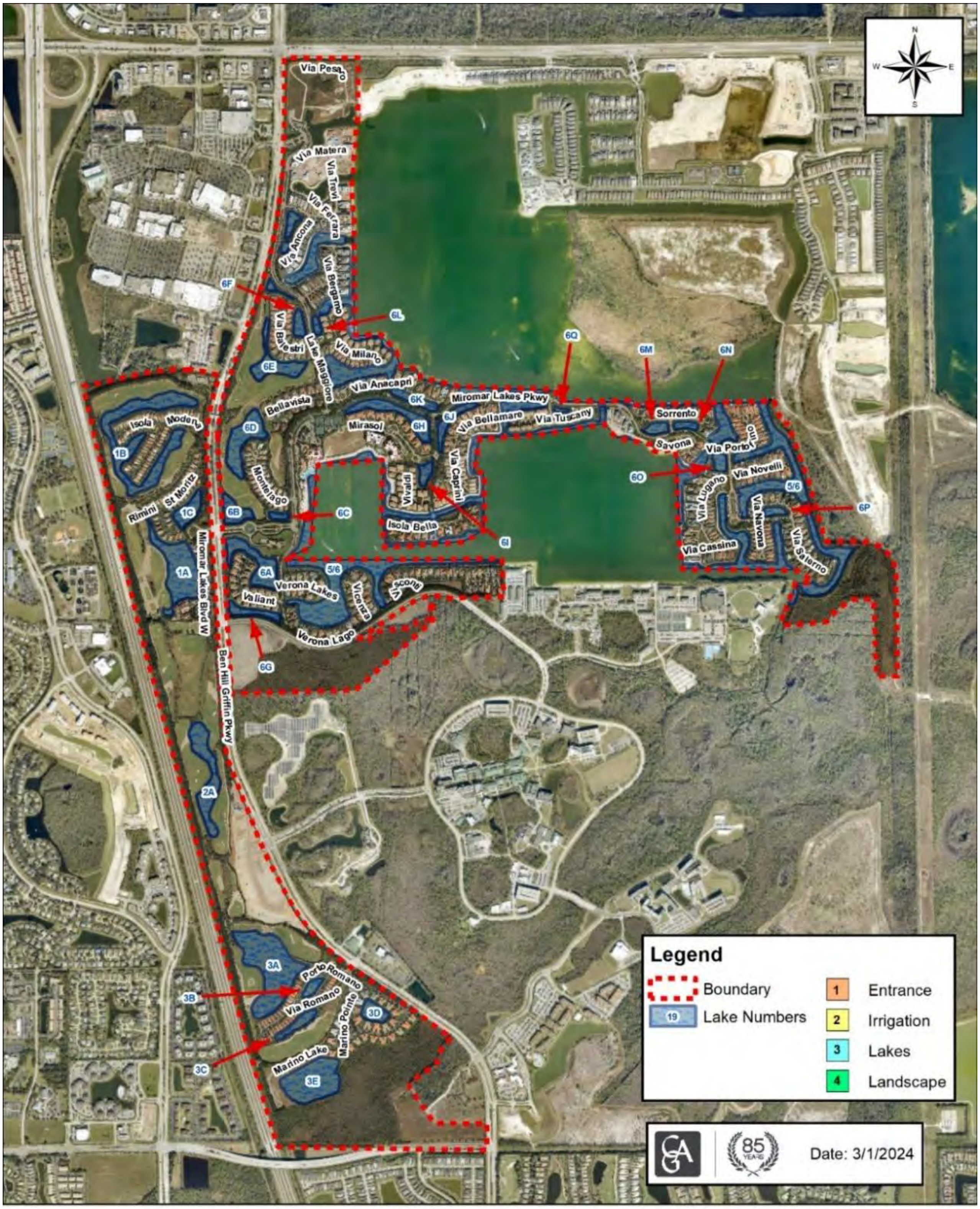
  - Larvae Strands Removed: 52
  - Tadpoles Removed: ~2,100,000+
  - Toads Removed: ~185–200

District staff and the contractor will continue intensive monitoring and removal efforts as breeding activity persists.

4. ***Landscape Maintenance***

- District staff continues to monitor the landscaping along I-75, Burnham Road, and the area near FGCU. At this time, the landscaping appears to be thriving and in good condition. District staff will continue to monitor these areas and address any maintenance needs as they arise.

5. ***Location Map***



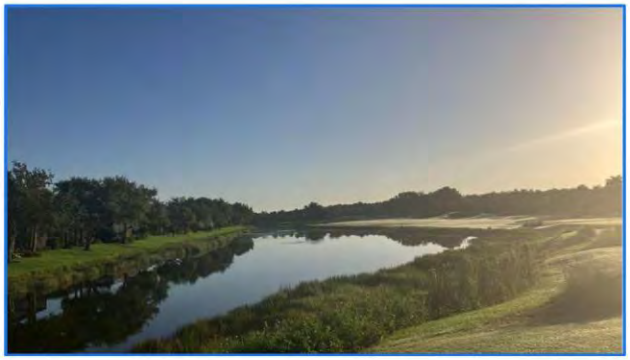
Miromar Lakes CDD - Engineer's Report Asset Map

Aquatic System Photos – August 2026

Miromar Lakes CDD
Aquatic System
August 2026

Lake 1 A

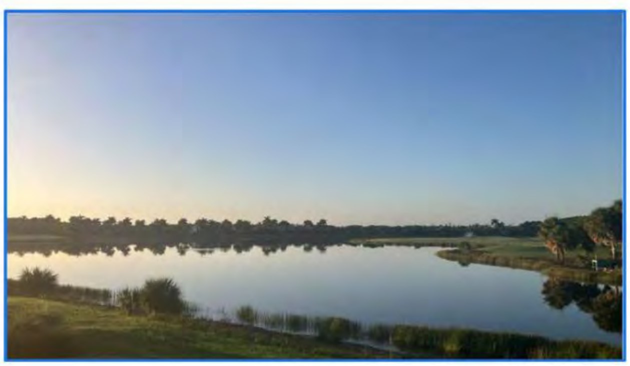
Lake 1 B



Lake 1 C

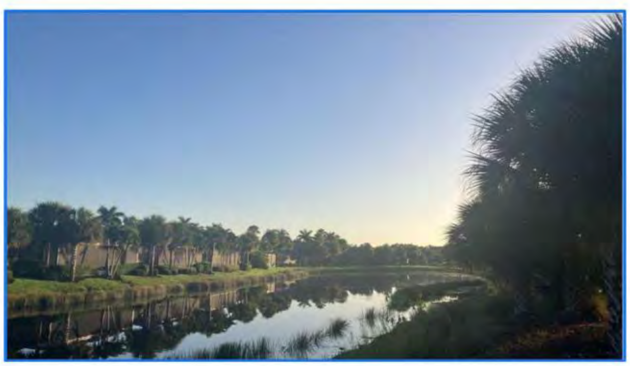
Lake 2 A

Lake 3 A



Lake 3 B

Lake 3 C

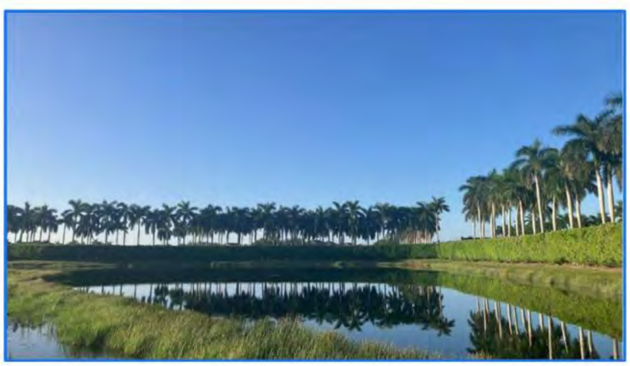


Lake 3 D

Lake 3 E

Lake 6 A

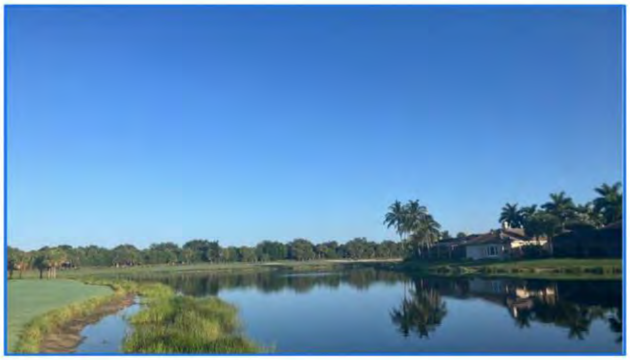
Lake 6 B



Lake 6 C

Lake 6 D

Lake 6 E

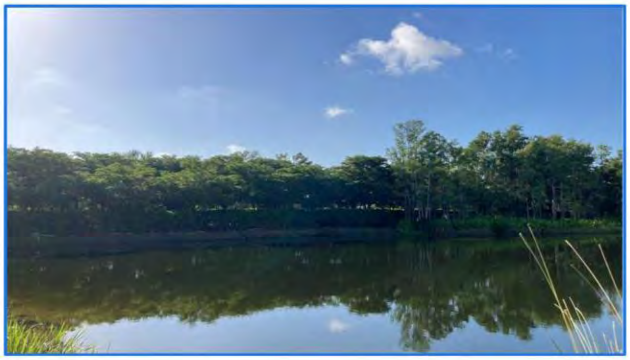


Lake 6 F

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 O

Lake 6 P

Lake 6 Q

Lake 5/6

Weir Water Level

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

Community Development District

MEMO

To: **Board of Supervisors**
From: **James P. Ward**
Date: **August 5, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – [Training – Ethics (state.fl.us)]

1. **Free Training Programs:**

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
Florida League of Cities Website
FLC Future Ethics Workshop Dates:
10/14/2026: 10 am – 3:30 pm
12/16/2026: 10 am – 3:30 pm

2. **Other Training Programs**

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

- Home - Florida Ethics Institute

Miromar Lakes

Community Development District

Financial Statements
July 31, 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

Monthly Financial Statements

Miromar Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds: General Fund	Governmental Funds: Debt Service Funds Series 2022	Governmental Funds: Debt Service Funds Series 2025	Governmental Funds: Capital Project Fund Series 2025	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 339,137						339,137
FMIT - Investment Account	2,212,507	-	-	-	-	-	2,212,507
Debt Service Fund							
Interest Account	-	-	1	-	-	-	1
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	224,536	242,969	-	-	-	467,505
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	2,758	-	-	-	-	-	2,758
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	498,783	-	498,783
Amount to be Provided by Debt Service Funds	-	-	-	-	9,636,217	-	9,636,217
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	**$ 2,554,401**	**$ 224,536**	**$ 274,247**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,158,843**

Miromar Lakes Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2022	Debt Service Funds Series 2025	Capital Project Fund 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	-	-	-	-	$5,225,000	-	5,225,000
Total Liabilities:	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,135,000**	**$ -**	**$ 10,135,000**
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	-	17,341	17,712	(1,273)	-	-	33,780
Unassigned							
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,944,757	-	-	-	-	-	1,944,757
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996
Results of Current Operations	322,648	-	-	-	-	-	322,648
Total Fund Equity and Other Credits:	**$ 2,554,401**	**$ 224,536**	**$ 274,247**	**$ -**	**$ -**	**$ 32,970,659**	**$ 36,023,843**
Total Liabilities, Fund Equity and Other Credits:	**$ 2,554,401**	**$ 224,536**	**$ 274,247**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,158,843**

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Interest - FMIT	7,656	58,490	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	8,779	970,867	1,005,640	97%
Special Assessments - Off-Roll	45,642	182,569	182,569	100%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	**$ 62,077**	**$ 1,211,926**	**$ 1,147,983**	**106%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	9,600	12,000	80%
Executive				
Professional Management	3,859	38,588	46,305	83%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	15,000	18,000	83%
Arbitrage	-	500	1,000	50%
Communications & Freight Services				
Postage, Freight & Messenger	82	795	1,000	79%
Website Maintenance	-	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	-	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	75	780	250	312%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	517	2,000	26%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	395	1,915	20,000	10%
Other General Government Services				
Engineering Services - General Services	119	4,915	15,000	33%
Asset Administrative Services	-	-	17,500	0%
Sub-Total:	**7,030**	**112,186**	**173,233**	**65%**

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

Description		July	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services					
Professional Services					
Asset Management		6,439	58,993	80,000	74%
NPDES		-	2,498	3,500	71%
Electric - Aeration Systems		-	6,472	6,500	100%
Repairs & Maintenance					
Lake System					
Aquatic Weed Control		6,850	69,547	85,000	82%
Litoral Shelf Barrier Plantings		-	4,500	20,000	23%
Lake Bank Maintenance		-	2,368	2,500	95%
Water Quality Testing		-	10,700	19,000	56%
Water Control Structures		-	115,888	125,000	93%
Aeration System		1,200	11,874	10,000	119%
Cane Toad Removal		8,400	26,880	39,000	69%
Apple Snail Treatment		-	-	2,000	0%
Midge Fly Control		-	-	25,000	0%
Fish Re-Stocking		1,139	52,921	90,000	59%
Contingencies		-	-	20,875	0%
Wetland System					
Routine Maintenance		11,500	50,277	47,000	107%
Contingencies		-	-	2,350	0%
Capital Outlay					
Lake Bank Restoration		1,304	157,726	120,000	131%
Video Stormwater Pipes/Repairs		-	4,760	35,000	14%
	Sub-Total:	**36,832**	**575,404**	**732,725**	**79%**
Reserve Allocations					
Capital/Operations		20,169	201,688	242,025	83%
	Sub-Total:	**20,169**	**201,688**	**242,025**	**83%**
	Total Expenditures and Other Uses:	**$ 64,030**	**$ 889,278**	**$ 1,147,983**	**77%**
Net Increase/ (Decrease) in Fund Balance		**(1,953)**	**322,648**	**(0)**	
Fund Balance - Beginning		2,536,185	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions		20,169	201,688	242,025	
Fund Balance - Ending		**$ 2,554,401**	**$ 2,554,401**	**$ 2,272,090**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Revenue Account	608	14,235	16,179	88%
Special Assessment Revenue				
Special Assessments - On-Roll	7,287	805,900	834,742	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	**$ 7,895**	**$ 820,135**	**$ 817,471**	**100%**
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	**7,895**	**17,341**	**14,677**	
Fund Balance - Beginning	216,641	207,195	207,195	
Fund Balance - Ending	**$ 224,536**	**$ 224,536**	**$ 221,873**	

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

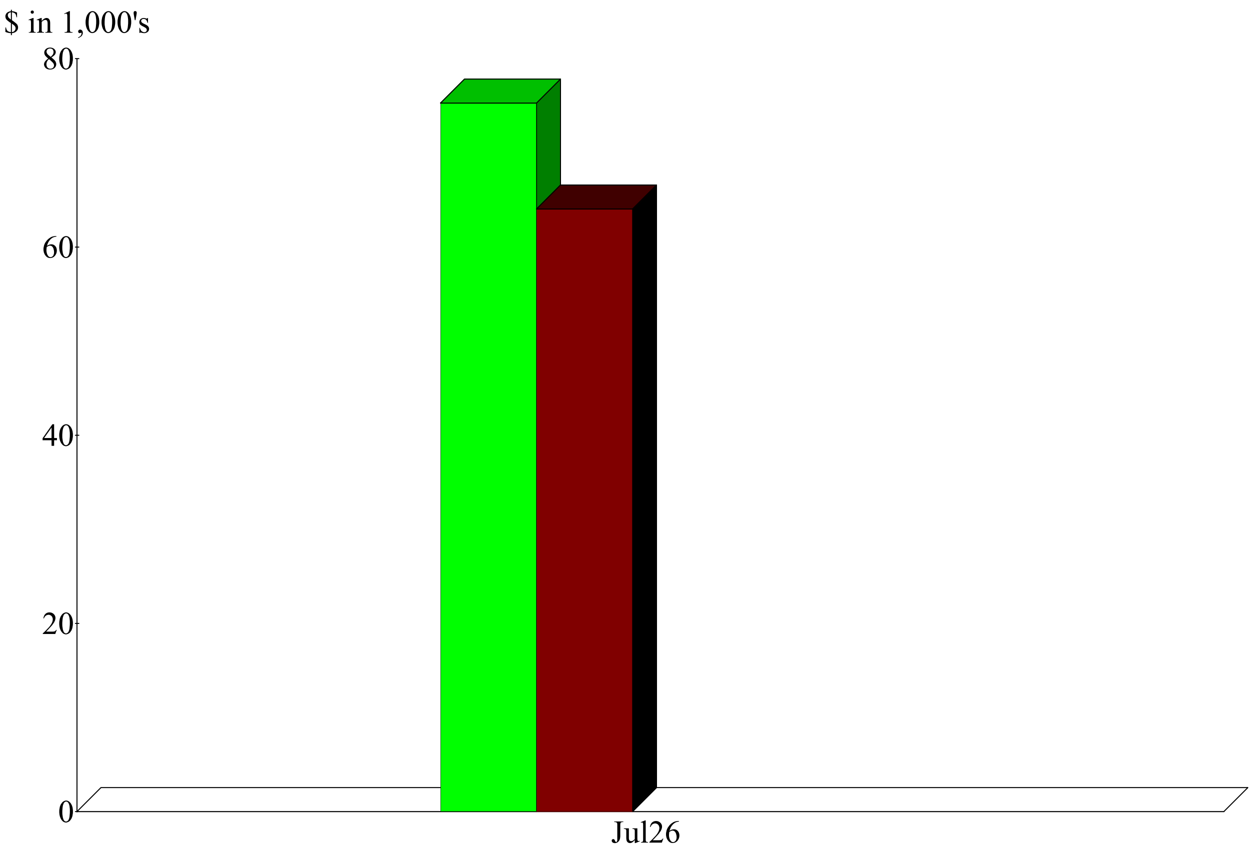
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	86	906	18,264	5%
Interest Account		250	28,599	1%
Prepayment Account	4	34	-	0%
Revenue Account	673	12,339	-	0%
Special Assessment Revenue				
Special Assessments - Off-Roll		495,926	534,459	93%
Special Assessments - On-Roll	4,566	338,172	329,156	103%
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:	**$ 5,329**	**$ 848,905**	**$ 878,179**	**97%**
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	**5,329**	**17,712**	**46,986**	
Fund Balance - Beginning	268,918	256,535	256,535	
Fund Balance - Ending	**$ 274,247**	**$ 274,247**	**$ 303,521**	

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

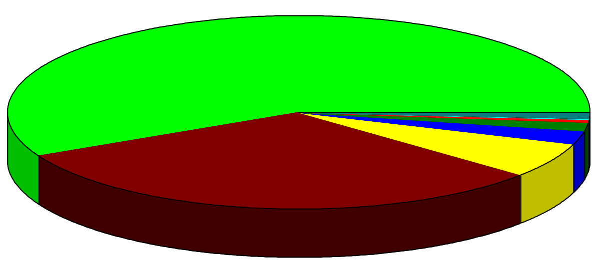
Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account		-	-	0%
Cost of Issuance		4	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ -**	**$ 4**	**$ -**	**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
July 2026



Expense Summary
July 2026



5380000 · Stormwater Management Servi		57.52%
9099000 · Reserve Allocations		31.50
5120000 · Executive		6.03
5130000 · Financial and Administrative		2.34
5110000 · Legislative		1.56
5140000 · Legal Services		0.62
5190000 · Other General Government Serv.		0.19
5134100 · Communications & Freight Serv.		0.13
5133400 · Other Contractual Services		0.12
Total		$64,030.46

By Account

Miromar Lakes

Community Development District

Financial Statements
August 31, 2026

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

TABLE OF CONTENTS

Miromar Lakes Community Development District

Monthly Financial Statements

Miromar Lakes Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds				Account Groups		
	General Fund	Debt Service Funds Series 2022	Debt Service Funds Series 2025	Capital Project Fund Series 2025	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 294,029						294,029
FMIT - Investment Account	2,218,154	-	-	-	-	-	2,218,154
Debt Service Fund							
Interest Account	-	-	1	-	-	-	1
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	225,187	243,773	-	-	-	468,959
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	3,511	-	-	-	-	-	3,511
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	500,238	-	500,238
Amount to be Provided by Debt Service Funds	-	-	-	-	9,634,762	-	9,634,762
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	**$ 2,515,695**	**$ 225,187**	**$ 275,051**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,121,592**

Miromar Lakes Community Development District
Balance Sheet
Through August 31, 2026

	Governmental Funds				Account Groups		
	General Fund	Debt Service Funds		Capital Project Fund			Totals (Memorandum Only)
		Series 2022	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	-	-	-	-	$5,225,000	-	5,225,000
Total Liabilities:	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,135,000**	**$ -**	**$ 10,135,000**
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	-	17,991	18,516	(1,273)	-	-	35,234
Unassigned							
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,964,926	-	-	-	-	-	1,964,926
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996
Results of Current Operations	263,774	-	-	-	-	-	263,774
Total Fund Equity and Other Credits:	**$ 2,515,695**	**$ 225,187**	**$ 275,051**	**$ -**	**$ -**	**$ 32,970,659**	**$ 35,986,592**
Total Liabilities, Fund Equity and Other Credits:	**$ 2,515,695**	**$ 225,187**	**$ 275,051**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,121,592**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Interest - FMIT	5,648	64,137	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	970,867	1,005,640	97%
Special Assessments - Off-Roll	-	182,569	182,569	100%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	
Total Revenue and Other Sources:	**$ 5,648**	**$ 1,217,573**	**$ 1,147,983**	**106%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	10,600	12,000	88%
Executive				
Professional Management	3,859	42,446	46,305	92%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	16,500	18,000	92%
Arbitrage	-	500	1,000	50%
Communications & Freight Services				
Postage, Freight & Messenger	94	889	1,000	89%
Website Maintenance	-	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	130	3,304	3,500	94%
Trustee Services	-	8,493	9,998	85%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	72	852	250	341%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	517	2,000	26%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	-	1,915	20,000	10%
Other General Government Services				
Engineering Services - General Services	-	4,915	15,000	33%
Asset Administrative Services	198	198	17,500	1%
Sub-Total:	**6,853**	**119,039**	**173,233**	**69%**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	6,687	63,887	80,000	80%
NPDES	-	2,498	3,500	71%
Electric - Aeration Systems	997	7,469	6,500	115%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	16,139	85,686	85,000	101%
Litoral Shelf Barrier Plantings	-	4,500	20,000	23%
Lake Bank Maintenance	-	2,368	2,500	95%
Water Quality Testing	-	10,700	19,000	56%
Water Control Structures	-	115,888	125,000	93%
Aeration System	180	12,054	10,000	121%
Cane Toad Removal	4,200	31,080	39,000	80%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Fish Re-Stocking	1,678	54,599	90,000	61%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	950	51,227	47,000	109%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	6,669	166,188	120,000	138%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
Sub-Total:	**37,500**	**612,904**	**732,725**	**84%**
Reserve Allocations				
Capital/Operations	20,169	221,857	242,025	92%
Sub-Total:	**20,169**	**221,857**	**242,025**	**92%**
Total Expenditures and Other Uses:	**$ 64,522**	**$ 953,800**	**$ 1,147,983**	**83%**
Net Increase/ (Decrease) in Fund Balance	**(58,875)**	**263,774**	**(0)**	
Fund Balance - Beginning	2,554,401	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	221,857	242,025	
Fund Balance - Ending	**$ 2,515,695**	**$ 2,515,695**	**$ 2,272,090**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Revenue Account	651	14,886	16,179	92%
Special Assessment Revenue				
Special Assessments - On-Roll	-	805,900	834,742	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Total Revenue and Other Sources:	**$ 651**	**$ 820,785**	**$ 817,471**	**100%**
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	**651**	**17,991**	**14,677**	
Fund Balance - Beginning	224,536	207,195	207,195	
Fund Balance - Ending	**$ 225,187**	**$ 225,187**	**$ 221,873**	

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

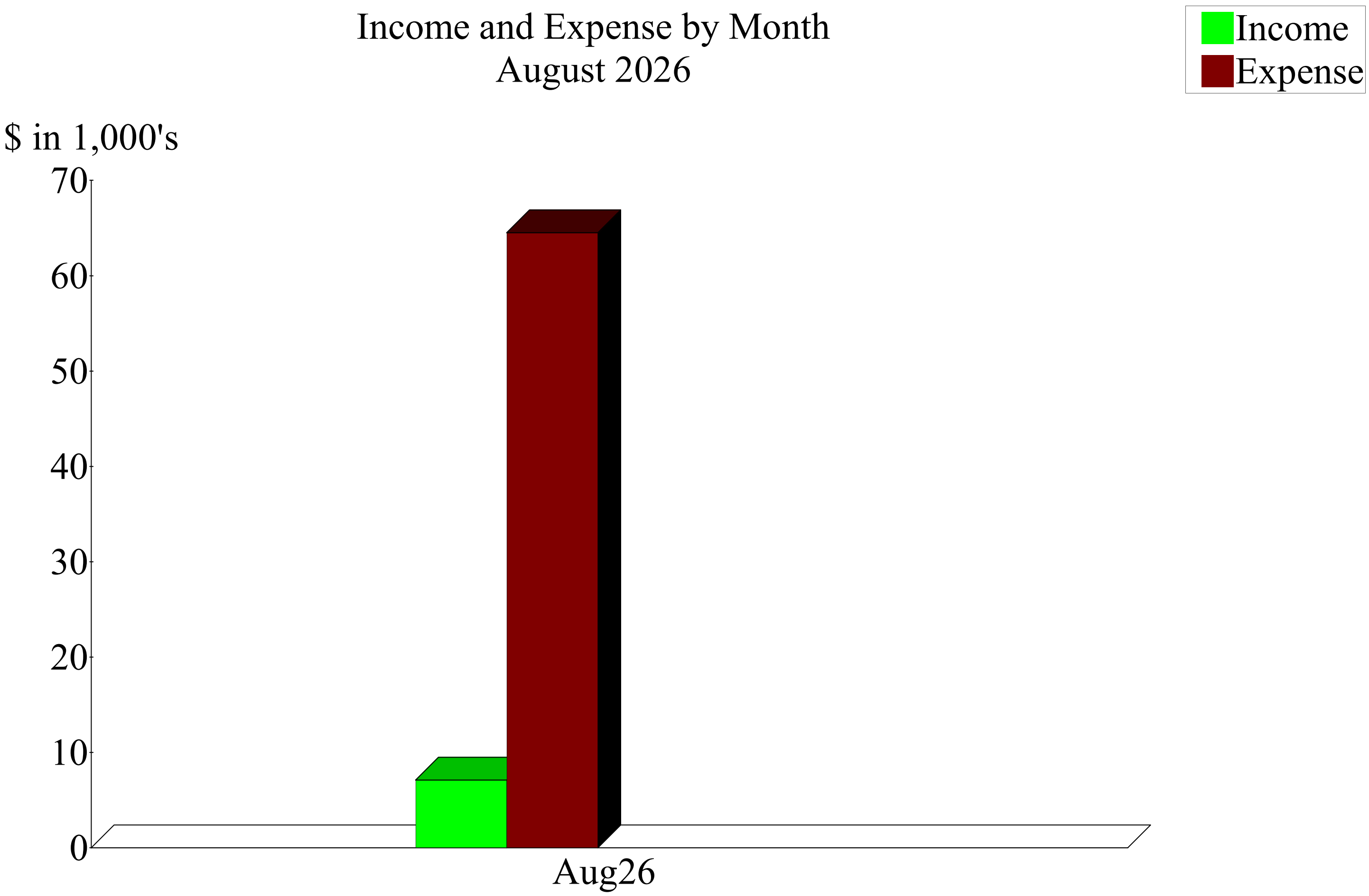
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	89	996	18,264	5%
Interest Account	-	250	28,599	1%
Prepayment Account	4	38	-	0%
Revenue Account	711	13,050	-	0%
Special Assessment Revenue				
Special Assessments - Off-Roll	-	495,926	534,459	93%
Special Assessments - On-Roll	-	338,172	329,156	103%
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:	**$ 804**	**$ 849,709**	**$ 878,179**	**97%**
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	**804**	**18,516**	**46,986**	
Fund Balance - Beginning	274,247	256,535	256,535	
Fund Balance - Ending	**$ 275,051**	**$ 275,051**	**$ 303,521**	

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

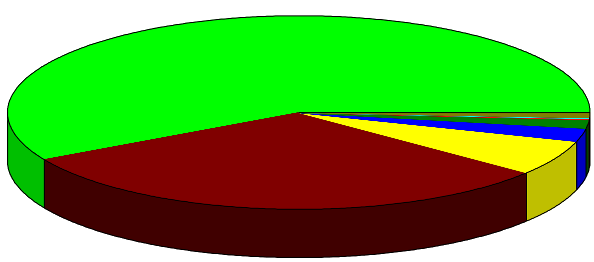
Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	-	-	-	0%
Cost of Issuance	-	4	-	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ -**	**$ 4**	**$ -**	**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
August 2026



Expense Summary
August 2026



5380000 · Stormwater Manage	58.12%
9099000 · Reserve Allocations	31.26
5120000 · Executive	5.98
5130000 · Financial and Administ	2.32
5110000 · Legislative	1.55
5133400 · Other Contractual Serv	0.31
5140000 · Legal Services	0.31
5134100 · Communications & Fre	0.15
Total	$64,522.33

By Account

Anastasya Beauchamps

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Wednesday, September 2, 2026 2:53 PM
To: Anastasya Beauchamps
Subject: Re: Second Request - FW: Miromar Lakes CDD Meeting - September 10, 2026

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

Hi Anastasya,
We will be trimming some of the plantings along the berm this month and standing up one of the Ficus trees along the I75 berm in September. Estate Landscaping will also be conducting an irrigation check for all the berms.
I'm currently out of the office until September 14.
Thank you.

Get Outlook for iOS

From: Anastasya Beauchamps <beauchampsa@pfm.com>
Sent: Wednesday, 02 September 2026 14:42:24
To: Mark Battaglia <MBattaglia@miromar.com>
Subject: Second Request - FW: Miromar Lakes CDD Meeting - September 10, 2026

⚠ 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 preparing the agenda for the Miromar CDD's September regular meeting and I wanted to reach out to see if you had any updates on the Landscaping.

This Agenda is set to distro on September 3, 2026. Kindly respond before distro so we can add it to same.

Thank you for your anticipated courtesies in this matter.

Anastasya Beauchamps | **Administrative Contractor**

PFM Management Services LLC
Beauchampsa@pfm.com | phone & text: 407.723.5957 | web: pfmmanagement.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

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

From: Anastasya Beauchamps
Sent: Friday, August 28, 2026 3:26 PM
To: Mark Battaglia <mbattaglia@miromar.com>
Cc: Cori Dissinger <dissingerc@pfm.com>
Subject: Miromar Lakes CDD Meeting - September 10, 2026

Good afternoon Mr. Battaglia,

We are preparing the agenda for the Miromar CDD's September regular meeting and I wanted to reach out to see if you had any updates on the Landscaping.

This Agenda is set to distro on September 3, 2026. Kindly respond before distro so we can add it to same.

Thank you for your anticipated courtesies in this matter.

Anastasya Beauchamps | **Administrative Contractor**

PFM Management Services LLC
Beauchampsa@pfm.com | phone & text: 407.723.5957 | web: pfmmanagement.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

pfm

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