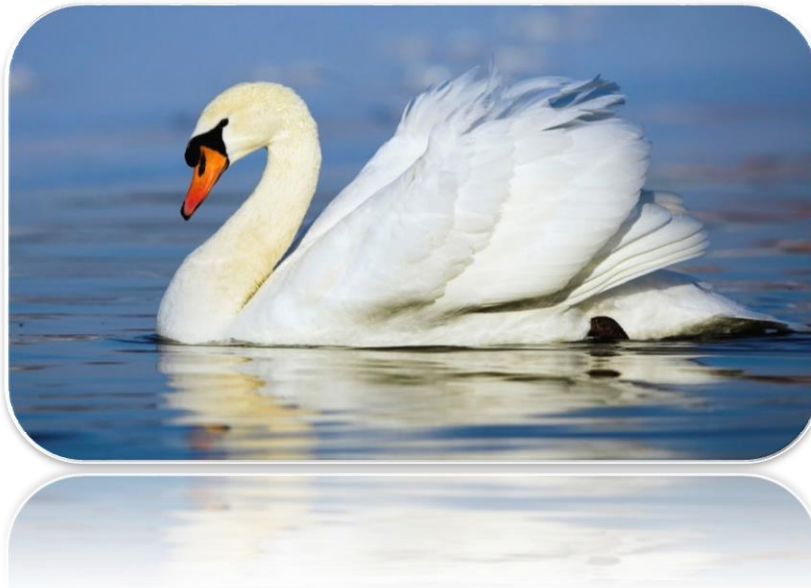


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

SEPTEMBER 11, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NE 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

September 4, 2025

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, September 11, 2025 at 2:00 P.M.** in the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=mec73e2882e5e2580a6160cccbedabbca>

Access Code: 2336 308 4338, Event Password: Jpward / Or phone: 408-418-9388 to join the meeting.

The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. August 14, 2025 – Regular Meeting.
3. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Managers Report September 1, 2025.
 - IV. District Manager
 - a) Financial Statement for the period ending August 31, 2025 (unaudited).
4. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.

5. Public Comments.

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

6. Announcement of Next Meeting – **October 9, 2025**

Quorum Call for October 9, 2025

- ☐ Mike Weber
- ☐ Doug Ballinger
- ☐ Alan Refkin
- ☐ Mary LeFevre
- ☐ Pat Reidy

7. Adjournment.

The Fiscal Year 2026 meeting schedule is as follows:

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

Staff Review

The first order of business is the call to order & roll call.

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting held on August 14, 2025.

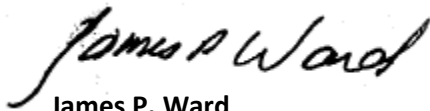
The third order of business is staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Financial Statements (unaudited) for the period ending August 31, 2025.

The fourth order of business is Landscaping updates from Master Homeowners Association. Along with any items that the Board of Supervisors would like to bring up for the Board that are not scheduled agenda items.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

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

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, August 14, 2025, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Alan Refkin
Michael Weber
Patrick Reidy
Mary LeFevre
Doug Ballinger

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

James P. Ward
Greg Urbancic
John Baker
Richard Freeman

District Manager
District Attorney
District Engineer
Asset Manager

Audience:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 10, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

A correction was made.

<p>On MOTION made by Michael Weber, seconded by Patrick Reidy, and with all in favor, the July 10, 2025 Public Regular Meeting Minutes were approved as corrected.</p>

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-12**

Consideration of Resolution 2025-12, A Resolution Of The Board Of Supervisors Of Miromar Lakes Community Development District Approving An Amendment To The Facilities Maintenance Agreement; Adding Monument Signs; Rescinding Prior Action Taken By The Board Relating To The Maintenance Of The District's Monument Signs; Providing For Severability, Conflicts And An Effective Date

Mr. Ward reported in 2014 the monuments along the entranceway were owned by the Community Development District and were maintained as a part of CDD operations. He reported the CDD Board in 2014 did not wish to maintain the monuments, so an agreement with the Master HOA allowing the Master HOA to maintain the monuments was drawn up; however, the agreement was never signed. He stated as such, this Resolution amended the existing maintenance agreement with the Master HOA to include the monuments. He asked if there were any questions.

Mr. Michael Weber asked if the Master HOA was on board with this amendment of the maintenance agreement.

Mr. Ward responded the Master HOA indicated it was willing to sign the amended agreement.

Mr. Greg Urbancic stated the Master HOA was still developer controlled, and he spoke with the developer's lawyer who indicated the appropriate individual would sign the agreement. He stated he understood the Master HOA already made improvements to the monuments including light replacement and would be cleaning the monuments as well.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

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

No report.

II. District Engineer**a) FPL - Miromar Lakes / FGCU electrical easement project plan**

Mr. Alan Refkin asked if the stormwater management system extended all the way out toward the north gate, San Lorenzo, and the other northern neighborhoods.

Mr. John Baker indicated he would ask Charlie Krebs if the stormwater management system to the north had been turned over to the CDD yet.

Mr. Refkin discussed the new northern neighborhoods and the importance of bring all the stormwater management system under the CDD umbrella.

Mr. Ward stated last year during the storm events Florida Power and Light (FPL) encountered an issue being able to provide service to a substantial number of units in Miromar Lakes due to insufficient FPL facilities. He stated as such, FPL asked the CDD if it would be willing to allow a water crossing of electric facilities under one of the CDD's lake to improve the electric service to Miromar Lakes homes. He said the CDD was in the early stages of discussion with FPL; theoretically he did not see there being a problem, but physically it could be a big issue, so there was a lot of discussion needed to ensure the District was protected while providing FPL access to improve the electric service. He noted he was unsure of what lake FPL wished to access. He explained the paperwork said Lake Como Way, Via Salerno and Via Navona; these were the locations, but he was unsure which communities would be affected.

Discussion ensued regarding where FPL would be making improvements.

III. Asset Manager

- a) Asset Managers Report August 1, 2025**
- b) Waterway Inspection Report dated July 30, 2025**

Mr. Richard Freeman stated lately he was receiving complaints about the vegetation in lakes 5-6 and south, both sides. He stated the low water level was not helping the situation. He explained it was a bit of a balancing act between the vegetation and the fishery program because the fish need vegetation to hide in, but he was aware it was becoming an issue. He stated he was working with the vendor on some corrective actions, one of which was to spray more aquatic herbicide, mechanical cutting and possibly adding more grass carp to keep up with the vegetation. He noted the balance of the vegetation with the fish would be an ongoing project.

Mr. Ward asked how often the vendor was evaluating the vegetation.

Mr. Freeman responded the vendor did mapping of the submerged vegetation and the fish habitats once a month and made recommendations each month. He stated the maintenance was done weekly. He stated the vendor may have to put more effort into the control measures, especially in the cove areas where the boats were running and the water was shallow.

Mr. Ward asked what was measured in the mapping program.

Mr. Freeman explained the mapping program was specifically for the fishery and mapped where the forage fish were going and had someplace to hide. He stated he used the mapping program to determine where the submerged vegetation was starting to get out of control so it could be treated. He said he was working with the vendor to develop a plan of action for vegetation treatment.

Mr. Pat Reidy asked which fish were considered predator fish.

Mr. Freeman responded Gar, largemouth bass, and smallmouth bass. He stated the unwanted predator fish were electro-fished so trophy size bass could grow.

Mr. Reidy asked where the east berm was located.

Mr. Freeman explained the location of the east berm.

IV. District Manager

a) Financial Statement for period ending July 31, 2025 (unaudited)

No report.

Mr. Reidy asked about the \$150,000 dollars which had not yet been collected according to the financial statements.

Mr. Ward stated he went back and double checked the assessment rolls to see exactly how much was put on the tax rolls. He explained the numbers were definitely correct, but he did not know who exactly had not paid.

Mr. Reidy asked if there was a way to determine who had not paid yet.

Mr. Ward stated he was going to reach out to the tax collector in a couple of weeks to ask.

Ms. Mary LeFevre noted there was an error in the financial statements on page 7.

Mr. Ward made note of the error.

Ms. LeFevre asked why with only three months left in the budget the CDD had only spent 64% of the budget when it should have spent 92% of the budget by this time of the year.

Mr. Ward explained this was a cash based financial statement, so the expenditures in July were really June expenditures; the financial statements were always one month behind. He stated the other reason was Mr. Freeman was doing a good job keeping costs low. He noted one more reason was the budget needed to have an extra \$400,000 dollars in cash to run the District for the last three calendar months of the year.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

- I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association**
- II. Inspection Report of Buffer Enhancement Project**

Ms. LeFevre stated she was pleased the Master HOA responded well to the CDD regarding the Landscaping Report she submitted and planned to do a lot of maintenance and improvements as a result. She discussed several of the Master HOA's planned maintenance tasks.

SIXTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however,

the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

SEVENTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – September 11, 2025

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:30 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

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
August 2025**

Prepared For:

James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

September 1, 2025

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT ASSET UPDATES	3
III.	LOCATION MAP.....	7

**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

1. Lake Maintenance

- CDD lakes #3B, 3C, 3D, 3E, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6K, 6J, 6M, 6N, 6O, 6P, and all Golf course lakes were inspected and treated for shoreline weeds. Shoreline weeds were treated in lake #5/6 along inlets #1, 2, 3, 4, and beach areas of Costa Amalfi, Positano, Sardinia, Bellamare, Caprini, Vivaldi, Mirasol, the Beach Club and Verona Lago.
- Surface algae was treated in lakes #3C, 3D, 6G, and 6K.
- Submerged aquatic vegetation was treated on the sandbar on the northern lake. The treatment area included areas by the water ski course, areas along miromar lakes parkway, the channel that goes underneath the bridge, and on the shallow water area that extends off of the preserve. Submerged vegetation was also treated along the shoreline and dock areas of Sorrento and along the preserve side of the eastern channel of the peninsula (Landscape area #6) and in lake #6M.
- Water levels are currently high.
- Quarterly preserve and detention area maintenance was completed this month to treat and control exotic and nuisance vegetation.
- The District installed several tons of riprap around the control structure near FGCU. This project took two days to complete. With this work finished, the FY25 Lake Bank Restoration CIP is now complete for the year.



Riprap repair near FGCU



Riprap repair near FGCU



Lake Bank Geotube Repair



Lake Bank Geotube Repair

2. **Fishery**

- The recent open-water treatments for submersed aquatic vegetation have been more effective in recent weeks. The vendor will continue to treat additional areas where vegetation is at risk of becoming problematic.
- The aquatic vendor will be providing a revised annual vegetation treatment/management budget specifically for herbicides. Based on current vegetation maps it estimates that 30-50 acres require treatment.
- There's a potential need to treat up to 50 acres twice annually, although the vendor believes this is on the higher side given our plan to further utilize grass carp to naturally slow vegetation growth. However, we need to be cautious not to overstock Grass Carp too quickly, as the negative consequences of overstocking outweigh the cost savings. More Grass Carp will be introduced in 2026 to further assist with vegetation control, but in the interim, more herbicides will be applied.

3. **Cane Toad Program**

- Activity remained high throughout August, with the most persistent issues occurring in the adjoining 6E–6F (Siena) and 6H (Montebello) lakes. These areas required multiple service visits following heavy rains, as both showed recurring strand buildup and dense tadpole schools along the banks.
- Beginning July 29, new activity was confirmed on Trevi Isle, where tadpoles continued to resurface in the lakes on both sides of the island throughout August. These zones required repeat treatments to prevent shoreline spread.
- Additional hotspots included Montelago/Bellavista, Bellini, Lagoon 3, and Vivaldi. Castelli presented moderate strand growth, further complicated by algae mats. Juvenile toads were observed along several lake banks after storms, and box traps continued to capture steady numbers throughout the month.

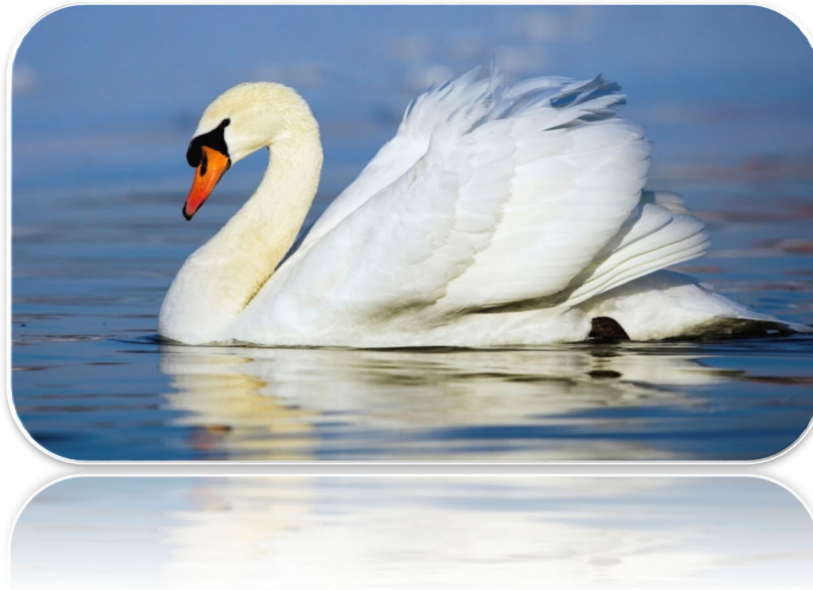
Legend

- Boundary
- Lake Numbers
- Entrance
- Irrigation
- Lakes
- Landscape

GA 85 YEARS Date: 3/1/2024

7

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2025

FISCAL YEAR 2025 - UNAUDITED

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Table of Contents

<i>Balance Sheet</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-6</i>
<i>Debt Service Fund</i>	
<i>Series 2015</i>	<i>7</i>
<i>Series 2022</i>	<i>8</i>
<i>Series 2025</i>	<i>9</i>
<i>Capital Project Fund</i>	
<i>Series 2025</i>	<i>10</i>

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt		General Fixed Assets		
	General Fund	Series 2015	Series 2022	Series 2025					
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 148,880								148,880
FMIT - Investment Account	1,846,050	-	-	-	-	-	-	-	1,846,050
Debt Service Fund									
Interest Account	-	-	-	35,109	-	-	-	-	35,109
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	-	30,000
Revenue	-	-	104,025	415,798	-	-	-	-	519,822
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,269	-	-	-	1,269
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	104,025	-	-	104,025
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,185,975	-	-	11,185,975
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	-	33,453,961
Total Assets	\$ 1,994,929	\$ -	\$ 104,025	\$ 480,907	\$ 1,269	\$ 11,290,000	\$ 33,453,961	\$ -	\$ 47,325,090

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt		General Fixed Assets		
	General Fund	Series 2015	Series 2022	Series 2025					
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	665,000	-	665,000	
Series 2025	-	-	-	-	-	490,000	-	490,000	
Long Term									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	4,390,000	-	4,390,000	
Series 2025	-	-	-	-	-	5,745,000	-	5,745,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ 11,290,000	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	33,453,961	
Fund Balance	-	-	-	-	-	-	-	-	-
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	1,187,799	
Results from Current Operations	-	(1,001,000)	(82,774)	480,907	1,269	-	-	(601,599)	
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	1,278,240	-	-	-	-	-	-	1,278,240	
Reserve For First Three Months Operations	287,170	-	-	-	-	-	-	287,170	
Results of Current Operations	429,520	-	-	-	-	-	-	429,520	
Total Fund Equity and Other Credits	\$ 1,994,929	\$ (0)	\$ 104,025	\$ 480,907	\$ 1,269	\$ -	\$ 33,453,961	\$ 36,035,090	
Total Liabilities, Fund Equity and Other Credits	\$ 1,994,929	\$ (0)	\$ 104,025	\$ 480,907	\$ 1,269	\$ 11,290,000	\$ 33,453,961	\$ 47,325,090	

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	2,973	3,449	8,605	10,157	25,184	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	10,657	5,825	11,573	-	847,124	1,004,886	84%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	-	-	45,997	-	183,987	183,987	100%
Other Fees and Charges														
Discount for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(40,195)	0%
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 48,358	\$ 187,148	\$ 532,979	\$ 71,820	\$ 31,309	\$ 15,453	\$ 69,993	\$ 13,629	\$ 9,274	\$ 66,175	\$ 10,157	\$ 1,056,295	\$ 1,148,678	92%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	2,000	1,000	1,000	11,000	12,000	92%
Board of Supervisor's - Taxes	77	77	77	-	-	-	-	-	-	-	-	230	918	25%
Executive														
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	40,425	44,100	92%
Financial and Administrative														
Audit Services	-	-	-	3,900	-	-	-	-	-	-	-	3,900	3,900	100%
Accounting Services	-	-	750	-	-	-	-	-	-	-	-	750	-	0%
Assessment Roll Services	1,500	1,500	750	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,750	18,000	88%
Arbitrage	-	-	500	-	-	-	-	500	-	500	-	1,500	1,000	150%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services														
Legal Advertising	-	-	-	-	-	-	-	-	-	2,703	-	2,703	3,500	77%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	-	4,246	10,000	42%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	1,293	-	-	-	1,293	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	-	112	84	195	250	78%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Postage, Freight & Messenger	76	-	77	228	-	172	79	87	-	191	109	1,019	2,000	51%
Insurance	18,105	-	-	-	-	-	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	40	-	264	196	241	2,194	1,600	137%
Website Maintenance	-	-	-	300	-	-	-	-	-	-	-	300	600	50%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	1,727	-	616	433	553	770	-	810	-	4,908	18,000	27%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	-	-	-	-	1,097	-	0%
Legal - Bellavista	-	-	-	-	-	-	-	-	-	1,936	-	1,936	-	0%
Legal - Series 2015 Refinance	-	-	-	-	-	-	-	128	-	-	-	128	-	0%
Other General Government Services														
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	3,442	1,162	2,986	506	1,190	19,596	8,000	245%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Asset Administrative Services	-	-	-	-	-	-	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	250	-	-	(250)	-	-	-	-	0%
Emergency & Disaster Relief Services														
Hurricane Milton	-	-	6,890	10,922	-	-	-	-	-	-	-	17,812	-	0%
Sub-Total:	24,432	10,313	22,033	21,526	11,994	11,752	10,288	9,116	10,175	13,128	7,798	152,553	155,843	98%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services														
Professional Services														
Asset Management	-	4,792	4,792	4,792	4,792	4,792	-	9,583	4,792	4,792	4,792	47,917	57,500	83%
NPDES	-	-	-	560	-	-	-	-	-	-	-	560	3,500	16%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management Services														
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Utility Services														
Electric - Aeration Systems	488	28	902	627	-	1,008	-	669	-	1,171	556	5,449	6,500	84%
Repairs & Maintenance														
Lake System														
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	6,489	7,998	-	14,201	6,494	69,601	80,000	87%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	-	-	-	-	5,150	-	12,140	19,000	64%
Water Control Structures	-	-	8,000	-	-	40,000	-	-	-	2,800	-	50,800	28,000	181%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cane Toad Removal	-	4,450	-	5,300	2,600	3,600	-	8,000	4,000	4,000	4,000	35,950	37,000	97%
Midge Fly Control	-	-	-	-	-	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	603	828	-	3,212	2,901	20,076	8,000	251%
Fish Re-Stocking	-	-	-	1,750	-	1,750	-	-	68,210	7,115	4,900	83,725	98,000	85%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	15,375	0%
Wetland System														
Routine Maintenance	-	3,715	3,715	3,715	3,915	3,715	3,715	3,715	-	7,430	-	33,635	54,000	62%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay														
Aeration Systems	-	-	-	400	-	-	-	-	-	-	-	400	-	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Lake Bank Restoration	-	400	800	1,200	800	-	-	-	2,960	33,494	69,400	109,054	101,100	108%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	800	-	-	-	-	-	-	-	-	-	800	-	0%
Video Stormwater Pipes/Repairs	-	-	-	-	-	-	-	-	-	-	-	-	45,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	488	26,508	29,232	24,339	23,676	67,894	10,807	30,793	79,962	83,365	93,043	470,106	593,175	79%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other Current Charges														
Lee County - RE Taxes	-	-	-	-	4,117	-	-	-	-	-	-	4,117	-	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves for General Fund														
Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	399,660	0%
Sub-Total:	-	-	-	-	4,117	-	-	-	-	-	-	4,117	399,660	1%
Total Expenditures and Other Uses:	\$ 24,920	\$ 36,820	\$ 51,265	\$ 45,864	\$ 39,786	\$ 79,646	\$ 21,095	\$ 39,909	\$ 90,136	\$ 96,493	\$ 100,841	\$ 626,776	\$ 1,148,678	55%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	(26,280)	(80,862)	(30,318)	(90,684)	429,520	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	2,174,175	2,223,073	2,196,793	2,115,931	2,085,614	1,565,410	1,565,410	
Fund Balance - Ending	\$ 1,588,848	\$ 1,739,175	\$ 2,220,889	\$ 2,246,845	\$ 2,238,367	\$ 2,174,175	\$ 2,223,073	\$ 2,196,793	\$ 2,115,931	\$ 2,085,614	\$ 1,994,929	\$ 1,994,929	\$ 1,565,410	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Reserve Account	1,763	1,721	1,603	1,603	1,541	1,383	1,274	-	-	-	-	10,887	18,111	60%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,137	2,103	1,345	2,633	3,478	3,357	3,179	-	-	-	-	18,231	26,657	68%
Special Assessment Revenue														
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	14,679	22,794	-	-	-	-	778,036	954,688	81%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(38,188)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	6,295,189	-	-	-	-	-	6,295,189	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 6,143	\$ 181,596	\$ 509,225	\$ 28,766	\$ 34,758	\$ 6,314,607	\$ 27,248	\$ -	\$ -	\$ -	\$ -	\$ 7,102,343	\$ 961,268	739%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2015 Bonds	-	-	-	-	-	-	-	7,820,750	-	-	-	7,820,750	535,000	1462%
Principal Debt Service - Early Redemptions														
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2015 Bonds	-	190,750	-	-	-	-	-	-	-	-	-	190,750	381,500	50%
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	64,595	27,248	-	-	-	-	91,842	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 190,750	\$ -	\$ -	\$ -	\$ 64,595	\$ 27,248	\$ 7,820,750	\$ -	\$ -	\$ -	\$ 8,103,342	\$ 916,500	884%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	6,250,012	-	(7,820,750)	-	-	-	(1,001,000)	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,507,213	1,535,979	1,570,738	7,820,750	7,820,750	-	-	-	1,001,000	1,001,000	
Fund Balance - Ending	<u>\$ 1,007,142</u>	<u>\$ 997,988</u>	<u>\$ 1,507,213</u>	<u>\$ 1,535,979</u>	<u>\$ 1,570,738</u>	<u>\$ 7,820,750</u>	<u>\$ 7,820,750</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,045,768</u>	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	772	755	462	1,631	2,460	2,436	2,792	2,768	298	318	356	15,047	20,606	73%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	19,996	8,880	4,854	9,644	-	705,898	837,416	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(33,497)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,740	\$ 156,703	\$ 444,586	\$ 23,149	\$ 28,549	\$ 15,313	\$ 22,788	\$ 11,648	\$ 5,152	\$ 9,962	\$ 356	\$ 720,945	\$ 824,525	87%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022 Bonds	-	-	-	-	-	-	-	650,000	-	-	-	650,000	650,000	100%
Principal Debt Service - Early Redemptions														
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2022 Bonds	-	76,860	-	-	-	-	-	76,860	-	-	-	153,719	153,919	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,860	\$ -	\$ -	\$ -	\$ 803,719	\$ 803,919	100%
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	22,788	(715,212)	5,152	9,962	356	(82,774)	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	803,766	88,555	93,707	103,669	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 803,766	\$ 88,555	\$ 93,707	\$ 103,669	\$ 104,025	\$ 104,025	\$ 207,405	

Prepared by:

JPWard and Associates, LLC

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

Description	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Reserve Account	-	17	105	108	105	108	443	-	0%
Interest Account	-	20	121	125	122	126	514	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	-	-	877	1,400	1,391	1,473	5,141	-	0%
Escrow Fund Account	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	10,123	5,533	10,993	-	26,649	-	0%
Special Assessments - Off-Roll	-	356,316	-	-	-	-	356,316	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	64,595	27,248	-	-	-	-	91,842	-	0%
Total Revenue and Other Sources:	\$ 64,595	\$ 383,601	\$ 11,225	\$ 7,166	\$ 12,611	\$ 1,708	\$ 480,907	\$ -	0%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2025 Bonds	-	-	-	-	-	-	-	-	0%
Principal Debt Service - Early Redemptions									
Series 2025 Bonds	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2025 Bonds	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	64,595	383,601	11,225	7,166	12,611	1,708	480,907	-	
Fund Balance - Beginning	-	64,595	448,196	459,421	466,588	479,199	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 459,421	\$ 466,588	\$ 479,199	\$ 480,907	\$ 480,907	\$ -	

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

Description	March	April	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income								
Construction Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	1	4	5	4	5	19	-
Retainage Account	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-
Refunding Bond Proceeds								
2025 Refinance (2015 Bonds)	6,559,086	-	-	-	-	-	6,559,086	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 6,559,086	\$ 1	\$ 4	\$ 5	\$ 4	\$ 5	\$ 6,559,105	\$ -
Expenditures and Other Uses								
Executive								
Professional Management	-	-	-	-	-	-	-	-
Financial and Administrative								
Assessment Roll Services	-	-	-	-	-	-	-	-
Verification Agent Services	-	-	-	-	-	-	-	-
Other Contractual Services								
Trustee Services	-	-	-	-	-	-	-	-
Dissemination Services	-	-	-	-	-	-	-	-
Legal Services	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-
Capital Outlay								
Water-Sewer Combination	-	-	-	-	-	-	-	-
Stormwater Management	-	-	-	-	-	-	-	-
Cost of Issuance								
Dissemination Services	3,500	-	-	-	-	-	3,500	-
District Management and A.M.	12,500	-	-	-	-	-	12,500	-
Legal Services	141,773	-	-	-	-	-	141,773	-
Printing & Binding	1,750	-	-	-	-	-	1,750	-
Trustee Services	7,100	-	-	-	-	-	7,100	-
Verification Agent Services	2,500	-	-	-	-	-	2,500	-
Underwriter's Discount	93,525	-	-	-	-	-	93,525	-
Operating Transfers Out (To Other Funds)	6,295,189	-	-	-	-	-	6,295,189	-
Total Expenditures and Other Uses:	\$ 6,557,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,557,836	\$ -
 Net Increase/ (Decrease) in Fund Balance	 1,250	 1	 4	 5	 4	 5	 1,269	 -
Fund Balance - Beginning	-	1,250	1,251	1,255	1,260	1,264	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,255	\$ 1,260	\$ 1,264	\$ 1,269	\$ 1,269	\$ -

Cori Dissinger

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Monday, August 25, 2025 12:04 PM
To: Cori Dissinger
Cc: Heather Chapman; Trisha O'Brien
Subject: RE: Miromar Lakes CDD - Status of Landscaping improvements
Attachments: Fishtail Palms Nerano I-75 Berm.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Cori,

We installed 95 Fishtail Palms along the Nerano/I-75 berm, on the I-75 side, to help mitigate the sound of traffic and reduce the visual impact of the traffic from I-75.

Please take a look at the attachment of where they are planted.

Walter Morales, our landscape manager, checked the irrigation on all the CDD berms on August 22 and repaired a few sprinkler heads to ensure the irrigation is running in good condition.

We are still seeking bids to repair the washout areas along the I-75 berm. I expect to have this work completed in September.

That is all I have to update at this time.

Thanks

From: Cori Dissinger <coridissinger@jpwardassociates.com>
Sent: Monday, August 25, 2025 10:01 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Heather Chapman <HChapman@miromarlakes.com>; Trisha O'Brien <trishaobrien@jpwardassociates.com>
Subject: Miromar Lakes CDD - Status of Landscaping improvements

Caution: External Sender. Please do not click on links or open attachments from senders you do not trust

Good Morning Mark,

We are building the agenda for the CDD's September regular meeting and wanted to reach out to see if you had updates on the Landscaping. The agenda goes out to the Board 9/4 so will need any info before then please. Thanks in advance.

Cori



Mr. Cori Dissinger
Administrative Manager
Email: coridissinger@jpwardassociates.com
Mobile: 407-913-3545

JPWard & Associates, LLC
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Fort Lauderdale, Florida 33308

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