Miromar Lakes Community Development District

Lee County, FL

Meeting Agenda November 12, 2026



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Miromar Lakes Community Development District

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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
Vivian Carvalho, District Manager
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Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=me4a6c6a11f8b3b0bc26341f487072262
Phone: (844) 621-3956; Code: **2531 401 0452**; Event Password**: Jpward**

NOVEMBER 2026

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The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks should 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.

The following is the agenda for the upcoming Meeting of the Board of Supervisors for the Miromar Lakes Community Development District ("District"), scheduled to be held at **2:00 p.m. on Thursday, November 12, 2026**, Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

AGENDA

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1. Call to Order & Roll Call.

2. Notice of Advertisement of Meeting.

Pages 5-7

3. Minutes:
   I. October 8, 2026 – Regular Meeting.

Pages 8-14

4. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Asset Manager
      a) Asset Manager's Report - November 1, 2026.
   IV. District Manager
      a) ***Meeting Dates for Fiscal Year 2027:***
         - NEXT MEETING: **Thursday, December 10, 2026,** Regular Meeting (Swear in Seats 1, 2, & 3).
      b) Commission on Ethics Required Annual Ethics Training Memorandum.
      c) Financial Statements for the period ending September 30, 2026 (unaudited).

Pages 15-55

5. Supervisors' Requests.

6. Public Comments for Non-Agenda items.
   These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

7. Adjournment.

Meeting Schedule – FY 2027	
Thursday, October 8, 2026	Thursday, November 12, 2026
Thursday, December 10, 2026	Thursday, January 14, 2027
Thursday, February 11, 2026	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 16, 2027

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 3: Minutes – October 8, 2026 – Regular Meeting.

Item 4: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Notice of Advertisement of Meeting

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katey Selchan
Katey Selchan
2301 NE 37th Street
Fort Lauderdale FL 33308

STATE OF WISCONSIN, COUNTY OF BROWN

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

FNP Fort Myers News-Press 09/20/2026
FNP news-press.com 09/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$269.02	
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Order No:	12575163	# of Copies:
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Notary Public
State of Wisconsin

NOTICE OF MEETINGS
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the Miromar Lakes Community Development District, which covers the period October 1, 2026 through September 30, 2027, are scheduled to be held on the second Thursday of each month at **2:00 P.M.** at the **Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913**, on the following dates:

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

These meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained by contacting the District's Management office by calling (954) 658-4900 or on the District's website at www.miromarlakescdd.org at least seven (7) days prior to the date of the meetings.

These meetings may be cancelled or continued to a date, time, and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of a particular meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Miromar Lakes Community Development District
James P. Ward, District Manager
September 20 2026
LSAR0581151

Minutes 10/8/2026

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, October 8, 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:

Jim Ward	District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM
Racheal Meade	District Manager w/PFM
Susan Singer	Senior Accountant w/PFM
Meagan Magaldi for Greg Urbancic	District Counsel
Richard Freeman	Asset Manager w/CGA (by phone)

Audience:

Heather Chapman
Karen Jefferys
Jennifer Hofmann
Ken
Mike Riezzo

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 2:04 p.m. She reported all Members of the Board were present, constituting a quorum. She listed the Board Members and staff present as above.

DRAFT

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Fiscal Year 2027 Board of Supervisors Meeting Dates and Times

Ms. Carvalho asked if there were any questions about the notice of advertisement; there were none.

THIRD ORDER OF BUSINESS Consideration of Minutes

September 10, 2026 – Regular Meeting Minutes

Ms. Carvalho asked if there were any additions, corrections, or deletions to the minutes.

Corrections were made.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, September 10, 2026 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Ms. Meagan Magaldi reminded the Board to complete the ethics training requirement before the end of the calendar year.

II. District Engineer

No report.

Mr. Ward noted the engineer was not present. He stated he would speak with the engineering firm and make sure an engineer was present for the next meeting.

III. District Asset Manager

a) Asset Manager's Report October 1, 2026

Mr. Richard Freeman reported the audit for NPDES was going well; the audit report should be ready next week. He reported on October 12 that FDEP wanted to visit the site and do an initial inspection on structures and facilities such as the golf course maintenance shop. He reported Miromar Lakes Blvd by the Golf Clubhouse flooded. He stated he called the storm drain vendor who came out, did an inspection and found a few clogged drains which were then cleaned. He noted unfortunately there was still flooding; therefore, he would have the vendor fully inspect the area to determine why it continued to flood.

Mr. Alan Refkin asked when the area was last inspected.

DRAFT

Mr. Freeman responded April 2025. He noted he typically had the area inspected just before hurricane season. He asked if the Board noted any other areas of flooding.

The Board responded in the negative.

Mr. Weber asked about the cane toad program and the fishery program.

Mr. Freeman reported the cane toad program was in full swing and the quarterly mapping for the fishery program should be ready soon. He stated the mapping would show where to treat submerged vegetation and where the submerged vegetation was beneficial.

Mr. Refkin asked if there were more or less cane toads this year compared with last year.

Mr. Freeman responded the number of cane toads was about the same as last year.

Mr. Refkin asked Mr. Freeman to track the cane toads and inform the Board if additional boxes were needed.

Mr. Freeman indicated he was tracking the cane toads and would keep the Board informed.

IV. District Manager

a) Meeting Dates for Fiscal Year 2026-2027:

- **NEXT MEETING: Thursday, November 12, 2026, Regular Meeting**

b) Commission on Ethics Required Annual Ethics Training Memorandum

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

Ms. Carvalho reported this was the first meeting of the fiscal year; notice was published in the newspaper with the meeting dates and times for fiscal year 2026-2027. She noted a memorandum regarding the ethics training went out. She asked if there were any questions about the notice, ethics training or financial statements.

Mr. Doug Ballinger noted there were items out of sync with the year end financials.

Mr. Patrick Reidy agreed but indicated he was not concerned; most were small numbers and while the lake bank restoration number had been budgeted at $120,000 and the Board spent $166,000 dollars, Mr. Freeman had made the Board aware this was happening. He stated there were savings in other accounts which he believed would balance out the budget as a whole. He stated $242,000 dollars would still be going into the reserve account. He indicated there would be more than $2 million dollars in the cash account at the end of the year.

Mr. Ward noted the CDD had $64,000 dollars in interest income year-to-date in August, which was excellent.

Mr. Ballinger asked if there would be line item adjustments in the next report.

Mr. Ward explained staff could go back in October, once all of the audit entries were made, and do a budget to actual, but this could not be done until the end of October. He said generally speaking, as long as the CDD was under budget year-to-date, excluding the

reserves, a budget amendment was not needed. He indicated it was up to the Board whether or not a budget amendment was made.

Mr. Reidy stated as long as the CDD understood why a line item was higher than originally budgeted it was not really needed.

Mr. Ward explained he preferred to leave the budget alone because it allowed him to see how funds were used in the previous fiscal year when he created the budget for the new fiscal year. He stated he typically only did a budget adjustment if the CDD wanted a budget adjustment or if the CDD went over the total budget amount.

Mr. Ballinger asked if notes explaining the overages could be added to the financials.

Mr. Ward responded in the affirmative.

Ms. Carvalho agreed.

Mr. Ward stated bank fees were based on cash balances in the bank, the lesser the cash balance, the higher the bank fee; in this District there was $64,000 dollars in interest income; therefore, even though the bank fees went up, the District was much better off than before. He stated this was what was seen on the bank fee line item.

FIFTH ORDER OF BUSINESS Supervisor's Requests

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

Ms. Mary LeFevre stated she contacted Mark and would try to set up another golf cart tour with Mr. Freeman for next month when the weather was cooler.

SIXTH ORDER OF BUSINESS Public Comments for Non-Agenda Items

Ms. Carvalho asked if there were any public comments.

Mr. Mike Riezzo asked about restocking the lakes.

Mr. Freeman responded the lakes were recently restocked with grass carp and prior to this the lakes were stocked with bluegill. He explained with the submerged vegetation getting out of hand, focus was shifted to treating the vegetation. He stated once the submerged vegetation was in check, he hoped to revisit the fishery program and restocking the lakes with forage fish.

Mr. Riezzo noted he had not seen any bluegill of catchable size in 5-6 years. He said he saw Mayan cichlid predator fish in the lake, and he worried these predators were chasing away the bluegill.

Mr. Freeman stated he would check with the biologist once the next electrofishing report was done.

DRAFT

Mr. Riezzo asked if the CDD considered stocking the lakes with tilapia as opposed to grass carp.

Mr. Weber stated there were about 10 to 12 types of fish which would be stocked in the lakes with the fishery program; tilapia were on the list. He stated 60,000 bluegills were put in the lakes last year and he certainly hoped they were not all gone.

Mr. Freeman stated the last electrofishing report was presented at the June meeting. He noted the report indicated the number of bluegills declined which was why the program was shifting gears and trying to get back on track.

Mr. Riezzo asked about a new weed in the lakes he could not identify which was a single strand corkscrew type plant.

Mr. Freeman said he would try to find out what this new weed was.

Mr. Balinger asked how many grass carp were restocked in the lake.

Mr. Freeman stated the goal was to restock the grass carp at different stages and ages, so the grass carp did not all mature at once. He stated about two years ago 200 grass carp were put in, the following year 350 grass carp were restocked, and this year about 150 grass carp were put in the lakes, so there should be around 700 grass carp in the lakes, all at different ages.

Ms. Jennifer Hofman asked about I-75 expansion highway walls.

Mr. Refkin stated this was a question for the attorney. He asked if highway walls were a FDOT responsibility.

Mr. Ward responded in the affirmative.

Ms. Magaldi asked for the question to be repeated.

Mr. Refkin explained I-75 was being expanded from Golden Gate to Alico. He asked if Miromar Lakes would get walls along the I-75 expansion. He asked if this was something FDOT was responsible for or was Miromar Lakes responsible.

Ms. Magaldi said she was unsure, but she would look into the matter.

Mr. Refkin stated the residents wanted to know how much noise the highway expansion would create, who was responsible for mitigating the noise, who would pay for the mitigation, how to get the noise mitigated if needed, and what was the process. He stated he remembered Stoney Brook had a similar situation and had to do a decibel level reading to determine if a wall was justified, what the height of a wall should be, and how far the wall should extend. He asked Ms. Magaldi to find these answers.

Ms. Magaldi said she would look into the situation.

Discussion ensued regarding the I-75 highway expansion; traffic flow increases; potential noise pollution increases; not being able to understand the noise pollution increases until after the highway was expanded; and understanding the decibel levels required to qualify for noise mitigation.

DRAFT

Mr. Refkin noted it would be good to understand exactly what the requirements were before the highway was expanded, simply to be prepared. He said the attorney would look into the situation and bring the information back to the Board. He noted it would take a long time for the expansion to be completed.

Ms. Carvalho asked if there were any additional comments or questions; there were none.

SEVENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:35 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

DRAFT

Asset Manager’s Report

MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report

October 1, 2026

Prepared For:

James Ward

District Manager

Prepared By*:*

Richard Freeman

Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

November 1, 2026

MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I. PURPOSE 3

II. CURRENT ASSET UPDATES 3

III. LOCATION MAP 12

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. Fishery Management
3. Cane Toad Program
4. Landscape Maintenance
5. I-75 Noise Wall Evaluation
6. Location Map

1. Aquatic Maintenance

The District's aquatic contractor completed scheduled inspections and maintenance activities throughout the community during October. Work on the smaller water bodies consisted primarily of routine treatment of shoreline grasses and broadleaf weeds, with follow-up applications performed where needed.

Key activities included:

- Shoreline grasses and broadleaf weeds were treated in Lakes 1A, 1B, 1C, 2A, 3A, 5/6 South, and 5/6 North (Lake Como), and throughout the Lake 6 system, with repeat applications on Lakes 6F, 6H, 6J, 6K, 6M, 6N, 6P, and 6R.

- Lakes 6L and 6R have experienced recurring algae growth. As a proactive approach, blue lake dye is being applied to provide shading and reduce sunlight penetration, along with beneficial bacteria to help mitigate the impacts of nutrients.

- Algae treatment was not needed on Lake 6L this month but was required on Lake 6R. Beneficial bacteria and lake dye were applied to Lake 6R on 9/23, with additional bacteria on 10/2; Lake 6L received beneficial bacteria on 10/2 and lake dye on 10/7.

- Vegetation monitoring and mapping of the Ski Course and South Lake was completed over four days (9/14, 9/21, 9/22, and 10/2). See Fishery Management below and the attached BioBase report.

- Lakes 3B, 3C, 6B, 6C, 6D, 6E, Costa del Lago, and all drainage ditches (DD1 through DD6) were inspected during the reporting period.

NPDES Audit Update

The District's ongoing NPDES audit through FDEP remains in progress. Regular communication has been maintained with FDEP regarding the documentation required as part of the audit process. The majority of the requested documentation has been submitted, and confirmation is currently pending from FDEP regarding whether any additional or outstanding documents are required.

As part of the next phase of the audit, an on-site meeting and site inspection with FDEP took place on October 12. The inspection was scoped to include a review of active construction site activities, the golf course maintenance facility, ongoing stormwater inlet inspection and maintenance practices, and dry detention areas.

Coordination with FDEP will continue, including providing any additional requested documentation and addressing any follow-up items identified during the October 12 site inspection.

Field Photos – October 2026



Weir structure with protective fencing.



Littoral plantings in dry dentation area currents conditions



Staff gauge used to monitor current lake levels.



Storm drain inlet with newly installed riprap from FDEP inspection

October 2026 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Lake 1B	Treated	Grasses & Broadleafs	09/30/2026		
Lake 1A	Treated	Grasses & Broadleafs	09/30/2026		
Lake 1C	Treated	Grasses & Broadleafs	10/02/2026		
Lake 2A	Treated	Grasses & Broadleafs	10/02/2026		
Lake 3A	Treated	Grasses & Broadleafs	10/02/2026		
Lake 3B	Inspected				
Lake 3C	Inspected				
Lake 6R	Treated	Grasses, Broadleafs & Algae	09/23/2026, 10/02/2026, 10/07/2026		9/23: beneficial bacteria & lake dye applied. 10/2: beneficial bacteria added.
Lake 6F	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026		
Lake 6L	Treated	Grasses & Broadleafs	09/23/2026		10/2: beneficial bacteria added. 10/7: lake dye applied.
Lake 6E	Inspected				
Lake 6D	Inspected				
Lake 6B	Inspected				
Lake 6C	Inspected				
Lake 6K	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026		
Lake 6H	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026		
Lake 6J	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026		
Lake 6I					
Lake 6A	Treated	Grasses & Broadleafs	10/02/2026		
Lake 6G	Treated	Grasses & Broadleafs	10/02/2026		
Lake 6M	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026, 10/07/2026		
Lake 6N	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026, 10/07/2026		
Lake 6O	Treated	Grasses & Broadleafs	09/23/2026		

Lake 6P	Treated	Grasses & Broadleafs	09/23/2026, 10/02/2026, 10/07/2026		
Drainage Ditch 1	Inspected				
Drainage Ditch 2	Inspected				
Drainage Ditch 3	Inspected				
Drainage Ditch 4	Inspected				
Drainage Ditch 5	Inspected				
Drainage Ditch 6	Inspected				
Lake 5/6 South	Treated	Grasses & Broadleafs	10/02/2026		
Lake 5/6 North (Lake Como)	Treated	Grasses & Broadleafs	10/02/2026		
Fisheries: Vegetation Control: Ski Course & South Lake	Monitoring Performed		09/14/2026, 09/21/2026, 09/22/2026, 10/02/2026		
Fisheries	See attached BioBase report				
Costa del Lago	Inspected				

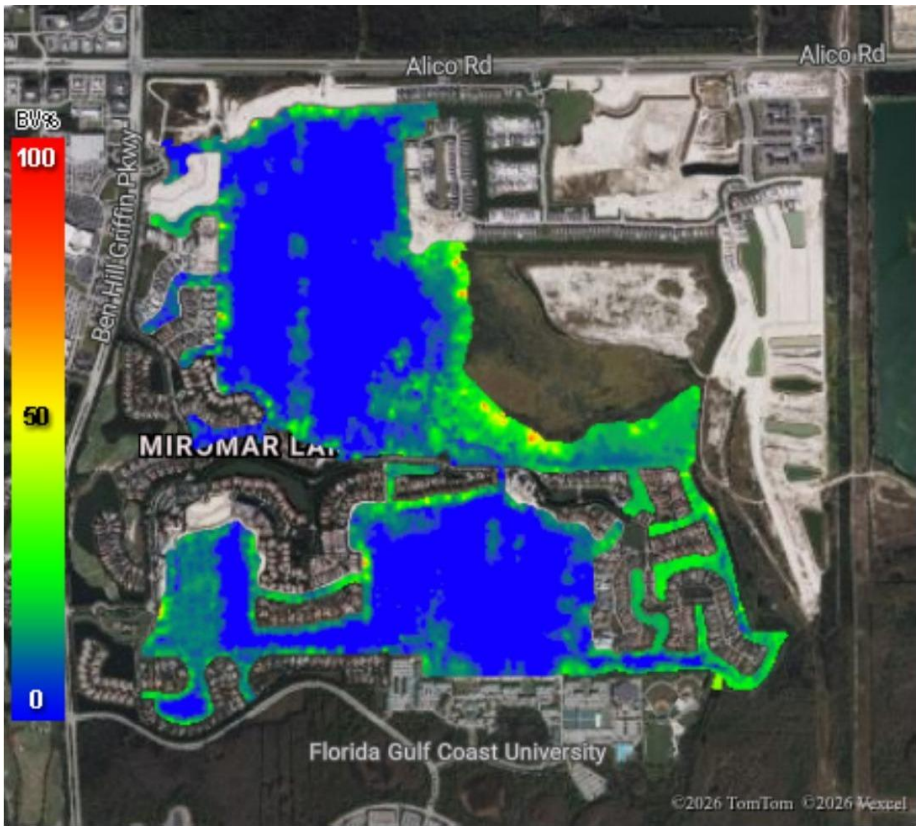
2. Fishery Management

For vegetation control and mapping on the large lakes, this month's efforts were focused on mapping. A high frequency of thunderstorms significantly hampered mapping activities, so the work took some time to complete; mapping was performed on four days. Over the prior two months, treatments focused on minimizing areas where submersed vegetation was hampering boating activities, while taking care not to over-treat so that the existing grass carp would not gain the upper hand.

Now that the vegetation remaining post-treatment has been mapped, it is clear that future treatments can be somewhat more aggressive, since the percent of coverage well exceeds what was expected. The good news is that treatments appear to have knocked down the biomass significantly, and the areas where submersed weeds still have significant density are mostly areas where some vegetation was intentionally left for fishery cover. The next round of treatments will focus specifically on dock and beach areas to minimize swimming and boating issues.

The attached BioBase report summarizes the mapping results. The survey covered approximately 589 acres (93% of the 633-acre waterbody). Based on the gridded data, vegetation was present across approximately 38% of the surveyed bottom area, and approximately 92% of mapped areas fell within the lowest biovolume range (0–20% of the water column). On the vegetation heat map below, blue-green and light green areas indicate healthy bottom cover, while brighter green to yellow areas indicate greater volume and density. Denser vegetation will be left in place along the cattail wall,

where boating is less active but fishing is desired. The map is also helpful in showing the dock and beach areas that remain a priority for targeted treatment.



Vegetation biovolume heat map – BioBase survey, September 14 – October 2, 2026.

Within the next few months, an event will be performed to remove some of the excess bass. Visual inspection shows an improving fishery. In September, significant bass surface feeding was observed in open water, which is indicative of schooling bass feeding on schools of shad and points to improvement in the food chain. Healthy-looking bass have been noted; however, there are still many undernourished, stunted bass, and those will be targeted for removal so that the food chain can better recover.

3. Cane Toad Program

Collection numbers were down considerably in October due to heavy rainfall. On October 8, toads were still heard calling at Vivaldi and a few juvenile toads were observed; an update and video from the fountain were provided that evening.

The heavy rain flooded the collection areas badly enough that tadpoles were difficult to see and remove. The lower collection numbers reflect those conditions as well as an overall slowdown in

activity, and do not necessarily mean that all breeding activity has stopped. With cooler weather now setting in, tadpole activity is anticipated to finish up over the next few weeks.

October Totals (October 1–20, estimated):

- Tadpoles Removed: ~500,000–600,000
- Toads Removed: ~100

Monitoring and removal efforts will continue as long as breeding activity persists.

4. Landscape Maintenance

Monitoring of the landscaping continues along I-75, Burnham Road, and the area near FGCU. The landscaping is currently thriving, particularly following the recent rainfall. No significant concerns were observed during the most recent inspection.

Monthly inspections will continue to monitor overall plant health, appearance, irrigation needs, and any maintenance items that may require attention.

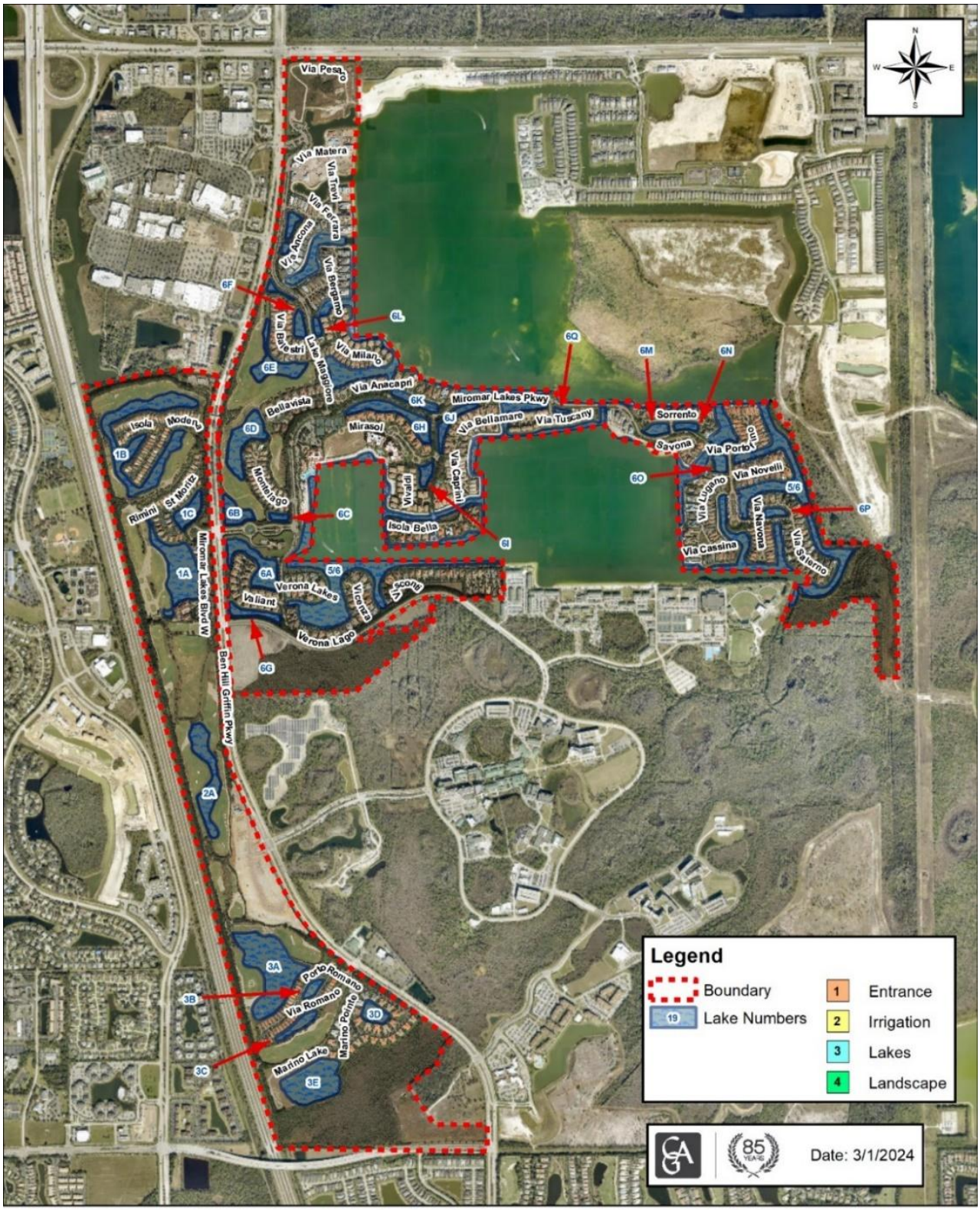
5. I-75 Noise Wall Evaluation

In response to a comment submitted through the project website, the Florida Department of Transportation (FDOT) advised that Miromar Lakes is not currently included among the locations qualifying for noise walls under its noise analysis for the I-75 from Golden Gate Parkway to Alico Road project (Project 452544-1).

FDOT evaluates noise walls when proposed improvements modify the roadway's horizontal or vertical alignment or add new capacity. Under federal and state requirements, a noise wall must meet both reasonableness and feasibility criteria, including the ability to achieve a required level of noise reduction and a cost of no more than $64,000 per benefited residence. FDOT's study followed the PD&E Manual, Part 2, Chapter 18 (Highway Traffic Noise) and 23 CFR Part 772, using the FHWA Traffic Noise Model (TNM 2.5).

Following the recent public meetings, FDOT will evaluate any updates to its studies based on the input received. FDOT anticipates returning to the community, tentatively in November, with a public hearing to present the updated results and the final proposed improvements, including qualifying noise wall locations. The District will continue to monitor the project and provide an update following the public hearing.

6. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

Aquatic System Photos – October 2026

Miromar Lakes CDD
Aquatic System
October 2026

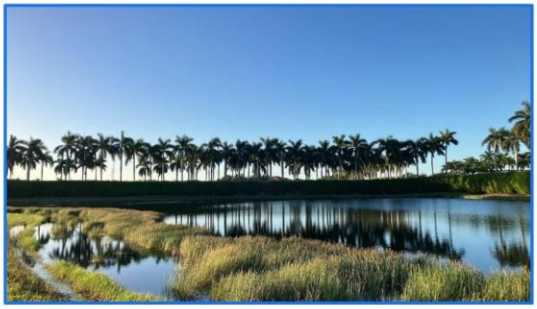


2 6

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



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Lake 6 P



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Lake 1 A



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Lake 2 A



Lake 5/6



Weir

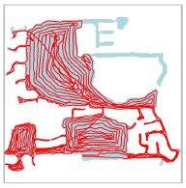


BIOBASE

ANALYSIS REPORT

Miromar Lakes, Lee County Florida

Report Time Stamp: 2026 October 14 - 21:48 (UTC)



Survey Metadata

Data Collector:	Bill Kurth
Survey Time Stamp (UTC):	2026 September 14 - 18:09
Starting Location:	26.489948, -81.780199
Ending Location:	26.481054, -81.777854
Distance	55.114 miles

Survey Statistics

Average Water Temperature:	
Survey Area:	589.223 acres
Survey Volume:	9935.891 acre ft
Percent of Waterbody Surveyed:	93.1%
Waterbody Area:	632.601 acres
Estimated Waterbody Volume	10667.365 acre ft

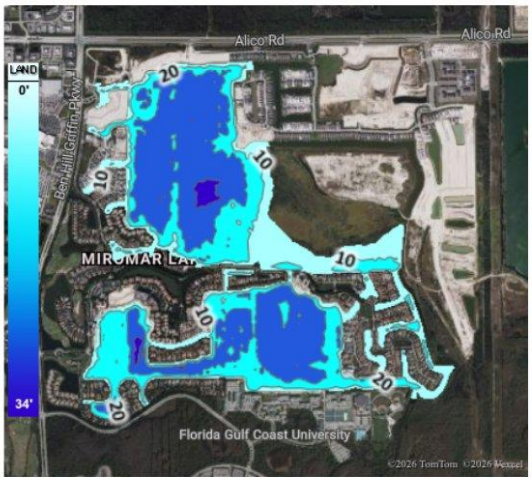
Survey Settings

Includes Edited Data:	Yes
Track Buffer:	50 m
BV Grid Cell Size:	10 m
BV Minimum Detection - Percent:	5.0%
BV Minimum Detection - Depth:	2.400 ft
BV Maximum Detection - Depth:	20.000 ft
BV Sonar Channel:	NA

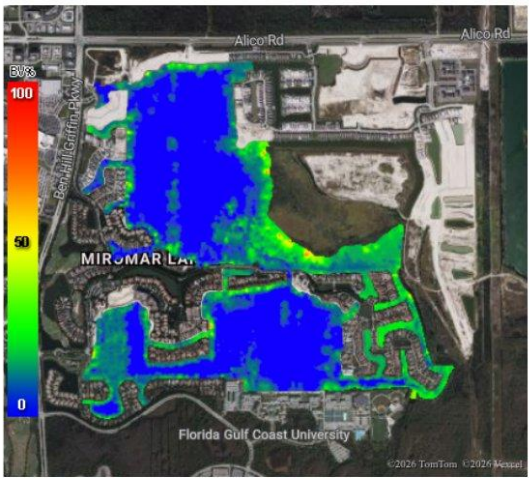
Biovolume Summary

Type	PAC	Avg BVp	SD BVp	Avg BVw	SD BVw	Depth Range	Depth Avg	No. Depth Records
Point	46.1%	15.7%	± 13.9%	7.2%	± 11.0%	1.33 - 34.14 ft	15.884 ft	31989
Grid	37.7%	14.6%	± 9.0%	5.5%	± 9.0%	0.13 - 33.78 ft	16.863 ft	29683

Bathymetric Contour Map

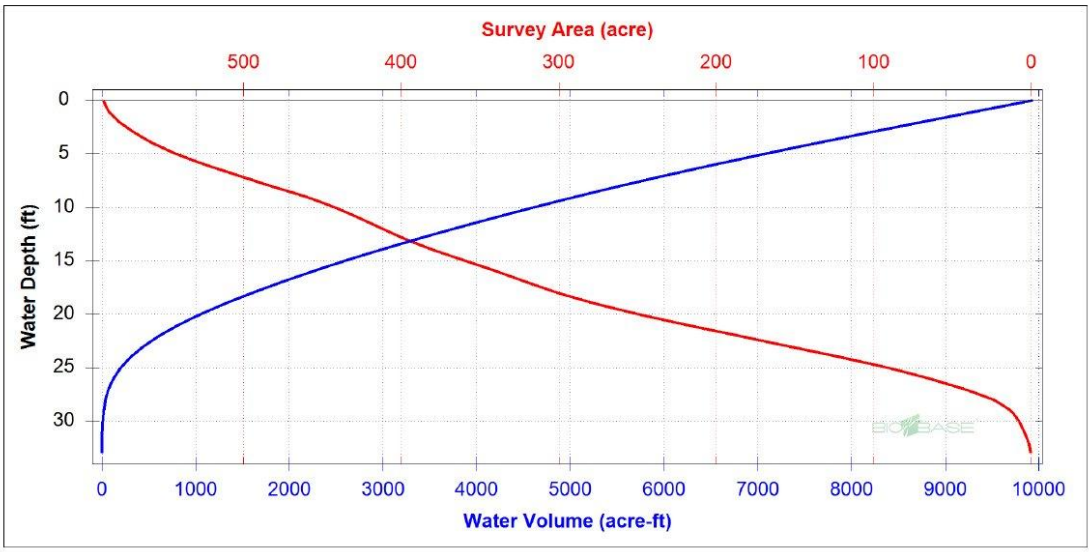


Vegetation Biovolume Heat Map



Hypsographic Summary

Hypsographic Chart



Depth	Area	AreaP	Volume	VolumeC	VolumeP
0 - 1 ft	589.224 acres	100%	587.603 acre ft	9935.892 acre ft	100%
1 - 2 ft	585.835 acres	99.4%	582.864 acre ft	9348.289 acre ft	94.1%
2 - 3 ft	579.230 acres	98.3%	574.605 acre ft	8765.425 acre ft	88.2%
3 - 4 ft	569.531 acres	96.7%	563.801 acre ft	8190.819 acre ft	82.4%
4 - 5 ft	557.853 acres	94.7%	550.871 acre ft	7627.019 acre ft	76.8%
5 - 6 ft	543.008 acres	92.2%	534.315 acre ft	7076.148 acre ft	71.2%
6 - 7 ft	524.695 acres	89.0%	513.915 acre ft	6541.833 acre ft	65.8%
7 - 8 ft	504.166 acres	85.6%	493.997 acre ft	6027.918 acre ft	60.7%
8 - 9 ft	483.048 acres	82.0%	471.548 acre ft	5533.921 acre ft	55.7%
9 - 10 ft	460.750 acres	78.2%	451.276 acre ft	5062.374 acre ft	51.0%
10 - 11 ft	442.408 acres	75.1%	434.354 acre ft	4611.097 acre ft	46.4%
11 - 12 ft	426.691 acres	72.4%	419.308 acre ft	4176.743 acre ft	42.0%
12 - 13 ft	412.049 acres	69.9%	404.487 acre ft	3757.435 acre ft	37.8%
13 - 14 ft	397.092 acres	67.4%	388.472 acre ft	3352.948 acre ft	33.7%
14 - 15 ft	379.342 acres	64.4%	369.809 acre ft	2964.476 acre ft	29.8%
15 - 16 ft	359.488 acres	61.0%	349.191 acre ft	2594.667 acre ft	26.1%
16 - 17 ft	339.174 acres	57.6%	329.634 acre ft	2245.475 acre ft	22.6%
17 - 18 ft	320.360 acres	54.4%	310.803 acre ft	1915.841 acre ft	19.3%
18 - 19 ft	300.565 acres	51.0%	289.208 acre ft	1605.038 acre ft	16.2%
19 - 20 ft	277.034 acres	47.0%	263.509 acre ft	1315.831 acre ft	13.2%
20 - 21 ft	249.336 acres	42.3%	234.063 acre ft	1052.322 acre ft	10.6%
21 - 22 ft	218.836 acres	37.1%	202.889 acre ft	818.259 acre ft	8.2%
22 - 23 ft	186.059 acres	31.6%	169.489 acre ft	615.370 acre ft	6.2%
23 - 24 ft	154.173 acres	26.2%	138.022 acre ft	445.881 acre ft	4.5%
24 - 25 ft	121.584 acres	20.6%	105.573 acre ft	307.859 acre ft	3.1%
25 - 26 ft	91.211 acres	15.5%	77.698 acre ft	202.286 acre ft	2.0%
26 - 27 ft	65.281 acres	11.1%	53.495 acre ft	124.588 acre ft	1.3%
27 - 28 ft	42.618 acres	7.2%	32.840 acre ft	71.093 acre ft	0.7%

28 - 29 ft	24.056 acres	4.1%	18.069 acre ft	38.252 acre ft	0.4%
29 - 30 ft	13.247 acres	2.2%	10.172 acre ft	20.184 acre ft	0.2%
30 - 31 ft	7.835 acres	1.3%	6.139 acre ft	10.012 acre ft	0.1%
31 - 32 ft	4.567 acres	0.8%	2.930 acre ft	3.873 acre ft	0.0%
32 - 33 ft	1.757 acres	0.3%	0.860 acre ft	0.943 acre ft	0.0%
33 ft +	0.284 acres	0.0%	0.084 acre ft	0.084 acre ft	0.0%

Biovolume Analysis by Quintiles

Type	0 - 20%	20 - 40%	40 - 60%	60 - 80%	80 - 100%
Point	89.7%	8.6%	1.1%	0.1%	0.4%
Grid	92.2%	6.9%	0.8%	0.1%	0%

Biovolume Analysis by Depth

Type	Depth	Count	PAC	Avg BVp	SD BVp	Avg BVw	SD BVw
Point	**0 - 1 m**	115	60.5%	26.1%	± 29.0%	15.8%	± 27.1%
	1 - 2 m	2379	80.5%	21.0%	± 17.8%	16.9%	± 17.3%
	2 - 3 m	5114	84.8%	18.2%	± 12.9%	15.5%	± 12.6%
	3 - 4 m	3167	79.0%	13.8%	± 11.2%	10.9%	± 10.8%
	4 - 5 m	2717	74.6%	10.6%	± 8.4%	7.9%	± 8.0%
	5 - 6 m	1107	30.9%	9.2%	± 8.1%	2.9%	± 5.0%
	6 - 7 m	1	0.0%	10.7%	± 10.7%	0.0%	± 0.2%
	7 - 8 m	0	0%	0%	± 0%	0%	± 0%
	8 - 9 m	0	0%	0%	± 0%	0%	± 0%
	9 m +	0	0%	0%	± 0%	0%	± 0%
Grid	**0 - 1 m**	1150	81.6%	20.8%	± 11.7%	17.0%	± 13.3%
	1 - 2 m	2723	87.5%	19.6%	± 10.2%	17.2%	± 11.5%
	2 - 3 m	3382	88.0%	16.3%	± 7.9%	14.3%	± 9.1%
	3 - 4 m	2521	83.4%	11.7%	± 6.1%	9.8%	± 7.1%
	4 - 5 m	3215	66.9%	8.9%	± 3.9%	6.0%	± 5.3%
	5 - 6 m	3664	15.6%	7.7%	± 2.9%	1.2%	± 3.0%
	6 - 7 m	5210	1.1%	6.9%	± 2.1%	0.1%	± 0.8%
	7 - 8 m	4842	0.1%	6.4%	± 1.7%	0.0%	± 0.2%
	8 - 9 m	2480	0.0%	5.5%	± 0.3%	0.0%	± 0.0%
	9 m +	0	0%	0%	± 0%	0%	± 0%

Offsets

Trip Name	Trip Date (UTC)	Manual Offset (ft)	Tide Station Name	Avg Tide (ft)	Min Tide (ft)	Max Tide (ft)	Start Tide (ft)	End Tide (ft)
Sonar_2026-09-14_1 ...	2026 September 14 - 18:09	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-21_0 ...	2026 September 21 - 15:42	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-21_1 ...	2026 September 21 - 18:32	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-21_1 ...	2026 September 21 - 18:31	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-21_1 ...	2026 September 21 - 18:38	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-22_0 ...	2026 September 22 - 14:50	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-22_1 ...	2026 September 22 - 16:24	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-22_1 ...	2026 September 22 - 17:21	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-22_1 ...	2026 September 22 - 18:17	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-09-22_1 ...	2026 September 22 - 19:27	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-10-02_0 ...	2026 October 02 - 12:44	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-10-02_0 ...	2026 October 02 - 13:49	0.000	NA	NA	NA	NA	NA	NA
Sonar_2026-10-02_0 ...	2026 October 02 - 15:14	0.000	NA	NA	NA	NA	NA	NA

Glossary

AOI

Area of Interest: Defines the transects or contiguous data samples as depicted by the colored trip line. Seperate areas of interest can be generated through merging of multiple trips, appending data to a single sonar log or lapses in time (greater than five minutes) within a sonar log.

Point

Individual Coordinate Point: A single point represents a summary of sonar pings and the derived bottom and canopy depths. Individual point data create an irregularily spaced dataset that may have overlaps and/or gaps in the data resulting in a increased potential for error.

Grid

Geostatistical Interpolated Grid: Interpolated and evenly spaced values representing kriged (smoothed) output of aggregated data points. The gridded data is most accurate summary of survey areas.

BVp

Biovolume (Plant): Refers to the percentage of the water column taken up by vegetation when vegetation exists. Areas that do not have any vegetation are not taken into consideration for this calculation.

BVw

Biovolume (All water): Refers to the average percentage of the water column taken up by vegetation regardless of whether vegetation exists. In areas where no vegetation exists, a zero value is entered into the calculation, thus reducing the overall biovolume of the entire area covered by the survey.

PAC

Percent Area Covered: Refers to the overall surface area that has vegetation growing.

Area

Area: Surface area of corresponding depth range and deeper.

AreaP

Area Percent: Percent of total surface area of the corresponding depth range and deeper.

Volume

Volume: Water volume of the corresponding depth range.

VolumeC

Volume Cumulative: Cumulative water volume of the corresponding depth range and deeper.

VolumeP

Volume Percent: Percent of total water volume of the corresponding depth range and deeper.

Report Link : https://www.biobasemaps.com/api/File/TripReport?v=c1b2df8e-ca74-4328-8e35-69e3f86bbf44 (https://www.biobasemaps.com/api/File/TripReport?v=c1b2df8e-ca74-4328-8e35-69e3f86bbf44)

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Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 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:
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

District Financials

Miromar Lakes Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

TABLE OF CONTENTS

Miromar Lakes Community Development District

Monthly Financial Statements

Balance Sheet – All Funds 1-2

Statement of Revenue, Expenditures and Changes in Fund Balance

General Fund 3-4

Debt Service Fund
Series 2022 5
Series 2025 6

Capital Project Fund
Series 2025 7

Income & Expense Graph – All Funds 8

Miromar Lakes Community Development District
Balance Sheet
Through September 30, 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	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 206,810						206,810
FMIT - Investment Account	2,219,869	-	-	-	-	-	2,219,869
Debt Service Fund							
Interest Account	-	-	1	-	-	-	1
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	225,855	244,589	-	-	-	470,444
Prepayment Account	-	-	1,277	-	-	-	1,277
Accounts Receivable	4,023	-	-	-	-	-	4,023
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	501,723	-	501,723
Amount to be Provided by Debt Service Funds	-	-	-	-	9,633,277	-	9,633,277
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	32,970,659	32,970,659
Total Assets:	**$ 2,430,702**	**$ 225,855**	**$ 275,867**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,038,083**

Miromar Lakes Community Development District
Balance Sheet
Through September 30, 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	$ 410	$ -	$ -	$ -	$ -	$ -	$ 410
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	-	-	-	-	$5,225,000	-	5,225,000
Total Liabilities:	**$ 410**	**$ -**	**$ -**	**$ -**	**$ 10,135,000**	**$ -**	**$ 10,135,410**
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	-	18,660	19,333	(1,273)	-	-	36,719
Unassigned							
Beginning: October 1, 2025 (Unaudited)	2,030,065	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,985,094	-	-	-	-	-	1,985,094
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996
Results of Current Operations	158,201	-	-	-	-	-	158,201
Total Fund Equity and Other Credits:	**$ 2,430,292**	**$ 225,855**	**$ 275,867**	**$ -**	**$ -**	**$ 32,970,659**	**$ 35,902,673**
Total Liabilities, Fund Equity and Other Credits:	**$ 2,430,702**	**$ 225,855**	**$ 275,867**	**$ -**	**$ 10,135,000**	**$ 32,970,659**	**$ 46,038,083**

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Interest - FMIT	1,715	65,853	-	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:	**$ 1,715**	**$ 1,219,289**	**$ 1,147,983**	**106%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	11,600	12,000	97%
Executive				
Professional Management	3,859	46,305	46,305	100%
Financial and Administrative				
Audit Services	-	4,000	4,000	100%
Assessment Roll Services	1,500	18,000	18,000	100%
Arbitrage	-	500	1,000	50%
Communications & Freight Services				
Postage, Freight & Messenger	19	907	1,000	91%
Website Maintenance	-	2,400	2,400	100%
Other Contractual Services				
Legal Advertising	269	3,573	3,500	102%
Trustee Services	-	8,493	9,998	85%
Dissemination	-	875	-	0%
Property Appraiser/Tax Collector Fees	-	1,299	1,300	100%
Bank Services	77	929	250	372%
Insurance	-	19,162	18,805	102%
Printing & Binding	366	883	2,000	44%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	672	2,587	20,000	13%
Other General Government Services				
Engineering Services - General Services	179	5,094	15,000	34%
Asset Administrative Services	-	198	17,500	1%
Sub-Total:	**7,940**	**126,979**	**173,233**	**73%**

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	20,930	84,817	80,000	106%
NPDES	326	2,824	3,500	81%
Electric - Aeration Systems	1,832	9,301	6,500	143%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	26,450	112,136	85,000	132%
Litoral Shelf Barrier Plantings	13,900	18,400	20,000	92%
Lake Bank Maintenance	-	2,368	2,500	95%
Water Quality Testing	5,550	16,250	19,000	86%
Water Control Structures	-	115,888	125,000	93%
Aeration System	-	12,054	10,000	121%
Cane Toad Removal	8,400	39,480	39,000	101%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Fish Re-Stocking	1,139	55,737	90,000	62%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	-	51,227	47,000	109%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	652	166,840	120,000	139%
Video Stormwater Pipes/Repairs	-	4,760	35,000	14%
Sub-Total:	**79,179**	**692,083**	**732,725**	**94%**
Reserve Allocations				
Capital/Operations	20,169	242,025	242,025	100%
Sub-Total:	**20,169**	**242,025**	**242,025**	**100%**
Total Expenditures and Other Uses:	**$ 107,287**	**$ 1,061,087**	**$ 1,147,983**	**92%**
Net Increase/ (Decrease) in Fund Balance	**(105,572)**	**158,201**	**(0)**	
Fund Balance - Beginning	2,515,695	2,030,065	2,030,065	
Extraordinary Cap/Oper Reserve Additions	20,169	242,025	242,025	
Fund Balance - Ending	**$ 2,430,292**	**$ 2,430,292**	**$ 2,272,090**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Revenue Account	669	15,554	16,179	96%
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:	**$ 669**	**$ 821,454**	**$ 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	**669**	**18,660**	**14,677**	
Fund Balance - Beginning	225,187	207,195	207,195	
Fund Balance - Ending	**$ 225,855**	**$ 225,855**	**$ 221,873**	

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

Description	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	89	1,085	18,264	6%
Interest Account	-	250	28,599	1%
Prepayment Account	4	42	-	0%
Revenue Account	724	13,774	-	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:	**$ 817**	**$ 850,526**	**$ 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	**817**	**19,333**	**46,986**	
Fund Balance - Beginning	275,051	256,535	256,535	
Fund Balance - Ending	**$ 275,867**	**$ 275,867**	**$ 303,521**	

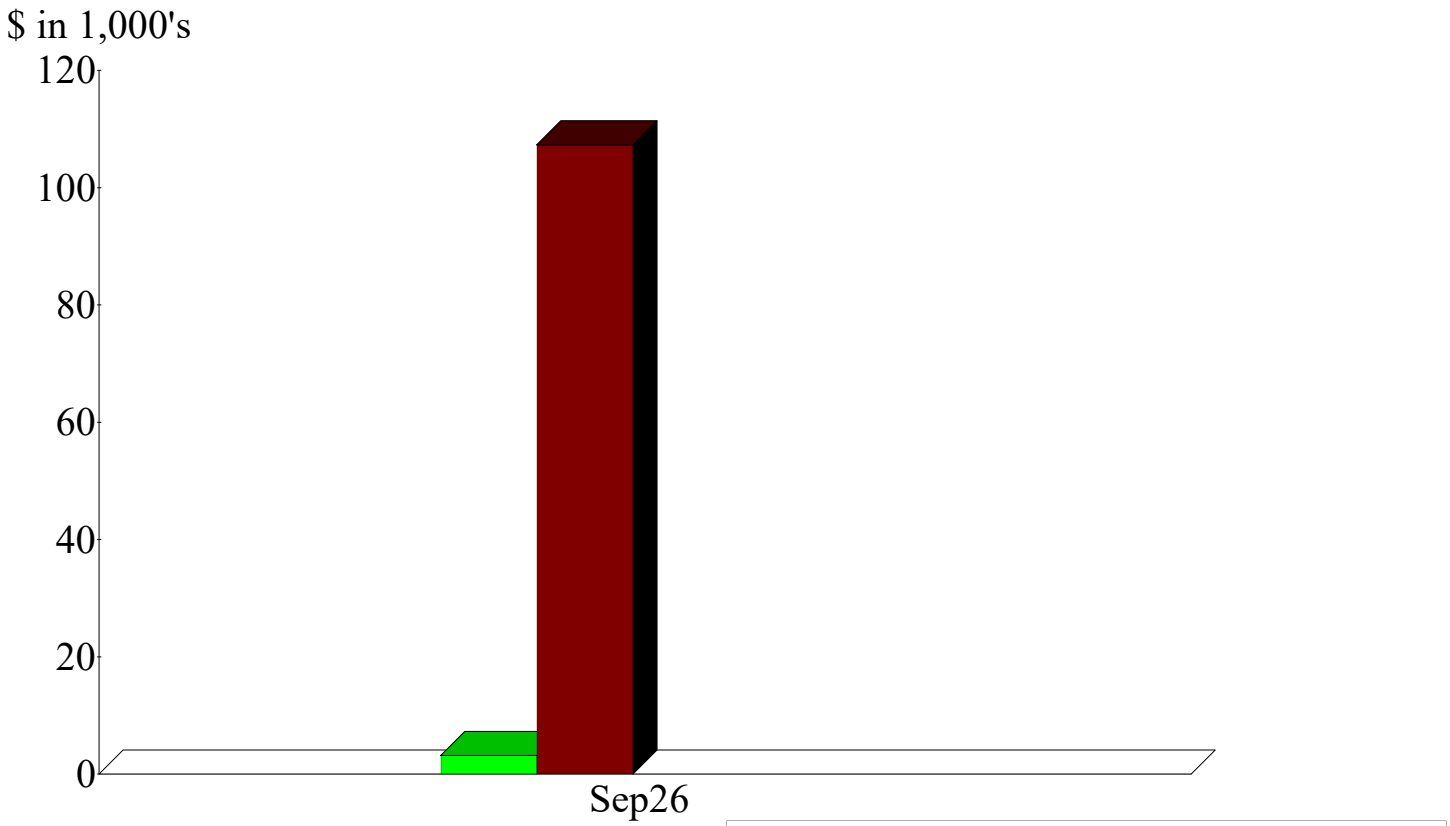
Miromar Lakes Community Development District
Construction Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2026

Description	September	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

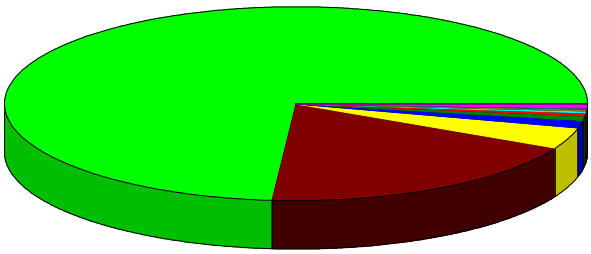
Income and Expense by Month

September 2026



Expense Summary

September 2026



5380000 · Stormwater Manage	73.80%
9099000 · Reserve Allocations	18.80
5120000 · Executive	3.60
5130000 · Financial and Administ	1.40
5110000 · Legislative	0.93
5140000 · Legal Services	0.63
5134700 · Printing and Binding	0.34
5133400 · Other Contractual Serv	0.32
5190000 · Other General Governn	0.17
5134100 · Communications & Fre	0.02
Total	$107,287.28

By Account

Supervisors' Requests