

Miromar Lakes

Community Development District

Meeting Agenda December 11, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

MIROMAR LAKES
Community Development District

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

DATE: December 11, 2025

TIME: 2:00 PM

MEETING AGENDA

Board of Supervisors

Alan Refkin, Chairman
Michael T. Weber, Vice Chairman
Doug Ballinger, Assistant Secretary
Mary LeFevre, Assistant Secretary
Patrick J. Reidy, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m6db357bce0eb60a92957560fccebaada>

✓ Phone: (408) 444-9388 Code: 2347 590 3012 Event Password Jpward

DECEMBER, 2025

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AGENDA

1. Call to Order & Roll Call.
2. Minutes:
 - I. November 13, 2025 - Regular Meeting.
Pages 5 - 8
3. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025.
Pages 9 - 40
4. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Managers Report December 1, 2025.
 - IV. District Manager
 - a) Annual Ethic Training Reminder: due before December 31, 2025.
 - b) Financial Statements for the period ending November 30, 2025 (unaudited).
Pages 41 - 60
5. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.
Page 61 - 62
6. Public Comments.
7. Adjournment.

Meeting Schedule - FY 2026

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

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: November 13, 2025 - Regular Meeting.

Item 3: Consideration and acceptance of the Audited Financial Statements for Fiscal Year 2025, covering the period October 1, 2024, through September 30, 2025. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

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.

Item 5: Supervisor's Request: Landscaping update.

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, November 13, 2025 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.

Mr. Michael Weber make a couple of corrections to the September 11, 2025 minutes.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, October 9, 2025 Regular Meeting Minutes were approved, and September 11, 2025 Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training before the end of the calendar year. He stated legislative session would begin in January 2026. He noted there was one bill pending which would repeal the law requiring CDDs to have self-reported goals and objectives. He discussed other potential legislative changes and noted he would keep the Board updated regarding any changes moving forward. He said often these bills fell to the wayside, but he would continue to monitor the situation.

II. District Engineer

No report.

III. Asset Manager

No report.

IV. District Manager

- a) Annual Ethics Training Reminder - due before December 31, 2025**
- b) Resident Correspondence: Vivaldi Lake Bank project**
- c) Asset Managers Report - November 1, 2025**
- d) Waterway Inspection Report - October 31, 2025**
- e) Financial Statements for the period ending October 31, 2025 (unaudited)**

Mr. Ward reported a resident complimented Richard Freeman.

Mr. Alan Refkin noted the resident (Tom) sent a letter complimenting Mr. Freeman's work on the GeoTubing at Vivaldi.

Mr. Ward noted he received phone calls from residents asking about the fish in the lakes. He stated he explained to residents that the CDD was starting to restock the lakes a little bit with the grass carp at very low levels to try to bring the level of bad materials in the lakes down. He said the CDD was putting in good fish and more plant materials; it was just a balancing act. He explained the number of different types of fish were measured with electroshock technology, so the CDD could balance the types of fish in the system and had to be careful about putting too many grass carp in the lake. He noted the plant installations also contributed to the fishery health.

Mr. David Sailor stated he was a fisherman and the fishing in the lakes was much improved. He said he did not have too much of an issue with the vegetation; however, it was growing and there were some areas where it was getting thicker, which was why he was curious what the expectation should be regarding how the carp would manage the vegetation.

Mr. Ward explained carp were tiny when put in the lakes but grew large relatively quickly, typically within a year or so. He said the expectation was, over the next 12 to 24 months, as the carp grew they would eat more and more and when they became adults the situation would be reevaluated to determine whether additional carp were needed.

Mr. Sailor discussed the types of fish he had caught in the lakes over the years. He said he caught more 3 to 5 pound fish in the last six months than he had over the last five years.

Mr. Ward stated the lakes were stocked with a lot of fish a little over a year ago, maybe two years ago. He said he believed Mr. Sailor was seeing some of the results of the stocking.

Discussion ensued regarding the benefits of the fishery program for the fishermen versus the boaters and skiers; fishermen enjoying the new fish and plantings; skiers not enjoying the plants; how the carp were stocked in the lake (all in one location and then the carp could swim where they liked, carp were not territorial).

Mr. Weber explained Miromar did not own both lakes in their entirety; the Esplanade CDD also owned a portion of the lakes. He asked if Miromar Lakes CDD was responsible for the big lake which was owned by Esplanade.

Mr. Ward explained the fishery program costs were split with Esplanade on a percentage basis. He noted the northern lake was maintained by Esplanade Lake Club CDD and the other lake (Miromar's lake) was maintained by the Miromar Lakes CDD. He noted the fishery program was for both lakes, the costs were shared, and the fish were stocked in both lakes as needed.

Mr. Ward stated cane toads were becoming more problematic in the southwest Florida area and he expected the cane toads to become more problematic in the Miromar Lakes community.

Discussion ensued regarding Mr. Freeman providing the number of cane toads in the community; female cane toads laying thousands of eggs; and Mr. Ward seeing a huge rise in cane toad numbers in his other CDD communities.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Mary LeFevre stated a landscaping review would be completed every six months. She said she noticed the landscaping along Ben Hill Griffin was being trimmed which was good.

Mr. Refkin noted the landscaping looked better. He thanked Mary for her assistance and efforts in this regard.

FIFTH ORDER OF BUSINESS**Public Comments**

Mr. Ward asked if there were any audience comments.

Ms. Dougherty: (indecipherable).

Discussion ensued regarding how nice it was the club was open for use.

SIXTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:24 p.m.

On MOTION made by Mary LeFevre, seconded by Alan Refkin, 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
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates
December 3, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miromar Lakes Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$23,741,805.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,139,985, an increase. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense. Depreciation expense represents amortization of capital assets purchased by the District in prior fiscal year. It does not represent cash outflows of current year's program revenues. Since depreciation expense is not a cash outflow, it is not budgeted by the District. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,495,067, a decrease of (\$258,142) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and the capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024 (Restated)
Current and other assets	\$ 2,496,019	\$ 2,799,206
Capital assets, net of depreciation	32,970,659	33,306,594
Total assets	35,466,678	36,105,800
Deferred amount on refunding	85,807	100,109
Current liabilities	212,798	269,089
Long-term liabilities	11,597,882	13,335,000
Total liabilities	11,810,680	13,604,089
Net Position		
Net investment in capital assets	21,459,857	20,071,703
Restricted	253,157	964,707
Unrestricted	2,028,791	1,565,410
Total net position	\$ 23,741,805	\$ 22,601,820

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 2,898,010	\$ 2,857,704
Operating grants and contributions	52,394	75,110
General revenues	33,151	-
Total revenues	2,983,555	2,932,814
Expenses:		
General government	132,592	236,198
Maintenance and operations*	926,259	591,823
Bond issuance cost	262,648	-
Interest	522,071	573,000
Total expenses	1,843,570	1,401,021
Change in net position	1,139,985	1,531,793
Net position - beginning	22,601,820	21,217,394
Prior period adjustment	-	(147,367)
Net position - beginning (Restated)	-	21,070,027
Net position - ending	\$ 23,741,805	\$ 22,601,820

*Includes depreciation expense of \$335,935 and \$188,568 for the current fiscal year and the prior fiscal year, respectively.

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,843,570. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments and interest income. In total, expenses increased over the prior year primarily as a result of bond issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$44,115,413 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$11,144,754 has been taken, which resulted in a net book value of \$32,970,659. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$11,290,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Miromar Lakes Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, FL 33308, (954) 658-4900.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 168,295
Investments	1,854,017
Due from other governments	8,704
Restricted assets:	
Investments	465,003
Capital assets:	
Nondepreciable	30,196,507
Depreciable, net	<u>2,774,152</u>
Total assets	<u>35,466,678</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>85,807</u>
Total deferred outflows of resources	<u>85,807</u>
LIABILITIES	
Accounts payable	952
Accrued interest payable	211,846
Non-current liabilities:	
Due within one year	1,155,000
Due in more than one year	<u>10,442,882</u>
Total liabilities	<u>11,810,680</u>
NET POSITION	
Net investment in capital assets	21,459,857
Restricted for debt service	251,884
Restricted for capital projects	1,273
Unrestricted	<u>2,028,791</u>
Total net position	<u><u>\$ 23,741,805</u></u>

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Primary government:					
Governmental activities:					
General government	\$ 132,592	\$ 1,154,419	\$ -	\$ -	\$ 1,021,827
Maintenance and operations*	926,259	-	-	-	(926,259)
Bond issuance costs	262,648	-	-	-	(262,648)
Interest on long-term debt	522,071	1,743,591	52,394	-	1,273,914
Total governmental activities	1,843,570	2,898,010	52,394	-	1,106,834
		General revenues:			
		Investment earnings			33,151
		Total general revenues			33,151
		Change in net position			1,139,985
		Net position - beginning, as restated			22,601,820
		Net position - ending			<u>\$ 23,741,805</u>

*Includes depreciation expense of \$335,935 for the current fiscal year

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 168,295	\$ -	\$ -	\$ 168,295
Investments	1,854,017	463,730	1,273	2,319,020
Due from other governments	8,704	-	-	8,704
Total assets	<u>\$ 2,031,016</u>	<u>\$ 463,730</u>	<u>\$ 1,273</u>	<u>\$ 2,496,019</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 952	\$ -	\$ -	\$ 952
Total liabilities	<u>952</u>	<u>-</u>	<u>-</u>	<u>952</u>
Fund balances:				
Restricted for:				
Debt service	-	463,730	-	463,730
Capital projects	-	-	1,273	1,273
Unassigned	2,030,064	-	-	2,030,064
Total fund balances	<u>2,030,064</u>	<u>463,730</u>	<u>1,273</u>	<u>2,495,067</u>
Total liabilities and fund balances	<u>\$ 2,031,016</u>	<u>\$ 463,730</u>	<u>\$ 1,273</u>	<u>\$ 2,496,019</u>

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 2,495,067

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	44,115,413	
Accumulated depreciation	<u>(11,144,754)</u>	32,970,659

Deferred amount on refunding of debt are not reported as assets in the governmental funds. The statements of net position includes these costs, net of amortization.

85,807

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(211,846)	
Bonds payable	<u>(11,597,882)</u>	<u>(11,809,728)</u>

Net position of governmental activities		<u><u>\$ 23,741,805</u></u>
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See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,154,419	\$ 1,743,591	\$ -	\$ 2,898,010
Interest earnings	33,151	52,370	24	85,545
Total revenues	1,187,570	1,795,961	24	2,983,555
EXPENDITURES				
Current:				
General government	132,592	-	-	132,592
Maintenance and operations	590,324	-	-	590,324
Debt service:				
Principal	-	650,000	-	650,000
Interest	-	535,219	-	535,219
Bond issuance costs	-	-	262,648	262,648
Total expenditures	722,916	1,185,219	262,648	2,170,783
Excess (deficiency) of revenues over (under) expenditures	464,654	610,742	(262,624)	812,772
OTHER FINANCING SOURCES (USES)				
Transfers in	-	6,295,189	-	6,295,189
Transfers out	-	-	(6,295,189)	(6,295,189)
Payment to refunding escrow agent	-	(7,630,000)	-	(7,630,000)
Bond proceeds	-	-	6,235,000	6,235,000
Original issue premium	-	-	324,086	324,086
Total other financing sources (uses)	-	(1,334,811)	263,897	(1,070,914)
Net change in fund balances	464,654	(724,069)	1,273	(258,142)
Fund balances - beginning	1,565,410	1,187,799	-	2,753,209
Fund balances - ending	\$ 2,030,064	\$ 463,730	\$ 1,273	\$ 2,495,067

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (258,142)
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Amounts reported for governmental activities in the statement of activities are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	650,000
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(335,935)
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Governmental funds report the effect of Bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	(324,086)
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Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(6,235,000)
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Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as a financing use, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net position.	7,630,000
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of deferred amount on refunding	(14,302)
Amortization of original issue discount/premium	16,204

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	11,246
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Change in net position of governmental activities	\$ 1,139,985
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See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Miromar Lakes Community Development District (the "District") was created on September 21, 2000, by Ordinance 2000-17 of Lee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	10 - 30
Improvements Other Than Buildings	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Refunding of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$14,302 was recognized as a component of interest expense in the current fiscal year.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
Florida Municipal Investment Trust (FMIVT) 0-2 Year High Quality Bond Fund	\$ 1,854,017	Fitch - AAAf	Weighted average of the fund portfolio: 2.1 years
US Bank Money Market	465,003	N/A	N/A
	<u>\$ 2,319,020</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt service	6,295,189	\$ -
Capital projects	-	6,295,189
Total	\$ 6,295,189	\$ 6,295,189

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made to pay off the outstanding principal of the Series 2015 Capital Improvement Revenue Refunding Bonds in accordance with the issuance of Series 2025 Refunding Bonds.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 30,196,507	\$ -	\$ -	\$ 30,196,507
Total capital assets, not being depreciated	30,196,507	-	-	30,196,507
Capital assets, being depreciated				
Infrastructure	11,841,145	-	-	11,841,145
Improvements other than buildings	2,077,761	-	-	2,077,761
Total capital assets, being depreciated	13,918,906	-	-	13,918,906
Less accumulated depreciation for:				
Infrastructure	8,731,058	335,935	-	9,066,993
Improvements other than buildings	2,077,761	-	-	2,077,761
Total accumulated depreciation	10,808,819	335,935	-	11,144,754
Total capital assets, being depreciated, net	3,110,087	(335,935)	-	2,774,152
Governmental activities capital assets, net	\$ 33,306,594	\$ (335,935)	\$ -	\$ 32,970,659

Depreciation was charged to the maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2015

On February 10, 2015, the District issued \$19,165,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 consisting of three different terms, \$3,265,000, \$6,995,000, and \$8,905,000 which bear interest at 3.5%, 5%, and 5% and mature in May 2020, May 2028, and May 2035, respectively. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2003A (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds, and make a deposit into the Series 2015 Reserve Account. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016, through May 1, 2035. The Series 2015 Bonds were refunded with the issuance of Capital Improvement Revenue Refunding Bond Series 2025.

Series 2022

On March 17, 2022, the District issued \$6,960,000 of Capital Improvement Revenue Refunding Bonds, Series 2022 due on May 1, 2032, which bear interest at a rate which increases each year starting at 2.1% and finishing at 2.9% in the year the Bonds are due. The Bonds were issued to refund District's outstanding Capital Improvement Revenue Refunding Bonds, Series 2012. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2032.

The Series 2022 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires the use of proceeds to refund the Series 2022 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

Series 2025

On March 27, 2025, the District issued \$6,235,000 of Capital Improvement Revenue Refunding Bonds, Series 2025 due May 1, 2035, with a fixed interest rate of 5%. The Bonds were issued to refund the District's previously outstanding Capital Improvements Revenue Bonds, Series 2015 (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2035.

The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Refunded Bonds

The District advanced refunded the Series 2015 Capital Improvement Revenue Refunding Bonds, which had an outstanding balance of \$7,630,000 at the time of the refunding with the proceeds from the Series 2025 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$219,151. The refunding resulted in an economic gain of \$69,249. The refunded Bonds have been paid off as of September 30, 2025.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 7,630,000	\$ -	\$ 7,630,000	\$ -	\$ -
Series 2022	5,705,000	-	650,000	5,055,000	665,000
Series 2025	-	6,235,000	-	6,235,000	490,000
Plus: original issue premium	-	324,086	16,204	307,882	-
Total	<u>\$ 13,335,000</u>	<u>\$ 6,559,086</u>	<u>\$ 8,296,204</u>	<u>\$ 11,597,882</u>	<u>\$ 1,155,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,155,000	\$ 478,987	\$ 1,633,987
2027	1,200,000	408,419	1,608,419
2028	1,245,000	364,739	1,609,739
2029	1,290,000	318,869	1,608,869
2030	1,345,000	270,785	1,615,785
2031-2035	5,055,000	611,440	5,666,440
	<u>\$ 11,290,000</u>	<u>\$ 2,453,239</u>	<u>\$ 13,743,239</u>

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 - DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 10 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 11 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 - INTERLOCAL COST-SHARING AGREEMENT

During the fiscal year ended September 30, 2022, the District entered into a cost sharing agreement with Esplanade Lake Club Community Development District ("Esplanade Lake Club") in order to split costs associated with the maintenance of a certain lake that is shared by the District and Esplanade Lake Club. The District and Esplanade Lake Club agree to allocate the proposed cost and expense of any approved project on a proportional basis based upon the units that each Party intends to assess within its boundaries in its upcoming fiscal year for annual operation and maintenance assessments as compared to the total number of units that the Parties intend to collectively assess for annual operation and maintenance assessments in the upcoming fiscal year.

The initial project addressed under this agreement for the fiscal year commencing October 1, 2022, through September 30, 2025, relates to the restoration of the fish ecosystem of the shared lake (the "Fisheries Plan"). The allocation of the cost of the Fisheries Plan will be 69% for the District and 31% for Esplanade Lake Club. The agreement shall continue through September 30, 2027, unless otherwise terminated or not renewed.

NOTE 13 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment to recognize an additional \$147,367 of depreciation expense incurred during the prior fiscal year. The effect on the beginning net position balance is shown below:

	Governmental Activities
Beginning net position	\$ 22,749,187
Understatement of depreciation expense	(147,367)
Adjusted beginning net position	<u>\$ 22,601,820</u>

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>			
REVENUES				
Assessments	\$ 1,188,873		\$ 1,154,419	\$ (34,454)
Interest earnings	-		33,151	33,151
Total revenues	<u>1,188,873</u>		<u>1,187,570</u>	<u>(1,303)</u>
EXPENDITURES				
Current:				
General government	155,843		132,592	23,251
Maintenance and operations	992,835		590,324	402,511
Total expenditures	<u>1,148,678</u>		<u>722,916</u>	<u>425,762</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 40,195</u>		464,654	<u>\$ 424,459</u>
Fund balance - beginning			<u>1,565,410</u>	
Fund balance - ending			<u>\$ 2,030,064</u>	

See notes to required supplementary information

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	26
Employee compensation	\$0
Independent contractor compensation	\$892,158
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$710.93 - \$739.98 Debt service - \$561.66 - \$2,116.46
Special assessments collected	\$2,898,010
Outstanding Bonds:	
Series 2022, due May 1, 2032	\$5,055,000
Series 2025, due May 1, 2035	\$6,235,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 3, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



December 3, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

We have examined Miromar Lakes Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Miromar Lakes Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

December 3, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 3, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 3, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Miromar Lakes Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Miromar Lakes Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

December 3, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

December 1, 2025

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

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

1. Lake Maintenance & Landscaping

- **Landscaping:**
 - N/A
- **Shoreline Weeds:**
 - Torpedo grass, primrose willow, sedges, and other shoreline weeds were treated in Lakes 1A, 1B, 1C, 2A, 3A, 3B, 3C, 6C, 6D, 6E, 6K, 6H, 6M, 6N, 6O, 6P, 6R, and along the shoreline of Lake 5/6.
 - Gulf spikerush was treated around docks and private residences on Lake 5/6.
- **Algae:**
 - N/A
- **Submerged Vegetation:**
 - Submerged vegetation was treated near the waterski course and within Verona Lago, Isola Bella, The Peninsula, Salerno, Murano, Portofino, Sorrento, Castelli, AnaCapri, and the Bellini dock and shoreline areas.
 - One additional service visit is scheduled before the end of the month.
 - Submerged vegetation mapping is scheduled for November 28.
- **Other Maintenance:**
 - N/A



Lake 6D – Algae that was treated



Lake 6D – Algae that was treated

2. Fishery

- As noted in the October report, submerged vegetation coverage was estimated at 130 acres in late October, based on the vendors observations and the latest mapping results. Due to continued expansion in both acreage and biomass, it is recommended that we stock an additional 200 Grass Carp, bringing the estimated population to 8.5–10 carp per vegetative acre. This approach, in combination with ongoing aquatic herbicide treatments, remains the most effective strategy for vegetation control.
- Given the rapid expansion over the past year, additional Grass Carp will likely be needed in 2026. The need—and the appropriate quantity—will be determined based on observations and vegetation mapping conducted in Q1 2026.
- Vegetation treatments have been progressing successfully over the past several weeks; however, time is needed to evaluate plant response. Once results become clearer, we can determine the most effective use of the remaining fisheries budget.



Fish Study & Findings

3. **Cane Toad Program**

- Overall activity in November has been relatively light. The month began with scattered clusters of toad activity, followed by a brief mid-month uptick and then a noticeable decline. A cold snap from November 10–14, with nighttime lows in the 50s, slowed movement and reduced hatch viability across the lakes and lagoons. Activity resumed afterward but remained modest. Adult trap captures stayed consistent across all monitored neighborhoods.
- If conditions follow the same pattern as last year, breeding activity is likely complete until mid to late January.
- Totals Through November 20 (Approx.):
 - Eggs removed: 50,000–65,000
 - Tadpoles removed: 7,000–11,000
 - Baby toads removed: 500–800
 - Adults collected from box traps: 60

4. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

To: Board of Supervisors
From: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual 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 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 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, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

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 the 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.**

1. General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics)

2. 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. Ethics law, Sunshine law, and Public Records law – 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.
[FLC Mandated Ethics Workshop](#)

3. 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 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.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

Miromar Lakes

Community Development District

Financial Statements November 30, 2025

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets		
	General Fund	Series 2022	Series 2025			Series 2025	
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	\$ 306,676						306,676
FMIT - Investment Account	1,862,207	-	-	-	-	-	1,862,207
Debt Service Fund							
Interest Account	-	-	238	-	-	-	238
Reserve Account	-	-	30,000	-	-	-	30,000
Revenue	-	283,318	192,679	-	-	-	475,997
Prepayment Account	-	-	1,282	-	-	-	1,282
Accounts Receivable	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	507,517	-	507,517
Amount to be Provided by Debt Service Funds	-	-	-	-	10,782,483	-	10,782,483
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	33,453,961	33,453,961
Total Assets	\$ 2,168,884	\$ 283,318	\$ 224,199	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 47,420,362

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long	General Fixed	
	General Fund	Series 2022	Series 2025	Series 2025	Term Debt	Assets	
Liabilities							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2022	-	-	-	-	665,000	-	665,000
Series 2025	-	-	-	-	490,000	-	490,000
Long Term							
Series 2022	-	-	-	-	4,390,000	-	4,390,000
Series 2025	-	-	-	-	5,745,000	-	5,745,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 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, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	465,003
Results from Current Operations	-	76,123	(32,336)	(1,273)	-	-	42,514
Unassigned							
Beginning: October 1, 2025 (Unaudited)	2,021,360	-	-	-	-	-	-
Allocation of Fund Balance							
System-Wide Reserves	1,774,702	-	-	-	-	-	1,774,702
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996
Results of Current Operations	107,186	-	-	-	-	-	107,186
Total Fund Equity and Other Credits	\$ 2,168,884	\$ 283,318	\$ 224,199	\$ -	\$ -	\$ 33,453,961	\$ 36,130,362
Total Liabilities, Fund Equity and Other Credits	\$ 2,168,884	\$ 283,318	\$ 224,199	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 47,420,362

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	3,592	8,191	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	171,317	173,400	1,005,640	17%
Special Assessments - Off-Roll	-	45,642	182,569	25%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 174,909	\$ 227,233	\$ 1,147,983	20%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	800	1,800	12,000	15%
Executive				
Professional Management	3,859	7,718	46,305	17%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Assessment Roll Services	1,500	3,000	18,000	17%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	80	160	1,000	16%
Website Maintenance	-	-	2,400	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	9,998	0%
Dissemination	875	875	-	0%
Property Appraiser/Tax Collector Fees	1,299	1,299	1,300	100%
Bank Services	92	201	250	81%
Insurance	-	19,162	18,805	102%
Printing & Binding	-	-	2,000	0%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	138	138	20,000	1%
Other General Government Services				
Engineering Services - General Services	105	105	15,000	1%
Asset Administrative Services	-	-	17,500	0%
Emergency & Disaster Relief Services				
Sub-Total:	8,922	34,631	173,233	20%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	6,126	6,126	80,000	8%
NPDES	2,087	2,087	3,500	60%
Electric - Aeration Systems	606	1,287	6,500	20%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	5,909	5,909	85,000	7%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	-	19,000	0%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	4,200	4,200	39,000	11%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	863	5,042	10,000	50%
Fish Re-Stocking	2,502	2,502	90,000	3%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	12,259	12,259	47,000	26%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	1,467	1,467	120,000	1%
Video Stormwater Pipes/Repairs	4,200	4,200	35,000	12%
Sub-Total:	40,217	45,078	732,725	6%
Reserve Allocations				
Capital/Operations	20,169	40,338	242,025	17%
Sub-Total:	20,169	40,338	242,025	17%
Total Expenditures and Other Uses:	\$ 69,308	\$ 120,047	\$ 1,147,983	10%
Net Increase/ (Decrease) in Fund Balance	105,601	107,186	(0)	
Fund Balance - Beginning	2,043,114	2,021,360	2,021,360	
Extraordinary Cap/Oper Reserve Additions	20,169	40,338	242,025	
Fund Balance - Ending	\$ 2,168,884	\$ 2,168,884	\$ 2,263,385	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	702	1,111	16,179	7%
Special Assessment Revenue				
Special Assessments - On-Roll	142,180	143,909	834,742	17%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 142,882	\$ 145,020	\$ 817,471	18%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	665,000	0%
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	0%
Interest Expense				
Series 2022 Bonds	68,897	68,897	137,794	50%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ 68,897	\$ 68,897	\$ 802,794	9%
Net Increase/ (Decrease) in Fund Balance	73,985	76,123	14,677	
Fund Balance - Beginning	209,334	207,195	207,195	
Fund Balance - Ending	\$ 283,318	\$ 283,318	\$ 221,873	

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

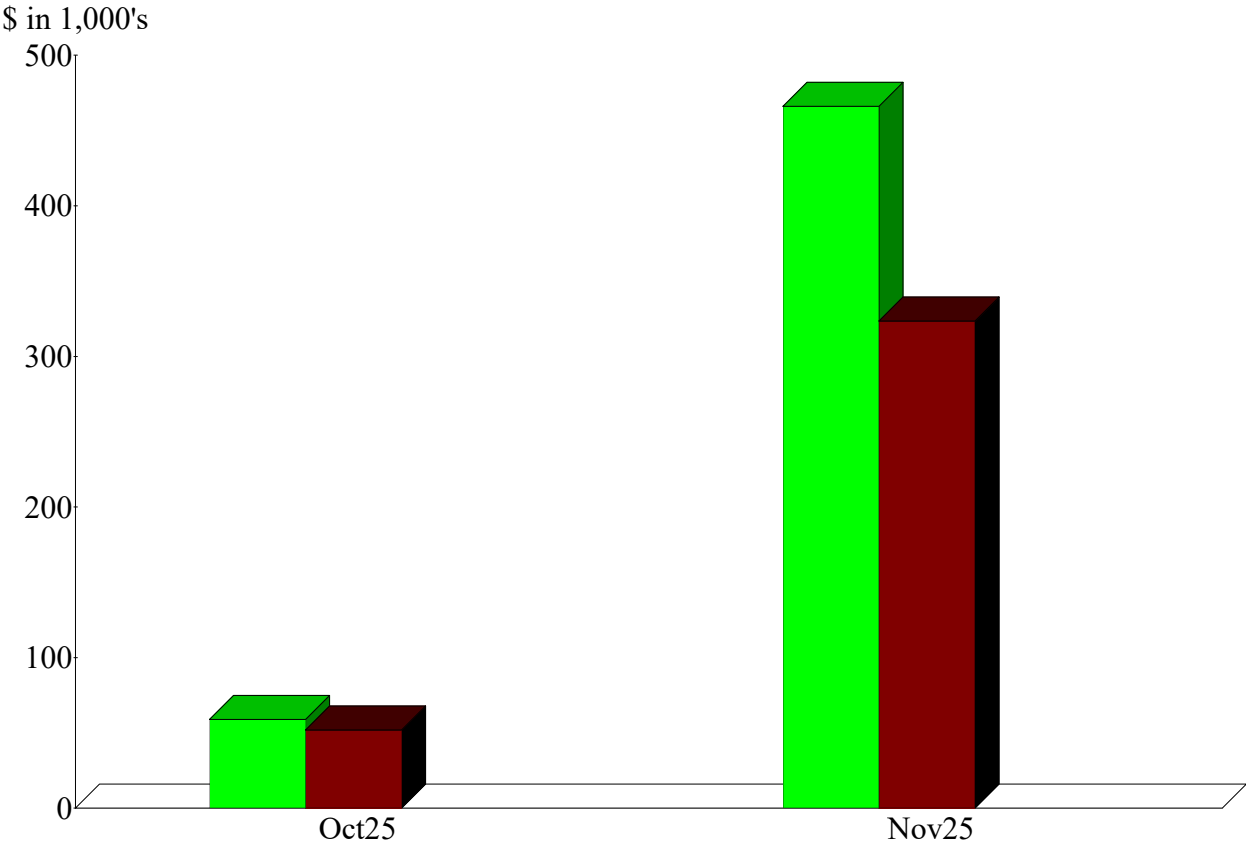
Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	101	203	18,264	0%
Interest Account	120	238	28,599	0%
Prepayment Account	4	4	-	0%
Revenue Account	651	1,937	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	147,528	149,322	863,615	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Operating Transfers In (From Other Funds)	-	1,277	(32,298)	0%
Total Revenue and Other Sources:	\$ 148,404	\$ 152,982	\$ 878,179	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	490,000	0%
Principal Debt Service - Early Redemptions				
Series 2025 Bonds	-	-	-	0%
Interest Expense				
Series 2025 Bonds	185,318	185,318	341,193	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ 185,318	\$ 185,318	\$ 831,193	0%
Net Increase/ (Decrease) in Fund Balance	(36,914)	(32,336)	46,986	
Fund Balance - Beginning	261,113	256,535	256,535	
Fund Balance - Ending	\$ 224,199	\$ 224,199	\$ 303,521	

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

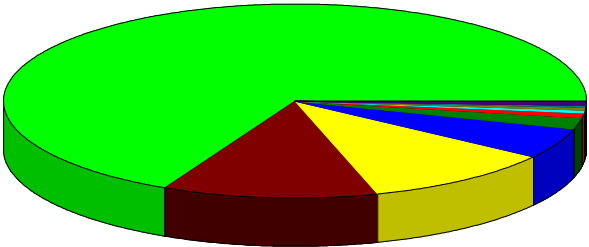
Description	November	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	4	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ 4</u>	<u>\$ -</u>
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	1,277	-
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ 1,277</u>	<u>\$ -</u>
Net Increase/ (Decrease) in Fund Balance	-	(1,273)	-
Fund Balance - Beginning	-	1,273	-
Fund Balance - Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

Miromar Lakes Community Development District

Income and Expense by Month
October through November 2025



Expense Summary
October through November 2025



5170000 · Debt Service	67.69%
5380000 · Stormwater Management Service	12.00
9099000 · Reserve Allocations	10.74
5134500 · Insurance	5.10
5120000 · Executive	2.06
5130000 · Financial and Administrative	0.80
5133400 · Other Contractual Services	0.63
5110000 · Legislative	0.48
5810000 · Intragovernmental Transfers Out	0.34
5135400 · Subscriptions & Memberships	0.05
Other	0.11
Total	\$375,539.35

By Account

From: [Mark Battaglia](#)
To: [Trisha O'Brien](#)
Cc: [Cori Dissinger](#)
Subject: RE: Miromar Lakes CDD - Status of Landscaping improvements
Date: Monday, November 24, 2025 12:03:33 PM
Attachments: [image002.png](#)

Hi Trisha,

The I-75 berm has several large wash out areas mainly located around some large Ficus trees. We are going to provide Estate Landscaping with a purchase order for \$45,992.21 to repair these areas by importing FOB Forestry fill and installing weed barrier. I expect this work will start in December and be complete in January.

We continue to monitor the irrigation system and the landscaping every month with Estate Landscaping for repairs and maintenance. We did not find anything crucial to report this month.

Thank you,
Mark

From: Trisha O'Brien <trishaobrien@jpwardassociates.com>
Sent: Monday, November 24, 2025 11:42 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Cori Dissinger <coridissinger@jpwardassociates.com>
Subject: Miromar Lakes CDD - Status of Landscaping improvements

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

Good morning Mark,

We are building the agenda for the CDD's December regular meeting and wanted to reach out to see if you had updates on the Landscaping. With this week being a holiday week and the agenda goes out to the Board 12/4 so will need any info before then please. Thanks in advance.

Trisha O'Brien

Trisha O'Brien
Administrative Coordinator
Email: trishaobrien@jpwardassociates.com
Mobile: 307-221-6816



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Excellence**

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