

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For:

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District Manager

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A SAFEbuilt® COMPANY

CGA Project No. 13-5692

May 1, 2026

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT ASSET UPDATES	3
III.	LOCATION MAP.....	8

**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

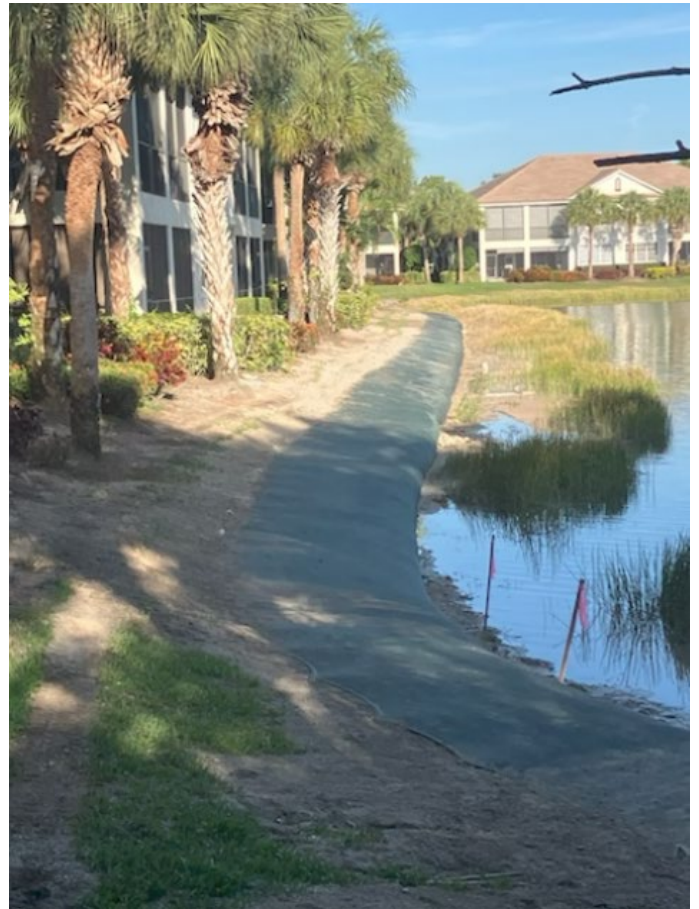
1. Lake Maintenance & Landscaping
2. Fishery
3. Cane Toad Program
4. Location Map

1. Lake Maintenance & Landscaping

- Shoreline Weeds:
 - All CDD and golf course lakes were treated this month for torpedo grass and other shoreline weeds.
All riprap and beach areas were also treated for shoreline and invasive vegetation.
- Submerged Vegetation:
 - Submerged Illinois pondweed was treated along the peninsula preserve shoreline. Due to the density of vegetation in this area, a follow-up treatment will likely be required and is scheduled for next month.
Submerged vegetation management will continue along beaches and dock areas.
- All preserve and wetland areas were treated this month for exotic and nuisance species.
- The geotube installation in the Valencia area has been completed. All shoreline areas have been restored, and sod has been installed.
- The vendor will now be mobilizing to Verona Lago to begin restoration of the riprap along the cove area.



Valencia Lake Bank Completion



Valencia Lake Bank During



Valencia Lake Bank Before

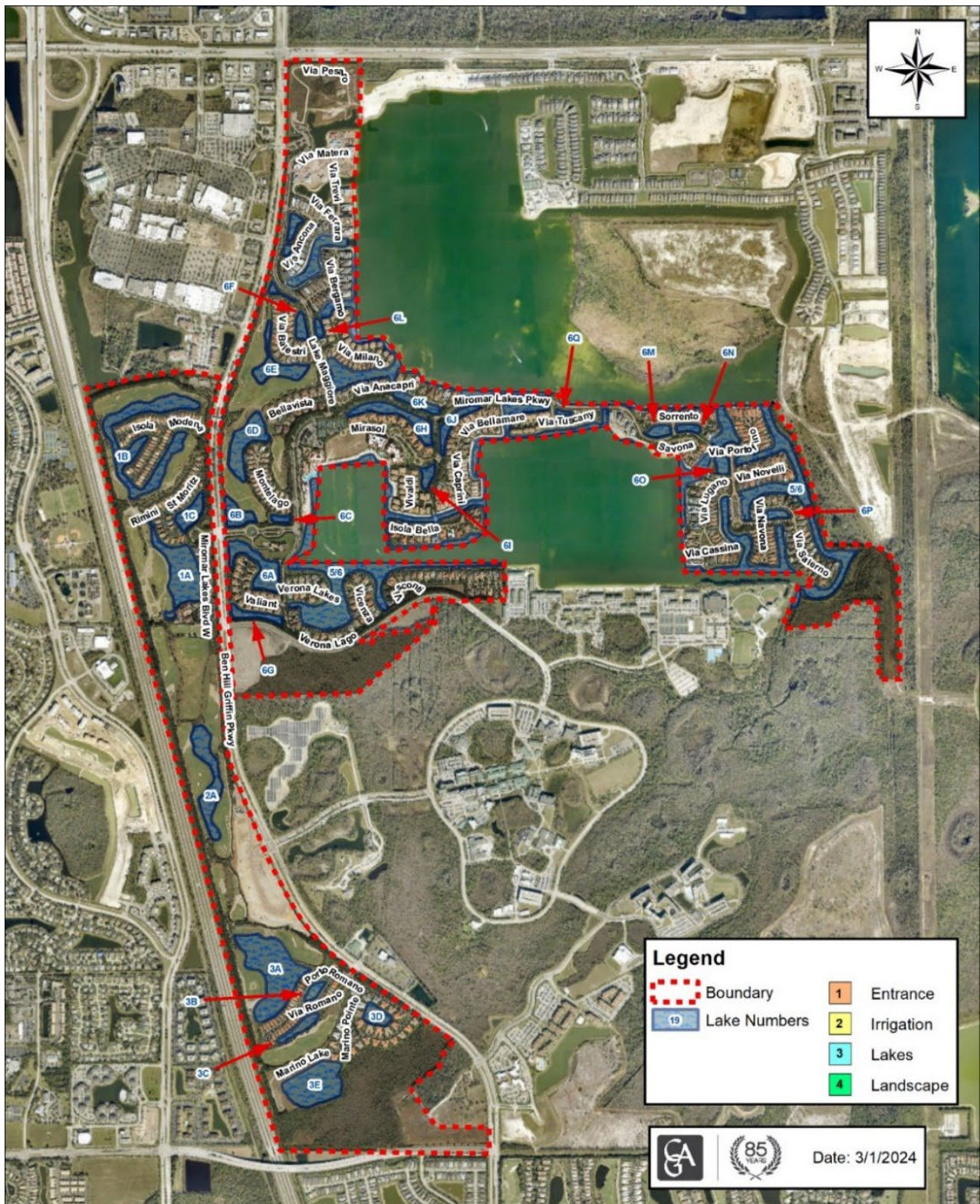
2. **Fishery**

- This month's vegetation mapping identified several areas with increased growth. This is likely due to extremely low water levels, allowing greater sunlight penetration through the water column. These areas will receive targeted herbicide treatments over the coming weeks.
- Additionally, the vendor observed untreated areas where vegetation has naturally declined due to grass carp activity, indicating positive biological control. Vegetation will be reassessed during next month's mapping to determine whether additional grass carp stocking is necessary.
- The vendor will be allocating time over the next several weeks to finalize results and complete the full electrofishing report, which is expected in May.

3. **Cane Toad Program**

- Cane toad activity Cane toad activity increased significantly during April. Tadpole volume exceeded March levels, reaching into the millions across multiple lakes.
- Several sites required repeated visits due to extremely dense concentrations. Large moving groups of tadpoles were observed shifting away from shorelines toward deeper portions of the lakes, requiring additional management efforts.
- Follow-up inspections confirmed continued breeding activity across multiple lakes. Calling activity from adult males remained elevated throughout the month, and larvae strands were removed as encountered.
- Adult cane toad activity also increased across the property.

4. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map