

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

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A SAFEbuilt® COMPANY

CGA Project No. 13-5692

August 1, 2026

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

1. Aquatic Maintenance

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

Key activities included:

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



Marina Current Conditions



District Fountains

2. Fisheries

The contractor's primary objective during July was to take advantage of historically low water levels by aggressively managing shoreline vegetation before seasonal rainfall increases lake elevations.

Major accomplishments included:

- Nearly all shoreline torpedo grass and nuisance shoreline vegetation have now been treated.
- Remaining selective treatments within established littoral shelves are scheduled to be completed during the week of July 22.
- Management efforts also focused on reducing excessive pondweed and Vallisneria in the larger lakes while preserving sufficient beneficial vegetation to maintain water clarity and provide quality fish habitat.
- Selective treatments were concentrated in residential canals, canal entrances, beach areas, ski corridors, and navigational channels to improve boating access while maintaining ecological balance.
- Additional follow-up treatments are scheduled to further improve navigability where necessary.

- Beginning next month, the contractor will initiate aquatic vegetation mapping to better monitor long-term fisheries habitat and vegetation coverage.
- Additional shoreline areas requiring littoral plant enhancements have been identified, and a proposal is being prepared.
- The contractor emphasized that vegetation management will continue using a conservative approach to avoid removing excessive beneficial vegetation while restoring long-term balance within the lake system.

3. **Cane Toad Program**

Miromar Lakes continued to experience the highest cane toad activity among the District's communities. Favorable breeding conditions resulted in continued reproduction throughout the reporting period, with several lakes producing new egg strands after previous removals.

Totals through July 17, 2026:

- Larvae strands removed: Approximately 33–34
- Tadpoles removed: More than 1,250,000
- Adult cane toads removed: Approximately 170–185

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

4. **Landscape Maintenance**

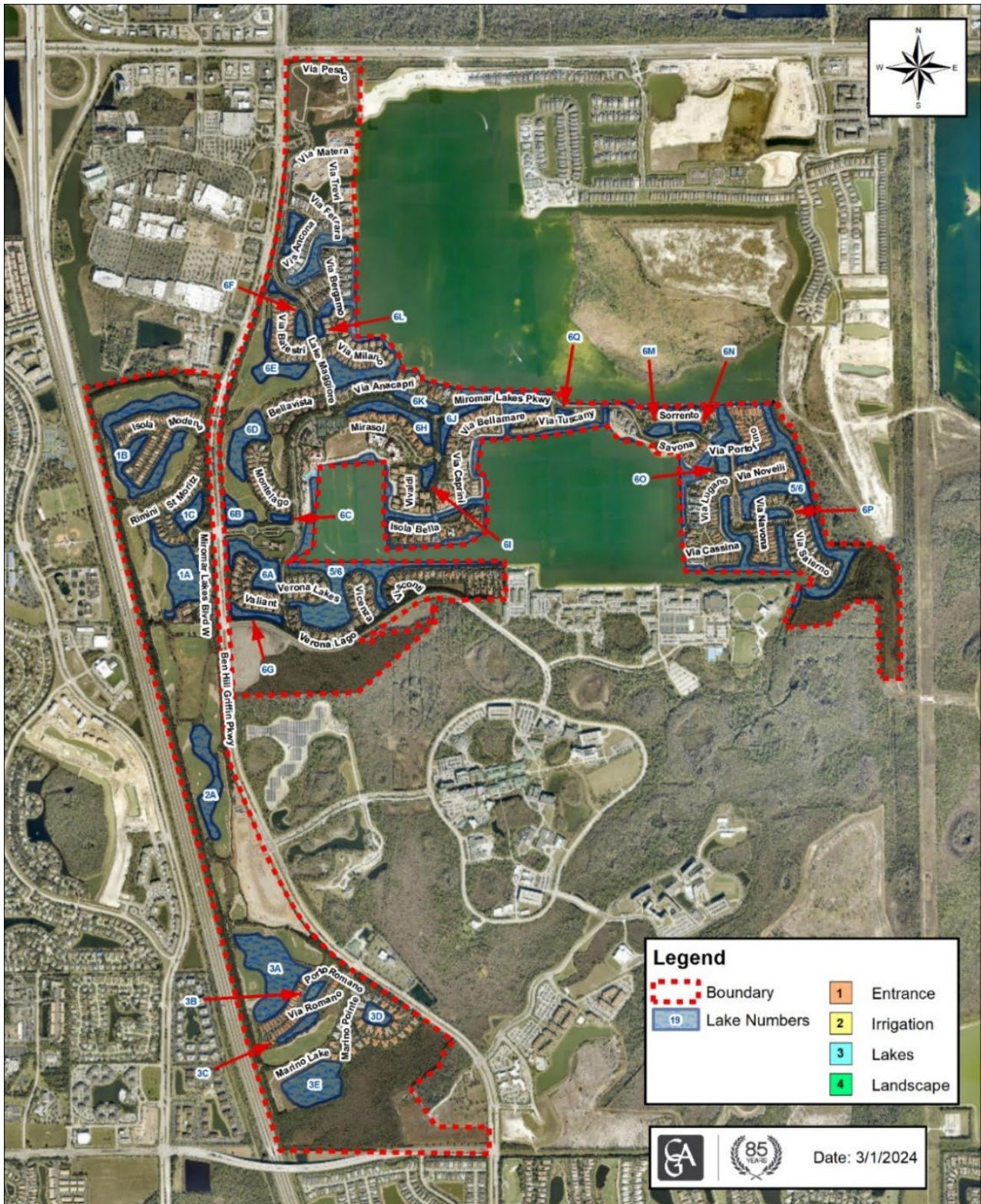
District staff completed an inspection of the I-75 perimeter corridor and identified several maintenance items requiring attention, including:

- Vegetation encroachment occurring along both sides of the corridor.
- Several fallen pine trees extending from the roadway into District property.
- Multiple fallen ficus trees.
- General vegetation overgrowth in several locations.
- Significant overgrowth surrounding both entrance tower areas.



Ficus Tree on I75 Berm

5. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

III. AQUATIC SYSTEM PHOTOS

Miromar Lakes CDD – Aquatic System – July 2026



Lake 6 A



Lake 6 B



Lake 6 C



Lake 6 D



Lake 6 E



Lake 6 F



Lake 6 G



Lake 6 H



Lake 6 I



Lake 6 J



Lake 6 K



Lake 6 L



Lake 6 M



Lake 6 N



Lake 6 O



Lake 6 P



Lake 6 Q



Lake 3 A



Lake 3 B



Lake 3 C



Lake 3 D



Lake 3 E



Lake 1 A



Lake 1 B



Lake 1 C



Lake 2 A



Lake 5/6



Weir Water Level

