

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

APRIL 10, 2025

PREPARED BY:

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

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

April 3, 2025

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, April 10, 2025, at 2:00 P.M.** in the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

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

<https://districts.webex.com/districts/j.php?MTID=me3f5fc898e595554b2cc19e6293763b9>

Access Code: **2336 933 9540**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code: **2336 933 9540**, password: **Jpward** to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. March 13, 2025 –Regular Meeting.
3. Consideration **Resolution 2025-7**, a resolution of the Board of Supervisors approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing for **Thursday, June 12, 2025, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913** on the Proposed Budget.
4. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Managers Report April 1, 2025.

- IV. District Manager
 - a) Financial Statement for the period ending March 31, 2025 (unaudited).
- 5. Supervisor's Requests.
 - I. Status of Landscaping updates from Master Homeowners Association.
- 6. Public Comments.

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

- 7. Announcement of Next Meeting – **May 8, 2025**
- 8. Adjournment.

Staff Review

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

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting held on March 13, 2025.

The third order of business is the consideration of **Resolution 2025-7**, a resolution of the Board of Supervisors based on the District's enabling legislation, which requires the District Manager to submit a Proposed Budget to the Board of Supervisors by June 15th of each year for your review and approval.

The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated because of the preparation of the Budget. **It does, however, set the maximum assessment rate for the general fund.**

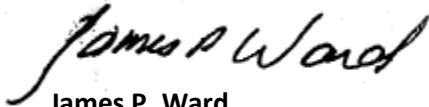
The budget hearing is scheduled for Thursday, June 12, 2025, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

The fourth order of business are staff reports by the District Attorney, District Engineer, District Asset Manager, and District Manager.

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

The Fiscal Year 2025 meeting schedule is as follows:

April 10, 2025	May 8, 2025
June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

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

10 The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District
11 was held on Thursday, March 13, 2025, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

Alan Refkin	Chairperson
Michael Weber	Vice Chairperson
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Richard Freeman	Asset Manager

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Audience:

Tom Gardner
Erin Dougherty

42 All residents' names were not included with the minutes. If a resident did not identify
43 themselves or the audio file did not pick up the name, the name was not recorded in these
44 minutes.
45

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 13, 2025 – Regular Meeting Minutes

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

Corrections were made.

46 **On MOTION made by Mary LeFevre, seconded by Michael Weber, and**
47 **with all in favor, the February 13, 2025 Regular Meeting Minutes were**
48 **approved as corrected.**

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51 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2025-6

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53 **Consideration Resolution 2025-6, a Resolution of the Board of Supervisors of Miromar Lakes**
54 **Community Development District Relating to the issuance of the District’s Capital Improvement**
55 **Revenue Refunding Bonds, Series 2025; Supplementing Resolution No. 2001-1, as previously modified**
56 **and supplemented by Resolution No. 2011-04, which Resolutions previously equalized, approved,**
57 **confirmed, imposed and levied Special Assessments on and peculiar to property specially benefited by**
58 **the District’s Project; adopting the Miromar Lakes Community Development District Supplemental**
59 **Bond Report—Capital Improvement Revenue Refunding Bonds, Series 2025 prepared by Jpward &**
60 **Associates, LLC and dated March 11, 2025; Adopting And Confirming An Assessment Roll; Providing**
61 **For The Update Of The District’s Assessment Records; And Providing For Severability, Conflicts, And**
62 **An Effective Date**

63
64 Mr. Ward stated Resolution 2025-6 was called a bring down resolution. He explained it conforms the
65 previous resolution, which authorized the issuance of a not to exceed amount, with what the actual
66 amounts were in relation to the bond issue and also sized the assessments on all of the properties based
67 upon the issuance of the bonds themselves.

68
69 Mr. Greg Urbancic stated this was the “final terms” resolution. He noted it contained a history of the
70 bonds and their issuance and refinancing. He indicated the bonds were priced this past week and were
71 final at this point. He explained this resolution brought down the assessments and matched them to the
72 final bond report; it set forth the assessments based upon this new issuance. He stated the resolution
73 adopted the final bond report and aligned the assessments to what was shown in the final bond report.

74
75 Mr. Ward stated the refinanced bonds lowered the par and the annual assessments. He stated the
76 annual assessment decreased by just under 14 percent which was pretty significant. He stated the rate
77 on the bonds was 5 percent going forward. He stated the old rate was 5 percent, and continues to
78 remain at 5 percent. He explained that while the District was not saving a lot of money on interest it
79 paid a lot of cash back into the bonds and saved money by lowering the par debt and lowering the
80 reserve.

81
82 Mr. Pat Reidy stated yes, the District was saving 10 percent cash flow because the District was taking
83 \$500,000 dollars out of the reserve account to pay the bond debt. He noted if the District went from 5
84 percent down to 4.6 percent it would save .005 percent over the next ten years, which would help pay
85 the cost of the refinance.

86
87 Mr. Alan Refkin asked if the coupon was the same, and the maturity date was the same, what changed.
88 He asked how the District was benefiting if the coupon and the maturity date were exactly the same.

89
90 Mr. Reidy explained the District had \$324,000 dollars of bond premium which he understood was
91 basically a gift to the District.

92

93 Mr. Refkin stated usually when bonds were refinanced there was the advantage of a decrease in the
94 coupon or a lesser maturity date. He stated he wanted to better understand how this refinance was an
95 advantage to the District. He stated he thought he heard 4 point something as the rate the last time,
96 but he was unsure.

97
98 Mr. Reidy stated it looked like the District had a \$324,000 dollar bond premium; the cost was \$264,000
99 dollars; so, the District was making \$60,000 dollars. He stated the District was using reserve funds to
100 pay the debt down which saved interest over time, but he was disappointed the rate was not lower than
101 5 percent. He said he thought the rate would have been lower than 5 percent. He stated he understood
102 payments would go down ten percent, but the important thing was how much the District would save in
103 interest, and right now the District was saving nothing in interest per the rate. He stated in his view the
104 District was basically making \$60,000 dollars while the finance company would be making \$264,000
105 dollars; the interest rate would remain the same, but the debt would be reduced using reserve funds.

106
107 Mr. Refkin stated usually when there was a refinancing, the entity doing the refinancing obtained
108 comparable rates, but the District had not seen any comparable rates. He said in his experience it was
109 standard procedure to see comparable rates and he would like to see comparable rates to ensure the
110 CDD was receiving the best rate.

111
112 Discussion ensued regarding whether or not comparable rates were needed; and trusting versus not
113 trusting the refinance company regarding whether or not 5 percent was the best possible rate.

114
115 Mr. Reidy noted if the bonds became callable, and the bond holder could ask for payment in full for
116 the bonds as of May 1, the District might need to move forward with the refinance as it could not pay
117 the full amount remaining on the bonds. He asked if the bonds were callable as of May 1.

118
119 Mr. Ward responded in the affirmative.

120
121 Mr. Reidy noted he was disappointed; this was an okay deal, not a great deal. He noted the rate
122 presented was not as good as what was suggested to be possible. He indicated he understood those
123 were estimated rates but going from 4.65 percent to 5 percent added up to a lot of money.

124
125 Mr. Refkin stated he would like to see comparable rate for the refinance. He stated he was not against
126 this deal, but he would like to have additional information before making a decision.

127
128 Mr. Reidy stated he did not need to see additional information. He stated he understood the bonds had
129 to be refinanced by May 1 because the bonds would be callable on May 1, and if the current bond
130 holders called the bonds on May 1 saying, pay the \$7 million dollars, and the District had not refinanced
131 the bonds, then the District would be in a very tight position.

132
133 Mr. Ward explained the existing bonds were callable by the District on May 1, not by the bond holder.
134 He explained the bond holder could not call the bonds. He stated he did another bond refinance
135 recently and the rate was 5.2 percent, and he was going to market in a week for another deal with the
136 same rate of 5.2 percent.

137
138 Mr. Reidy stated he was not opposed to the deal; he was just disappointed the rate was not lower.

139

140 Mr. Tom Gardner stated the coupon was always the key. He discussed selling bonds at a premium
141 versus selling bonds at par. He noted the coupon was generated to accomplish the District's goals. He
142 noted the rate of 4.65 probably went to the buyer, but other things needed to be accomplished and if a
143 lower rate had been used then the other goals would not have been met.

144
145 Mr. Ballinger asked about the 1.5 percent cost.

146
147 Mr. Ward explained Dylan Schwartz was referencing the arbitrage yield which was different than the
148 coupon. He stated the current bonds had an arbitrage yield of 5 percent; the refunding bonds had an
149 arbitrage yield of 3.99 percent which was different from the coupon. He stated the arbitrage yield took
150 into consideration all the other implications. He stated the total savings with this deal were good; total
151 debt service would go from \$9.9 million dollars to \$8.1 million dollars over the remaining life of the
152 bonds based on the arbitrage yield. He stated he understood the comment regarding the coupon; the
153 coupons were clearly the same.

154
155 **On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and**
156 **with all in favor, Resolution 2025-6 was adopted, and the Chair was**
157 **authorized to sign.**

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159

160 **FOURTH ORDER OF BUSINESS**

160 **Staff Reports**

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162 **I. District Attorney**

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164 Mr. Greg Urbancic stated the legislative session had just begun and he would keep the Board
165 updated. He noted there were quite a few bills which could affect CDDs including bills regarding
166 sovereign immunity and notice advertisement.

167

168 **II. District Engineer**

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170 No report.

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172 **III. Asset Manager**

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173 **a) Asset Managers Report March 1, 2025**

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175 Mr. Doug Ballinger commented on the torpedo grass treatment in "Postiano" which should read
176 "Positano."

177

178 Mr. Ward agreed Positano was misspelled.

179

180 Mr. Ballinger asked if the electrofishing began the first week in March.

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182 Mr. Richard Freeman responded (indecipherable).

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184 Mr. Ward asked how far into this project the District was.

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186 Mr. Freeman responded this was the fourth year of a five year program.

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Mr. Ballinger asked if stocking the lake with grass carp had begun.

Mr. Freeman responded in the negative.

Mr. Ward asked about what remained to be done for the fish program.

Mr. Freeman explained the ecosystem of the lake was now established and the program could move forward. He explained between the artificial reefs and vegetation planted the ecosystem was ready for any fish the District wished to stock in the lakes.

Mr. Ward asked if the balance of the program was simply restocking the lakes with fish at this point.

Mr. Freeman responded the balance of the program was fish restocking, electrofishing and monitoring to make sure the program was successful.

Mr. Ward asked about next year’s budget.

Mr. Freeman indicated next year’s budget would include restocking fish, keeping vegetation in check, and perhaps stocking the lakes with bass or simply allowing the existing bass to mature.

Mr. Tom Gardner asked about the pond weed accumulation at the end of each water ski course.

Mr. Freeman responded that the vendor was monitoring the situation and would be taking care of the problem this week.

IV. District Manager

a) Financial Statement for period ending February 28, 2025 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Ward asked if there were any Supervisor’s Requests.

Ms. Mary LeFevre asked if there were any comments regarding the landscaping update.

Mr. Ward stated the District did not receive an update this month from Heather Chapman.

SIXTH ORDER OF BUSINESS

Public Comments

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

235 Mr. Ward asked if there were any audience comments.

236

237 Mr. Tom Gardner thanked Mr. Krebs and Mr. Freeman for looking into his situation. He noted the
238 shoreline was naturally eroding and there were a few options suggested including changing the water
239 flow. He stated the two pipes which were sticking out of the ground had disappeared; however, there
240 was another issue which had come to light. He stated the bridge over the canal to Isola Bella was
241 problematic as the water rushed down into Vivaldi flooding driveways. He noted there were two drains
242 further down the road which fed into the lake, and the water needed to be turned to prevent the lake
243 and driveways from overflowing.

244

245 Mr. Charlie Krebs stated he would look into the roadway plans to see if anything could be done.

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248 **SEVENTH ORDER OF BUSINESS**

Announcement of Next Meeting

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250 **Next Meeting – April 10, 2025**

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253 **EIGHTH ORDER OF BUSINESS**

Adjournment

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255 The meeting was adjourned at approximately 2:35 p.m.

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257 **On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and**
258 **with all in favor, the meeting was adjourned.**

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Miromar Lakes Community Development District

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James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Miromar Lakes Community Development District (the "Board") prior to June 15, 2025, a proposed Budget for Fiscal Year 2026; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing "Whereas" clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2026 and attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, June 12, 2025
HOUR: 2:00 P.M.
LOCATION: Beach Clubhouse
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 10th day of April 2025.

ATTEST:

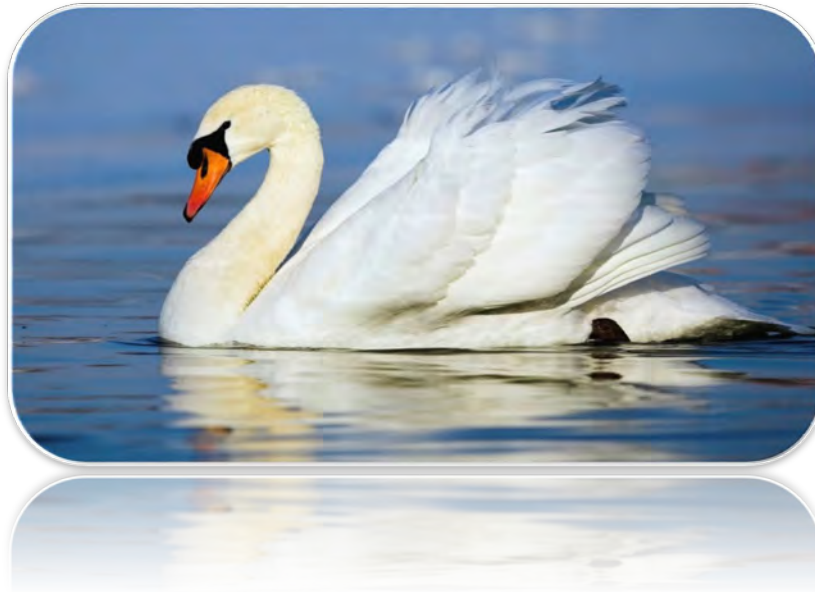
**BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Proposed Fiscal Year 2026 Budget

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC. 2301 N.E. 37 STREET, FORT LAUDERDALE, FL. 33308

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

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 1,004,886	\$ 795,073	\$ 1,004,886	\$ 1,004,899	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 183,987	\$ 91,994	\$ 183,987	\$ 183,990	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 1,188,873	\$ 887,067	\$ 1,188,873	\$ 1,188,889	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 6,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 230	\$ 230	\$ -	FICA Required for Board Fees
Executive					
Professional Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 46,305	District Manager Contract
Financial and Administrative					
Audit Services	\$ 3,900	\$ 3,900	\$ 3,900	\$ 4,000	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 9,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 10,000	\$ -	\$ 9,998	\$ 9,998	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ -	\$ 1,291	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 2,000	\$ 474	\$ 1,000	\$ 1,000	Mailing and postage
Website Maintenance	\$ 600	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web site
Insurance	\$ 18,000	\$ 18,105	\$ 18,105	\$ 18,805	General Liability and D&O Liability Insurance
Printing and Binding	\$ 1,600	\$ 1,454	\$ 1,954	\$ 2,000	Agenda books and copies
Other Current Charges					
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					

Community Development District

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
General Counsel	\$ 18,000	\$ 7,163	\$ 17,192	\$ 20,000	District Attorney
Easement Encroachments		\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
Other General Government Services					
Engineering Services					
General Services	\$ 8,000	10,311	\$ 18,311	\$ 15,000	District Engineer
Asset Maps/Cost Estimates	\$ -	-	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 12,500	-	\$ 12,500	\$ 17,500	General Services (Asset Manager)
Easement Encroachments	\$ -	-	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 155,843	\$ 79,661	\$ 165,305	\$ 173,233	
Other Current Charges					
Hurricane Milton	\$ -	\$ 17,812	\$ 17,812	\$ -	
Lee County RE Taxes	\$ -	\$ 4,117	\$ 4,117	\$ -	2024 RE Tax
Sub-Total:	\$ -	\$ 21,929	\$ 21,929	\$ -	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 57,500	\$ 19,167	\$ 57,500	\$ 80,000	District Asset Manager
NPDES	\$ 3,500	\$ 560	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 6,500	\$ 2,571	\$ 6,170	\$ 6,500	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 80,000	\$ 34,418	\$ 82,604	\$ 85,000	Periodic spraying of lakes
Littoral Shelf Plantings				\$ 20,000	Littoral Plantings - Compliance with SFWMD Permit
Lake Bank Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 19,000	\$ 6,990	\$ 16,480	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 28,000	\$ 8,000	\$ 48,000	\$ 125,000	Yearly Cleaning of all Water Control Structures
Cane Toad Removal	\$ 37,000	\$ 15,950	\$ 38,280	\$ 39,000	Remove Lake Larvae/toads & exterminate
Apple Snail Treatment	\$ -	\$ -	\$ -	\$ 2,000	Apple Snail Egg Treatment
Midge Fly Control	\$ 35,000	\$ -	\$ 15,000	\$ 25,000	Spraying of lakes to control insects - anticipate 4 treatments/ye
Aeration System	\$ 8,000	\$ 6,291	\$ 11,640	\$ 10,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 98,000	\$ 1,750	\$ 85,000	\$ 90,000	Year 4 of Fisheries Restocking
Contingencies	\$ -	\$ -	\$ -	\$ 20,875	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 54,000	\$ 18,775	\$ 44,580	\$ 47,000	Periodic Maint. - remove exotic materials from
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ 2,700	\$ -	\$ 2,700	\$ 2,350	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Lake Bank Restorations	\$ 101,100	\$ 4,400	\$ 101,100	\$ 120,000	See Capital Improvements for Detail

Community Development District

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 45,000	\$ -	\$ 30,000	\$ 35,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ -	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations
Sub-Total:	\$ 577,800	\$ 118,872	\$ 545,054	\$ 732,725	
Reserves & Contingencies					
Capital/Operations	\$ 399,660	\$ -	\$ 399,660	\$ 242,735	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Sub-Total:	\$ 399,660	\$ -	\$ 399,660	\$ 242,735	
Other Fees and Charges					
Discount for Early Payment	\$ 40,195	\$ -	\$ 40,195	\$ 40,196	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 40,195	\$ -	\$ 40,195	\$ 40,196	
Total Expenditures and Other Uses	\$ 1,173,498	\$ 220,462	\$ 1,172,143	\$ 1,188,889	
Fund Balances:					
Change from Current Year Operations	\$ 15,375	\$ 666,605	\$ 16,730	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 1,565,410		\$ 1,565,410	\$ 1,981,800	
Current Year Reserve Allocation	\$ 399,660		\$ 399,660	\$ 242,735	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 1,980,445		\$ 1,981,800	\$ 2,224,535	
Fund Balance - Allocations					
Extraordinary Capital/Operations Reserve	\$ 1,819,229		\$ 1,820,866	\$ 2,027,420	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 161,216		\$ 160,934	\$ 197,115	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 1,980,445		\$ 1,981,800	\$ 2,224,535	

Total Beginning Fund Balance in FY 2025 Column is Actual as of October 1, 2024

Community Development District

General Fund - Budget
Fiscal Year 2026

Description		Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget	Notes
General Fund - Operations						
Sold property on roll	1358	\$ 481.04			\$ 582.72	\$ 455.07
Developer units off roll	259	\$ 463.21			\$ 560.27	\$ 438.28
Total:	1617					
Capital/Operations						
Sold property on roll	1358	\$ 258.93			\$ 157.26	284.91
Developer units off roll	259	\$ 247.16			\$ 150.11	272.1
Total:	1617					
Total Assessment						
Sold property on roll	1358	\$ 739.98			\$ 739.98	\$ 739.98
Developer units off roll	259	\$ 710.38			\$ 710.39	710.38
Total:	1617					

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 20,606	\$ 8,515	\$ 17,030	\$ 16,179
Interest Account		\$ -	\$ -	
Reserve Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 837,416	\$ 662,524	\$ 837,416	\$ 836,244
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 858,021	\$ 671,039	\$ 854,446	\$ 852,422
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 650,000	\$ -	\$ 650,000	\$ 665,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 153,919	\$ 76,860	\$ 153,819	\$ 137,794
Other Fees and Charges				
Discounts for Early Payment	\$ 33,497	\$ -	\$ 33,497	\$ 33,450
Total Expenditures and Other Uses	\$ 837,416	\$ 76,860	\$ 837,316	\$ 836,244
Net Increase/(Decrease) in Fund Balance	\$ 20,606	\$ 594,180	\$ 17,130	\$ 16,179
Fund Balance - Beginning	\$ 186,799	\$ 186,799	\$ 186,799	\$ 203,929
Fund Balance - Ending	\$ 207,405	\$ 780,979	\$ 203,929	\$ 220,108
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2026 Interest Payment			\$ 60,585	
Total - Restricted Fund Balance:			\$ 60,585	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2026**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service	Par Debt Outstanding
Par Issued - March 17, 2022	\$	6,960,000	Varies			
11/1/2022				\$ 112,836.27		
5/1/2023	\$	620,000	2.100%	\$ 90,672.00	\$ 823,508.27	\$ 6,340,000
11/1/2023				\$ 84,162.00		
5/1/2024	\$	635,000	2.300%	\$ 84,162.00	\$ 803,324.00	\$ 5,705,000
11/1/2024				\$ 76,959.50		
5/1/2025	\$	650,000	2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$	665,000	2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$	680,000	2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$	700,000	2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$	720,000	2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$	745,000	2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$	760,000	2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$	785,000	2.900%	\$ 11,382.50	\$ 807,765.00	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015/2003 Bonds) - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 3/24/25	Anticipated Year End 9/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 18,111	\$ 9,613	\$ 10,000	\$ 9,500
Revenue Account	\$ 26,657	\$ 15,052	\$ 26,000	\$ 5,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 954,688	\$ 755,242	\$ 954,688	\$ 852,083
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment		\$ -	\$ -	
Total Revenue & Other Sources	\$ 999,456	\$ 779,907	\$ 990,688	\$ 866,583
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 535,000	\$ -	\$ 535,000	\$ 500,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2015 Bonds	\$ 381,500	\$ 190,750	\$ 381,500	\$ 318,000
Other Fees and Charges				
Discounts for Early Payment	\$ 38,188	\$ -	\$ 38,188	\$ 34,083
Total Expenditures and Other Uses	\$ 954,688	\$ 190,750	\$ 954,688	\$ 852,083
Net Increase/(Decrease) in Fund Balance	\$ 44,768	\$ 589,157	\$ -	\$ 14,500
Fund Balance - Beginning	\$ 1,001,000	\$ 1,001,000	\$ -	\$ 189,000
Fund Balance - Ending	\$ 1,045,768	\$ 1,590,156	\$ -	\$ 203,500
Restricted Fund Balance:				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2026 Interest Payment			\$ 159,000	
Total - Restricted Fund Balance:			\$ 189,000	

**Miromar Lakes
Community Development District**

Debt Service Fund - Series 2025 - Amortization Schedule

**Debt Service Fund - Series 2025 (Refinanced Series 2015 Bonds of the Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2026**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Amount Issued		\$ 6,360,000.00				
11/1/2025				\$ 159,000.00		
5/1/2026		\$ 500,000	5.000%	\$ 159,000.00	\$ 818,000.00	\$ 5,860,000.00
11/1/2026				\$ 146,500.00		
5/1/2027		\$ 530,000	5.000%	\$ 146,500.00	\$ 823,000.00	\$ 5,330,000.00
11/1/2027				\$ 133,250.00		
5/1/2028		\$ 555,000	5.000%	\$ 133,250.00	\$ 821,500.00	\$ 4,775,000.00
11/1/2028				\$ 119,375.00		
5/1/2029		\$ 585,000	5.000%	\$ 119,375.00	\$ 823,750.00	\$ 4,190,000.00
11/1/2029				\$ 104,750.00		
5/1/2030		\$ 615,000	5.000%	\$ 104,750.00	\$ 824,500.00	\$ 3,575,000.00
11/1/2030				\$ 89,375.00		
5/1/2031		\$ 645,000	5.000%	\$ 89,375.00	\$ 823,750.00	\$ 2,930,000.00
11/1/2031				\$ 73,250.00		
5/1/2032		\$ 680,000	5.000%	\$ 73,250.00	\$ 826,500.00	\$ 2,250,000.00
11/1/2032				\$ 56,250.00		
5/1/2033		\$ 710,000	5.000%	\$ 56,250.00	\$ 822,500.00	\$ 1,540,000.00
11/1/2033				\$ 38,500.00		
5/1/2034		\$ 750,000	5.000%	\$ 38,500.00	\$ 827,000.00	\$ 790,000.00
11/1/2034				\$ 19,750.00		
5/1/2035		\$ 790,000	5.000%	\$ 19,750.00	\$ 829,500.00	\$ -

**Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds**

**Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000**

Description	Original Par Debt	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment - FY 2025	Total Assessment FY 2024	Outstanding Par at 09/30/2025	Units Assigned - On-Roll	Units Assigned - Off-Roll	Prepayments	Total Remaining Units for Debt	Total Debt Service Assessment	Total General Fund Assessment
Murano	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	19			19	\$ 26,678.74	\$ 14,059.71
Positano (South Side of Road)	\$ 24,687.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	11			11	\$ 15,445.58	\$ 8,139.83
Solari (North Side of Road)	\$ 9,859.00	SF 2	\$ 1,404.14	\$ 739.98	\$ 2,144.13	\$ 2,148.61	\$ 8,503.16	10			10	\$ 14,041.44	\$ 7,399.85
Verona Lago	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	62		4	58	\$ 48,864.20	\$ 45,879.05
Isola Bella	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	13			13	\$ 10,952.32	\$ 9,619.80
Bellamare	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	20			20	\$ 16,849.72	\$ 14,799.69
Ana Capri	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	10			10	\$ 8,424.86	\$ 7,399.85
Casteli	\$ 14,789.00	SF	\$ 842.49	\$ 739.98	\$ 1,582.47	\$ 1,585.16	\$ 5,101.89	8			8	\$ 6,739.89	\$ 5,919.88
Montelago	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	30		4	26	\$ 18,253.87	\$ 22,199.54
Tivoli	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	76		2	74	\$ 51,953.33	\$ 56,238.83
St. Moritz	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	37			37	\$ 25,976.67	\$ 27,379.43
Sienna	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	27		1	26	\$ 18,253.87	\$ 19,979.59
Caprini	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	27			27	\$ 18,955.94	\$ 19,979.59
Porto Romano	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	55			55	\$ 38,613.96	\$ 40,699.16
Volterra	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	12			12	\$ 8,424.86	\$ 8,879.82
Portofino	\$ 12,324.00	VILLA	\$ 702.07	\$ 739.98	\$ 1,442.06	\$ 1,444.29	\$ 4,251.58	20			20	\$ 14,041.44	\$ 14,799.69
Valencia	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	80		1	79	\$ 44,370.98	\$ 59,198.77
Vivaldi	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,399.08
Bella Vista	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		1	59	\$ 33,137.82	\$ 44,399.08
Mirasol	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	110			110	\$ 61,782.37	\$ 81,398.31
San Marino/Nerano	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	160		4	156	\$ 87,618.63	\$ 118,397.55
Montebello	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	40		2	38	\$ 21,343.00	\$ 29,599.39
Ravenna	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60			60	\$ 33,699.47	\$ 44,399.08
Bellini	\$ 9,859.00	MF	\$ 561.66	\$ 739.98	\$ 1,301.64	\$ 1,303.43	\$ 3,401.27	60		2	58	\$ 32,576.16	\$ 44,399.08
Florida Gulf Coast University	\$ -	GOV	\$ -	\$ 4,439.91	\$ 4,439.91	\$ 1,303.43	\$ -					\$ -	\$ -
Golf Club/Course		GOLF	\$ 129,697.44	\$ 7,399.85	\$ 137,097.29	\$ 137,511.52	\$ 78,374.77	10				\$ 129,697.44	\$ 7,399.85
Beach Club		BEACH	\$ 12,942.18	\$ -	\$ 12,942.18	\$ 12,983.52	\$ 785,416.65					\$ 12,942.18	\$ -
								1077		21	1046	\$ 833,338.24	\$ 796,963.49
											Total - ON-ROLL	\$ 836,243.75	
											OVER (Under)	\$ (2,905.51)	

Miromar Lakes Community Development District
Assessment Levy - Summary of All Funds
Series 2025 Bonds (Refinanced Series 2015/2003A Bonds - Phase II)
Par Amount - \$6,360,000

<i>Phase I Neighborhoods</i>	<i>Original Par Debt</i>	<i>Bond Designation</i>	<i>Debt Service Assessment</i>	<i>General Fund Assessment</i>	<i>Total Assessment - FY 2025</i>	<i>Total Assessment FY 2024</i>	<i>Outstanding Par at 09/30/2025</i>	<i>Units Assigned - On-Roll</i>	<i>Units Assigned - Off-Roll</i>	<i>Prepayments</i>	<i>Total Remaining Units for Debt</i>	<i>Total Debt Service Assessment</i>	<i>Total General Fund Assessment</i>
Sorrento	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	11			11	\$ 24,432.87	\$ 8,139.83
Salerno I	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	10			10	\$ 22,211.70	\$ 7,399.85
Lugano	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	11			11	\$ 24,432.87	\$ 8,139.83
Salerno II	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	22			22	\$ 48,865.74	\$ 16,279.66
Sardinia	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	8			8	\$ 17,769.36	\$ 5,919.88
Avellino	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	9			9	\$ 19,990.53	\$ 6,659.86
Ancona	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	12			12	\$ 26,654.04	\$ 8,879.82
Bergamo	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	6			6	\$ 13,327.02	\$ 4,439.91
Veneto	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	6			6	\$ 13,327.02	\$ 4,439.91
Messina	\$ 34,794.86	SF 2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	49			49	\$ 108,837.33	\$ 36,259.25
San Lorenzo	\$ 34,794.86	SF2	\$ 2,221.17	\$ 739.98	\$ 2,961.15	\$ 3,112.38	\$ 2,317,643.17	13			13	\$ 28,875.21	\$ 9,619.80
											Sub-Total	157	
Navona	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	18			18	\$ 29,679.84	\$ 13,319.72
Cassina	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	23			23	\$ 37,924.24	\$ 17,019.65
Trevi	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	11			11	\$ 18,137.68	\$ 8,139.83
Cortona	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	19			19	\$ 31,328.72	\$ 14,059.71
Villa D'Este	\$ 25,786.39	Villa 2	\$ 1,648.88	\$ 739.98	\$ 2,388.86	\$ 2,498.16	\$ 909,565.10	12			12	\$ 19,786.56	\$ 8,879.82
											Sub-Total	83	
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,236.89	\$ 739.98	\$ 1,976.87	\$ 2,498.16	\$ 131,527.16	16			16	\$ 19,790.24	\$ 11,839.75
											Sub-Total	16	
Golf Club	N/A												
Commerical	N/A												
Remaining Unplatted													
Prestino		SF 2	\$ 2,221.17	\$ 710.39	\$ 2,931.56			23	23	0	23	\$ 51,086.91	\$ 16,338.86
Messina (2 Lots being Added in FY 25)		SF 2	\$ 2,221.17	\$ 710.39	\$ 2,931.56			2	2	0	2	\$ 4,442.34	\$ 1,420.77
SF 2 Product (Sales Center Site)		SF 2	\$ 1,127.56	\$ 710.39	\$ 1,837.95			28	28	0	28	\$ 31,571.68	\$ 19,890.79
MF Product (Track D)		MF	\$ 1,265.89	\$ 710.39	\$ 1,976.28			229	229	0	229	\$ 289,888.81	\$ 162,678.23
								538	282	0	538	\$ 882,360.71	\$ 389,764.72
											Totals:	538	\$ 852,083.33
											Over (Under)	0	\$ 30,277.38

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

**James Ward
District Manager**

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

April 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

2. Landscaping – Retention Area and Vegetative Buffer

3. Fishery

4. Cane Toad Program

5. Corrective Actions

1. Lake Maintenance

- All CDD lakes were treated for torpedo grass, cattails, and other invasive weeds growing along the lake banks. All lakes along the golf course were treated for torpedo grass, primrose willow, and other invasive weeds growing along the lake banks. The east preserve side was selectively treated for torpedo grass and vines growing within the littoral shelf. Cattails and phragmites were treated along the southern shoreline of the main lake, behind the FGCU dorms and baseball fields.
- Submerged aquatic vegetation (Illinois Pondweed) and Gulf Spikerush were treated along the Bellini Beach area. Illinois Pondweed is scheduled to be treated along the far east canal on 3/28.
- Fish removal projects were conducted this month, along with an electrofishing survey.
- Bluegill were stocked in the main lake on 3/25.
- Two drainage pipes that were floating above the water in Lake #6I were sunk back down to the bottom of the lake. Excessive Gulf Spikerush was treated along this lake as well.



Erosion control needed – Lake 6J

2. Landscaping - Retention Area and Vegetative Buffer

- There was rainfall at the end of March. The areas aren't as dry as they have been in recent months or weeks. However, none of the areas are in any danger of flooding.
- Wetland areas on Isola Bella Bridge have been well maintained so far. During frequent site visits throughout the month, there has been no debris or overgrowth in the vegetation. The Asset Manager will visit more frequently after the areas have been trimmed.
- The retention areas in Lugano, south of Verona Lago Dr, and south of Visconti Cir are being maintained properly. Frequent site visits have shown no debris lingering in the area.



Exposed pipe in Lake 6J

3. Fishery

- The Bluegill stocking on March 26th was successful, and the fish have adjusted well.
- An additional 300 Grass Carp were stocked in March to help limit the expansion of submerged vegetation. Over the last several years, the vegetation has re-established well, resulting in a greater effort required to monitor and control it as necessary.
- The most recent vegetation mapping data will be available soon. Once received, we will better assess how the submerged vegetation has changed over the past few months. This data will help us make informed decisions.
- The electrofishing harvest efforts have been successful, and we are making progress in reducing the predation pressure faced by the forage fish. This effort plays an important role in restoring the lake, as it helps establish a thriving forage base, which has a positive impact on reducing midge larvae, etc. As a positive side effect, the harvesting efforts will help the lake produce bigger Largemouth Bass, and, if completed properly over the years, will create trophy bass fishing opportunities while keeping the ecosystem balanced.



Fish re-stocking plan 5/6 South



Fish re-stocking plan 5/6 South

4. Cane Toad Program (February Hours)

- Spike rush, grasses, and other invasive weeds are routinely observed along lake shorelines. Tadpoles are in full swing at this point, with the vendor finding them in areas where they haven't been in past years. They were spotted at the docks near Vivaldi for the first time last week. The boxes are still trapping well, with an average of about 50-70 toads per week from the traps.

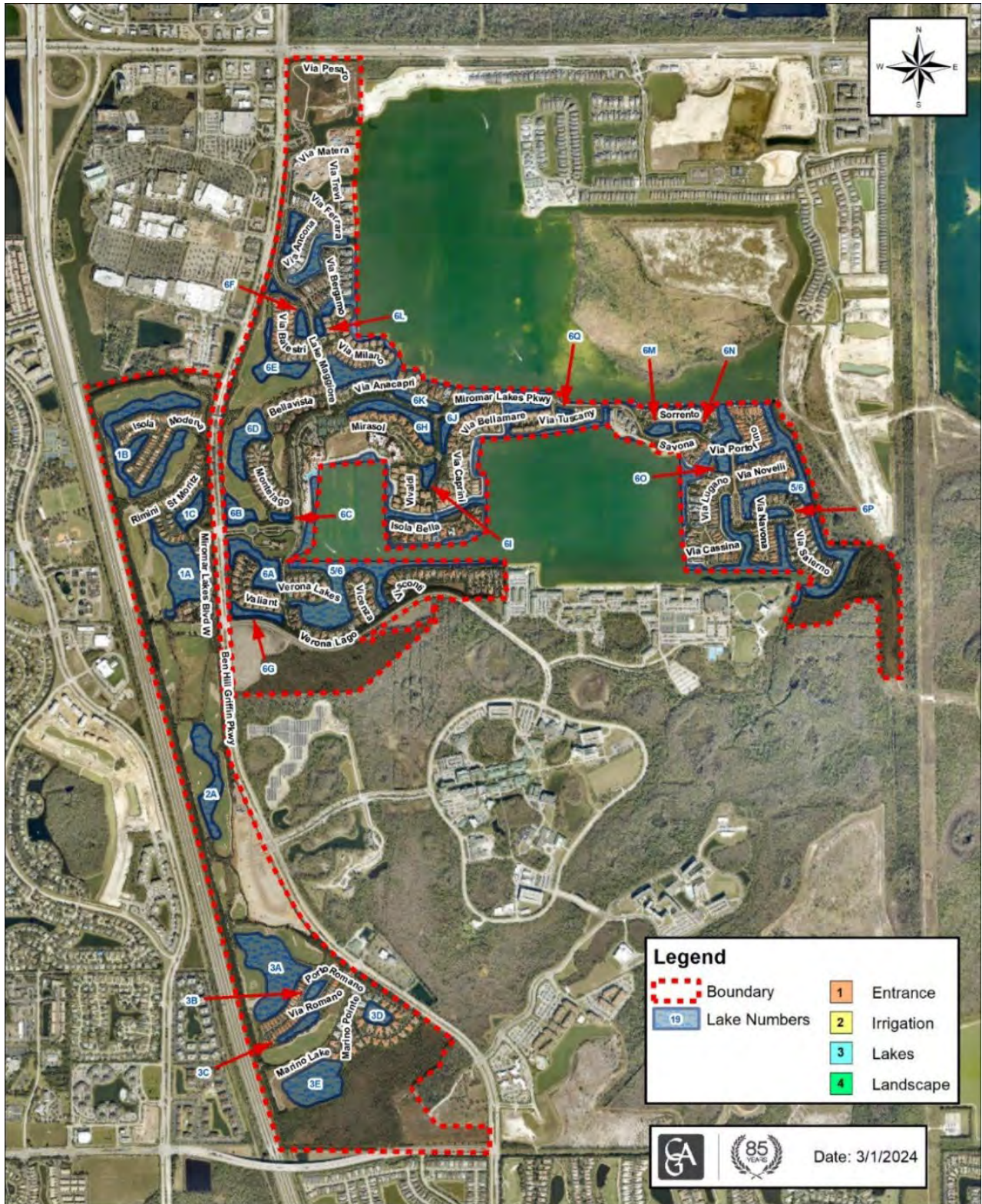


Cane toad control

5. Corrective Actions

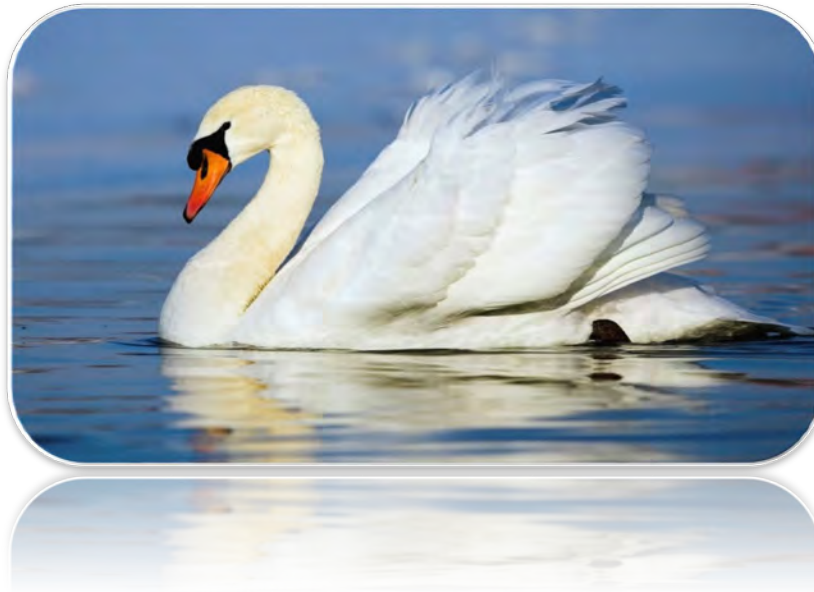
- Spike rush, grasses, and other invasive weeds are routinely observed along lake shorelines and within littoral areas. Although the aquatic vendor has been administering treatment regularly, overgrowth still needs to be properly managed
- Water levels will begin to subside, and the Asset Manager will pay extra attention to lake banks to check for erosion and washouts, as they may become more visible.
- The Asset Manager noticed apple snail eggs along the boating docks and will notify the aquatic vendor to spray them.
- Constant monitoring of the aeration system will be conducted due to past issues with the equipment. With new equipment in place, we want to ensure the motors are working and running properly.

6. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025 - UNAUDITED

PREPARED BY:

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

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

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	Account Groups		
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 2,174,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,174,175
Debt Service Fund								
Interest Account	-	-	-	34,595	-	-	-	34,595
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	30,000
Revenue	-	-	780,979	-	-	-	-	780,979
Prepayment Account	-	-	-	-	-	-	-	-
Escrow Fund Account	-	7,820,750	-	-	-	-	-	7,820,750
Construction	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,250	-	-	1,250
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	8,601,729	-	8,601,729
Amount to be Provided by Debt Service Funds	-	-	-	-	-	3,338,271	-	3,338,271
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	33,453,961
Total Assets	\$ 2,174,175	\$ 7,820,750	\$ 780,979	\$ 64,595	\$ 1,250	\$ 11,940,000	\$ 33,453,961	\$ 56,235,710

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

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund		Account Groups		
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	650,000	-	-	650,000
Series 2025	-	-	-	-	-	-	-	-	-
Long Term									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	5,055,000	-	-	5,055,000
Series 2025	-	-	-	-	-	6,235,000	-	-	6,235,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,940,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,940,000</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	-	33,453,961
Fund Balance	-	-	-	-	-	-	-	-	-
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	-	1,187,799
Results from Current Operations	-	6,819,750	594,180	64,595	1,250	-	-	-	7,479,775
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	1,278,240	-	-	-	-	-	-	-	1,278,240
Reserve For First Three Months Operations	287,170	-	-	-	-	-	-	-	287,170
Results of Current Operations	608,765	-	-	-	-	-	-	-	608,765
Total Fund Equity and Other Credits	<u>\$ 2,174,175</u>	<u>\$ 7,820,750</u>	<u>\$ 780,979</u>	<u>\$ 64,595</u>	<u>\$ 1,250</u>	<u>\$ -</u>	<u>\$ 33,453,961</u>	<u>\$ -</u>	<u>\$ 44,295,710</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 2,174,175</u>	<u>\$ 7,820,750</u>	<u>\$ 780,979</u>	<u>\$ 64,595</u>	<u>\$ 1,250</u>	<u>\$ 11,940,000</u>	<u>\$ 33,453,961</u>	<u>\$ -</u>	<u>\$ 56,235,710</u>

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	795,073	1,004,886	79%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	91,994	183,987	50%
Other Fees and Charges									
Discount for Early Payment	-	-	-	-	-	-	-	(40,195)	0%
Easement Encroachments									
	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 48,358	\$ 187,148	\$ 532,979	\$ 71,820	\$ 31,309	\$ 15,453	\$ 887,067	\$ 1,148,678	77%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	6,000	12,000	50%
Board of Supervisor's - Taxes	77	77	77	-	-	-	230	918	25%
Executive									
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	22,050	44,100	50%
Financial and Administrative									
Audit Services	-	-	-	3,900	-	-	3,900	3,900	100%
Accounting Services	-	-	750	-	-	-	750	-	0%
Assessment Roll Services	1,500	1,500	750	1,500	1,500	1,500	8,250	18,000	46%
Arbitrage	-	-	500	-	-	-	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services									
Legal Advertising	-	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	-	-	-	4,246	4,246	10,000	42%
Dissemination	-	-	-	-	-	-	-	-	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	1,300	0%
Bank Services	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Postage, Freight & Messenger	76	-	77	228	-	172	553	2,000	28%
Insurance	18,105	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	1,454	1,600	91%
Website Maintenance	-	-	-	300	-	-	300	600	50%
Office Supplies	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	1,727	-	616	433	2,775	18,000	15%
Legal - Encroachments	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	1,097	-	0%
Other General Government Services									
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	10,311	8,000	129%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	0%
Asset Administrative Services	-	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	-	0%
Encroachment Agreements	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	250	250	-	0%
Emergency & Disaster Relief Services									
Hurricane Milton	-	-	6,890	10,922	-	-	17,812	-	0%
Sub-Total:	24,432	10,313	22,033	21,526	11,994	11,752	102,048	155,843	65%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services									
Professional Services									
Asset Management	-	4,792	4,792	4,792	4,792	4,792	23,958	57,500	42%
NPDES	-	-	-	560	-	-	560	3,500	16%
Mitigation Monitoring	-	-	-	-	-	-	-	-	0%
Stormwater Management Services									
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	0%
Utility Services									
Electric - Aeration Systems	488	28	902	627	-	1,008	3,053	6,500	47%
Repairs & Maintenance									
Lake System									
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	34,418	80,000	43%
Lake Bank Maintenance	-	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	-	6,990	19,000	37%
Water Control Structures	-	-	8,000	-	-	40,000	48,000	28,000	171%
Grass Carp Installation	-	-	-	-	-	-	-	-	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	0%
Cane Toad Removal	-	4,450	-	5,300	2,600	3,600	15,950	37,000	43%
Midge Fly Control	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	12,532	8,000	157%
Fish Re-Stocking	-	-	-	1,750	-	1,750	3,500	98,000	4%
Contingencies	-	-	-	-	-	-	-	15,375	0%
Wetland System									
Routine Maintenance	-	3,715	3,715	3,715	3,915	3,715	18,775	54,000	35%
Water Quality Testing	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	2,700	0%
Capital Outlay									
Aeration Systems	-	-	-	400	-	-	400	-	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	0%
Lake Bank Restoration	-	400	800	1,200	800	-	3,200	101,100	3%
Turbidity Screens	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	800	-	-	-	-	800	-	0%
Video Stormwater Pipes/Repairs	-	-	-	-	-	-	-	45,000	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Sub-Total:	488	26,508	29,232	24,339	23,676	67,894	172,136	593,175	29%

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Other Current Charges									
Lee County - RE Taxes	-	-	-	-	4,117	-	4,117	-	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	0%
Reserves for General Fund									
Capital/Operations	-	-	-	-	-	-	-	399,660	0%
Sub-Total:	-	-	-	-	4,117	-	4,117	399,660	1%
Total Expenditures and Other Uses:	\$ 24,920	\$ 36,820	\$ 51,265	\$ 45,864	\$ 39,786	\$ 79,646	\$ 278,301	\$ 1,148,678	24%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	608,765	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	1,565,410	1,565,410	
Fund Balance - Ending	\$ 1,588,848	\$ 1,739,175	\$ 2,220,889	\$ 2,246,845	\$ 2,238,367	\$ 2,174,175	\$ 2,174,175	\$ 1,565,410	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Reserve Account	1,763	1,721	1,603	1,603	1,541	1,383	9,613	18,111	53%
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	2,137	2,103	1,345	2,633	3,478	3,357	15,052	26,657	56%
Special Assessment Revenue									
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	14,679	755,242	954,688	79%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(38,188)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	6,295,189	6,295,189	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 6,143	\$ 181,596	\$ 509,225	\$ 28,766	\$ 34,758	\$ 6,314,607	\$ 7,075,095	\$ 961,268	736%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds	-	-	-	-	-	-	-	535,000	0%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2015 Bonds	-	190,750	-	-	-	-	190,750	381,500	50%
Original Issue Discount	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	64,595	64,595	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 190,750	\$ -	\$ -	\$ -	\$ 64,595	\$ 255,345	\$ 916,500	28%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	6,250,012	6,819,750	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,507,213	1,535,979	1,570,738	1,001,000	1,001,000	
Fund Balance - Ending	\$ 1,007,142	\$ 997,988	\$ 1,507,213	\$ 1,535,979	\$ 1,570,738	\$ 7,820,750	\$ 7,820,750	\$ 1,045,768	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Reserve Account	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	772	755	462	1,631	2,460	2,436	8,515	20,606	41%
Escrow Fund Account	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	662,524	837,416	79%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
Other Fees and Charges									
Discounts for Early Payment	-	-	-	-	-	-	-	(33,497)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,740	\$ 156,703	\$ 444,586	\$ 23,149	\$ 28,549	\$ 15,313	\$ 671,039	\$ 824,525	81%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022 Bonds	-	-	-	-	-	-	-	650,000	0%
Principal Debt Service - Early Redemptions									
Series 2022 Bonds	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2022 Bonds	-	76,860	-	-	-	-	76,860	153,919	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ -	\$ -	\$ -	\$ -	\$ 76,860	\$ 803,919	10%
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	594,180	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 780,979	\$ 207,405	

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

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	-	-	-	0%
Interest Account	-	-	-	0%
Sinking Fund Account	-	-	-	0%
Prepayment Account	-	-	-	0%
Revenue Account	-	-	-	0%
Escrow Fund Account	-	-	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	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)	<u>64,595</u>	<u>64,595</u>	<u>-</u>	<u>0%</u>
Total Revenue and Other Sources:	\$ 64,595	\$ 64,595	\$ -	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	-	0%
Principal Debt Service - Early Redemptions				
Series 2025 Bonds	-	-	-	0%
Interest Expense				
Series 2025 Bonds	-	-	-	0%
Operating Transfers Out (To Other Funds)	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	64,595	64,595	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 64,595	\$ 64,595	\$ -	

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

Description	March	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds	-	-	-
Contributions from Private Sources	-	-	-
Refunding Bond Proceeds			
2025 Refinance (2015 Bonds)	6,559,086	6,559,086	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 6,559,086	\$ 6,559,086	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	6,250	6,250	-
Financial and Administrative			
Assessment Roll Services	6,250	6,250	-
Verification Agent Services	2,500	2,500	-
Other Contractual Services			
Trustee Services	7,100	7,100	-
Dissemination Services	3,500	3,500	-
Printing & Binding	1,750	1,750	-
Legal Services			
Legal - Series 2025 Bonds (2015 Bond Refinance)	141,773	141,773	-
Underwriter's Discount	93,525	93,525	-
Operating Transfers Out (To Other Funds)	6,295,189	6,295,189	-
Total Expenditures and Other Uses:	\$ 6,557,836	\$ 6,557,836	\$ -
Net Increase/ (Decrease) in Fund Balance	1,250	1,250	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,250	\$ -

Cori Dissinger

From: James Ward
Sent: Wednesday, March 26, 2025 11:20 AM
To: Cori Dissinger
Subject: FW: CDD Buffer Enhancement - Miromar Lakes

For ML Agenda in April

J



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

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Excellence**

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Board Members: Do not use the “reply all” feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Monday, March 24, 2025 4:27 PM
To: James Ward <jimward@jpwardassociates.com>
Cc: Mark Geschwendt <MGeschwendt@miromar.com>; Erin Dougherty <EDougherty@miromarlakes.com>; Robert Celatka <rcelatka@miromarlakes.com>
Subject: CDD Buffer Enhancement - Miromar Lakes

Jim,

The landscape replenishment efforts have been completed across multiple key locations, including Miromar Lakes Blvd. to FGCU Pkwy, FGCU Lake Pkwy South to Porto Romano, and areas North of Miromar Lakes Blvd. Plantings have also been completed on the Tivoli Berm, Nerano Interior Berm, Sienna & Montelago Interior Berm, and the I-75 North Berm. The large trees along the East Lake Peninsula Berm will be uprighted and completed this week.

In addition, we are actively working to complete the following areas:

- **I-75 South Berm**, scheduled for completion by **April 8th**.
- **FGCU Berm**, scheduled for completion by **April 30th**.
- **East Lake Peninsula Berm**, expected to be completed by **May 30th**.

While these efforts have progressed well, there have been some delays due to planting material availability and berm access, where additional trimming was required. Additionally, several large Ficus trees created challenges due to their

extensive root systems, which interfered with planting. To address this, some planting materials had to be relocated to avoid disruption in these areas, but the plant quantities remain as planned.

We appreciate your patience and understanding as we continue to enhance our community's landscape, ensuring that every detail is carefully executed for long-term sustainability and aesthetic beauty.

Thank you for your continued support!



Mark Battaglia | Manager of Construction

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*Miromar Lakes Beach & Golf Club
#1 Community in the USA*

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