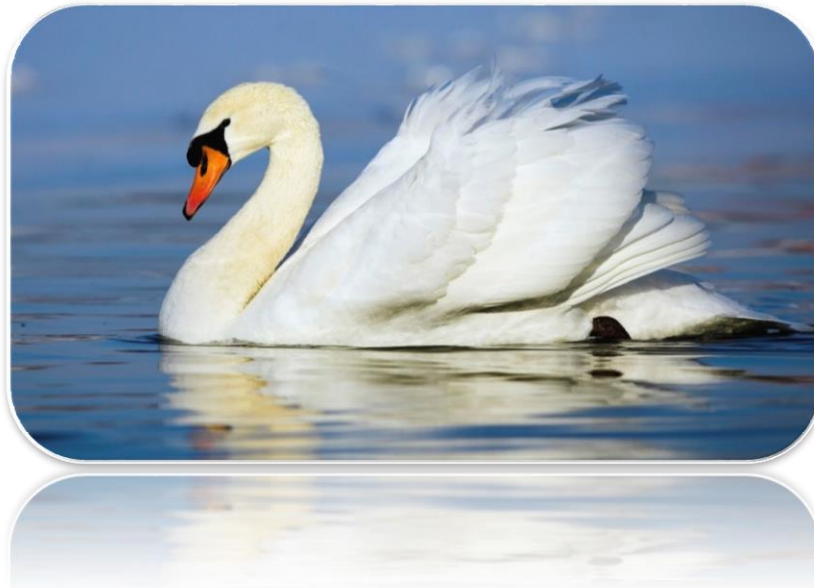


# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

MAY 8, 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

May 1, 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, May 8, 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=m04adc04dccf6e8ad8966a6bb1257024c>

Access Code: **2348 989 1748**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code: **2348 989 1748**, 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

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. April 10, 2025 –Regular Meeting.
3. Discussion on Proposed Fiscal Year 2026 Budget.
4. Staff Reports.
  - I. District Attorney
  - II. District Engineer
  - III. District Asset Manager
    - a) Asset Managers Report May 1, 2025.
  - IV. District Manager
    - a) Report on the Number of Registered Voters as of April 15, 2025.
    - b) Important Meeting Dates for Fiscal Year 2025:
      1. Public Hearings: Proposed Budget Fiscal Year 2026 – June 12, 2025.

c) Financial Statement for the period ending April 30, 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 – June 12, 2025

Quorum Call for June 12, 2025

- Mike Weber
- Doug Ballinger
- Alan Refkin
- Mary Lefevre
- Pat Reidy

8. Adjournment.

**Staff Review**

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

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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 April 10, 2025.

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The third order of business is the review of the District's Budget for Fiscal Year 2026.

The Budget timeline is as follows:

Date of Action	Action Required	Description
<b>April 10, 2025</b>	Consideration of Proposed Budget by Resolution	Approved Proposed Budget Required
<b>May 8, 2025</b>	Continued Discussion	No Action required
<b>June 12, 2025</b>	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED

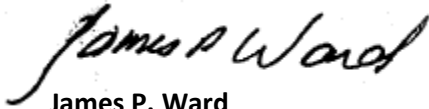
The fourth order of business are staff reports by the District Attorney, District Engineer, District Asset Manager, and District Manager.

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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:**

June 12, 2025 – Public Hearings	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, April 10, 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:**

17 Alan Refkin	Chairperson
18 Michael Weber	Vice Chairperson
19 Patrick Reidy	Assistant Secretary
20 Mary LeFevre	Assistant Secretary
21 Doug Ballinger	Assistant Secretary

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**Also present were:**

24 James P. Ward	District Manager
25 Greg Urbancic	District Attorney
26 Charlie Krebs	District Engineer
27 Richard Freeman	Asset Manager
28 Bob Adams	Asset Manager

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**Audience:**

31 Heather Chapman

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

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

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**March 13, 2025 – Regular Meeting Minutes**

43 Mr. Ward asked if there were any additions or corrections to the Minutes; there were none.

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**On MOTION made by Mary LeFevre, seconded by Michael Weber, and  
with all in favor, the March 13, 2025 Regular Meeting Minutes were  
approved.**

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**THIRD ORDER OF BUSINESS****Consideration of Resolution 2025-7****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**

Mr. Ward stated Resolution 2025-7 started the budget process for fiscal year 2026. He stated the public hearing was scheduled for June 12, 2025 at 2:00 p.m. at the Beach Clubhouse. He noted the Board could make changes to the budget throughout the process. He indicated the assessment rate was the same as it had been for the last couple of years. He stated the reserve account would reach \$1.9 million dollars by the end of the fiscal year and would reach \$2.2 million dollars by the end of fiscal year 2026 which was excellent. He noted the Board was very familiar with the budget so he would not go into details, but he would be happy to answer any questions.

Mr. Patrick Reidy asked about the line for yearly water control structure cleaning which this year was \$28,000 dollars, and next year was \$125,000 dollars.

Mr. Richard Freeman explained in fiscal year 2026 the District would be cleaning the entire system, when previously it cleaned the system in phases; therefore, the cost went up to cover cleaning the whole system as opposed to only a portion of the system.

Mr. Ward noted a couple of years ago he was comfortable doing the cleaning every few years, but after the damage he had seen from hurricanes across the southwest coast of Florida, he felt it was important to clean and inspect annually to ensure the system was in good condition with clear pipes.

Ms. Mary LeFevre asked why website maintenance costs increased.

Mr. Ward responded the CDD had been paying extraordinarily low fees for website maintenance. He explained a better level of service was needed, plus fees had risen. He noted the \$600 dollar fee had not risen in 8 years but now reflected the actual cost of website maintenance.

Ms. LeFevre stated she noticed all services, such as engineering and legal, had gone up significantly. She noted engineering services went up 88%, administrative services went up 40%, asset management went up 40%, and she asked why this was the case.

Mr. Ward stated District Counsel fees and District Engineer fees were estimates and fees were charged according to how much legal service was needed during the year.

Ms. LeFevre asked why the Lee County real estate taxes were not included in the fiscal year 2026 budget.

Mr. Ward stated the Counties were inconsistent in how they charged CDDs. He stated he believed the CDD was previously paying taxes on the panther habitat, but the County abated the taxes for fiscal year 2026.

Mr. Greg Urbancic noted the panther habitat was in Hendry County, not Lee or Charlotte County.

96

97 Mr. Ward noted the panther habitat was a requirement of the development ordered for the entire  
98 project and was an ongoing CDD obligation; the CDD owned the panther habitat property and was  
99 required to pay taxes on the property when required. He noted as a governmental agency, the CDD did  
100 not pay ad valorem taxes, but the County was assessing the CDD, and he believed fiscal year 2025 was  
101 the last year the CDD would be required to pay the assessment.

102

103 Ms. LeFevre asked about the \$20,000 dollars for contingencies for the lake system; she asked how much  
104 the CDD paid this year for contingencies.

105

106 Mr. Ward explained he always budgeted a percentage of operating costs for contingencies. He noted he  
107 budgeted 5% for the lake system.

108

109 Ms. LeFevre asked why there was nothing budgeted for contingencies for the lake system in fiscal year  
110 2025.

111

112 Mr. Ward noted he made a correction to the fiscal year 2026 budget by including the contingency.

113

114 Mr. Reidy asked why the asset manager fees increased. He asked whether it was due to an increase in  
115 labor cost or an increase in hours, or both.

116

117 Mr. Ward stated the engineering firms' rates for Calvin Giordano, Atwell, etc., had adjusted dramatically  
118 in the past few years, and this was a combination of increased labor costs and increased fees. He  
119 explained how he calculated the fees by multiplying the rate by the number of hours he felt would be  
120 needed to reach the level of service required for the District.

121

122 Mr. Alan Refkin asked about the line item for the apple snails.

123

124 Mr. Ward explained the District had costs associated with apple snails; therefore, he created a line item  
125 to account for those costs correctly on an ongoing basis.

126

127 Discussion ensued regarding the apple snails and the birds which ate the apple snails.

128

129 Mr. Reidy discussed the reserve account noting the reserve account was increasing, which was good. He  
130 discussed the landscaping, which was the responsibility of the Master Association, noting the Master  
131 Association was working on the landscaping.

132

133 Mr. Ward stated this past hurricane season damage, which was relatively minor, was tremendous in  
134 terms of costs to fix the minor damage. He noted he had one District which incurred damage to a lake  
135 bank, and it cost \$100,000 dollars to restore the lake bank, at another District it cost \$350,000 dollars  
136 for playground equipment damage. He stated the amount of damage compared to the costs to fix the  
137 damage was mind boggling.

138

139 Ms. LeFevre asked when the District should say there was enough money in the reserve account.

140

141 Mr. Ward stated a few years ago he thought if the District had \$1.2 million dollars in the reserve account  
142 it would be in good shape, but he no longer believed this was true. He stated he did not know how  
143 much should be saved in the reserve account because he saw such huge costs incurred to cover

144 hurricane damage across the state. He said he felt the District should play things by ear over the next  
145 few years and see how much it could save in the reserve account. He noted \$2 million dollars was a lot  
146 better than \$1 million dollars.

147  
148 Mr. Reidy noted he served on Boards for several years, and whether it was an HOA or Condo  
149 Association, dues had gone up over the past several years significantly. He discussed the difficulty in  
150 building a budget, cost increases, hurricane damage, and Hurricane Irma damage costs.

151  
152 Mr. Ward noted it could cost \$300,000 dollars or more to repair just one concrete weir.

153  
154 Discussion ensued regarding potential hurricane damage costs and the reserve account.

155  
156 Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

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158 **On MOTION made by Alan Refkin, seconded by Patrick Reidy, and with**  
159 **all in favor, Resolution 2025-7 was adopted, and the Chair was**  
160 **authorized to sign.**

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163 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

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**I. District Attorney**

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Mr. Greg Urbancic stated he continued to monitor the legislative session which was still in committee, and he hoped next month to have more of an update.

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**II. District Engineer**

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Mr. Charlie Krebs reported the Kaufman residence was entered into Lee County and South Florida Water Management District to get the rip rap wall approved. He noted there were conversations with the County in terms of the application which was now under review.

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Ms. LeFevre asked if there was any update on (indecipherable).

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Mr. Krebs stated a conversation was had about what could be done to try to improve it, but it was on HOA land, so it would not be anything the CDD would be working on.

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**III. Asset Manager**

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**a) Asset Managers Report April 1, 2025**

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Mr. Richard Freeman said he was working with the vendor on the lake and there were a couple of other locations he hoped to start some type of (indecipherable) in the next four weeks.

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Mr. Ward introduced Bob Adams with Calvin Giordano who would be working with Richard Freeman.

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**IV. District Manager**

**a) Financial Statement for period ending March 31, 2025 (unaudited)**

No report.

**FIFTH ORDER OF BUSINESS**

**Supervisor’s Requests**

**Status of Landscaping updates from Master Homeowners Association.**

Mr. Ward stated there was an update from the Master Homeowner's Association which was included in the Agenda Package.

Ms. LeFevre asked about the completion of the berm on Tivoli; she asked if this was on the Ben Hill Griffin side.

Ms. Heather Chapman responded in the negative; it was on I-75.

Ms. LeFevre noted Ben Hill Griffin has not been completed then.

Mr. Refkin noted the Master Association did the work along I-75 first.

Ms. Chapman stated she saw plants along Ben Hill Griffin. She noted the Master HOA indicated it completed the landscaping along I-75 and was working on the ballfield now.

Mr. Reidy noted through March, on the revenue side, the District collected approximately \$900,000 dollars in assessments, and the budget was \$1 million dollars. He asked if the District would receive one more tranche of payments.

Mr. Ward responded in the affirmative. He stated he noticed in all his CDDs payments were running behind, typically payments were much further ahead.

**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**

Mr. Ward asked if there were any audience comments; there were none.

**SEVENTH ORDER OF BUSINESS**

**Announcement of Next Meeting**

**Next Meeting – May 8, 2025**

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at approximately 2:30 p.m.

**On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.**

Miromar Lakes Community Development District

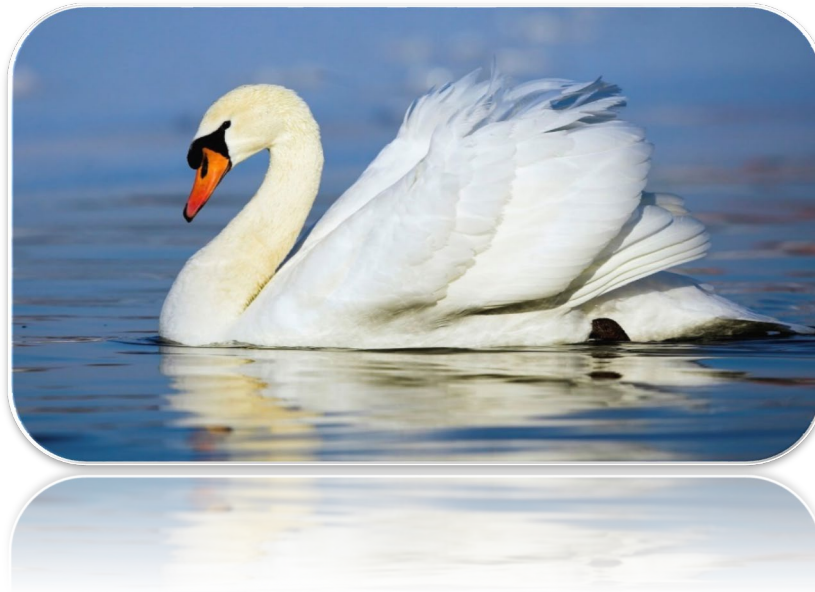
\_\_\_\_\_  
James P. Ward, Secretary

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Alan Refkin, Chairman

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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
<b>Revenues and Other Sources</b>					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
<b>Special Assessment Revenue</b>					
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)	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,188,873</b>	<b>\$ 887,067</b>	<b>\$ 1,188,873</b>	<b>\$ 1,188,889</b>	
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
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
<b>Executive</b>					
Professional Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 46,305	District Manager Contract
<b>Financial and Administrative</b>					
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
<b>Other Contractual Services</b>					
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	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
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
<b>Other Current Charges</b>					
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
<b>Other General Government Services</b>					
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	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 155,843</b>	<b>\$ 79,661</b>	<b>\$ 165,305</b>	<b>\$ 173,233</b>	
<b>Other Current Charges</b>					
Hurricane Milton	\$ -	\$ 17,812	\$ 17,812	\$ -	
Lee County RE Taxes	\$ -	\$ 4,117	\$ 4,117	\$ -	2024 RE Tax
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ 21,929</b>	<b>\$ 21,929</b>	<b>\$ -</b>	
<b>Stormwater Management Services</b>					
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
<b>Sub-Total:</b>	<b>\$ 577,800</b>	<b>\$ 118,872</b>	<b>\$ 545,054</b>	<b>\$ 732,725</b>	
<b>Reserves &amp; Contingencies</b>					
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.
<b>Sub-Total:</b>	<b>\$ 399,660</b>	<b>\$ -</b>	<b>\$ 399,660</b>	<b>\$ 242,735</b>	
<b>Other Fees and Charges</b>					
Discount for Early Payment	\$ 40,195	\$ -	\$ 40,195	\$ 40,196	4% Discounts property owner's if paying taxes in November.
<b>Sub-Total:</b>	<b>\$ 40,195</b>	<b>\$ -</b>	<b>\$ 40,195</b>	<b>\$ 40,196</b>	
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,173,498</b>	<b>\$ 220,462</b>	<b>\$ 1,172,143</b>	<b>\$ 1,188,889</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ 15,375	\$ 666,605	\$ 16,730	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 1,565,410</b>		<b>\$ 1,565,410</b>	<b>\$ 1,981,800</b>	
Current Year Reserve Allocation	\$ 399,660		\$ 399,660	\$ 242,735	Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ 1,980,445</b>		<b>\$ 1,981,800</b>	<b>\$ 2,224,535</b>	
<b>Fund Balance - Allocations</b>					
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.
<b>Total Fund Balance</b>	<b>\$ 1,980,445</b>		<b>\$ 1,981,800</b>	<b>\$ 2,224,535</b>	

**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
<b>General Fund - Operations</b>						
Sold property on roll	1358	\$ 481.04			\$ 582.72	\$ 455.07
Developer units off roll	259	\$ 463.21			\$ 560.27	\$ 438.28
<b>Total:</b>	<b>1617</b>					
<b>Capital/Operations</b>						
Sold property on roll	1358	\$ 258.93			\$ 157.26	284.91
Developer units off roll	259	\$ 247.16			\$ 150.11	272.1
<b>Total:</b>	<b>1617</b>					
<b>Total Assessment</b>						
Sold property on roll	1358	\$ 739.98			\$ 739.98	\$ 739.98
Developer units off roll	259	\$ 710.38			\$ 710.39	710.38
<b>Total:</b>	<b>1617</b>					

**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2025**

**Capital Improvement Plan - Fiscal Year 2023 through FY 2028**

Description of Capital Items	2023	2024	2025	2026	2027	2028
<b>Landscaping Restoration - Hurricane Damage</b>						
Overall Cost			\$0	\$0	\$0	\$0
Contingencies/CEI Services			\$0	\$0	\$0	\$0
<b>Total Landscaping System:</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Rentention/Dentention Areas</b>						
Replanting (As determinted yearly)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Irrigation System:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Stormwater System</b>						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
<b>Total Stormwater System:</b>	<b>\$ 55,000</b>	<b>\$ 52,000</b>	<b>\$ 45,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>
<b>Lake System</b>						
<b>Improvements for Water Quality</b>						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Aeration System</b>						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 16,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Lake BankRestoration</b>						
Subdivision Shoreline- Rip-Rap Montebella (non-residential)	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montelago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Valencia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bellamare (non-residential)	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Isla Bella	\$ -	\$ 18,000	\$ 16,000	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
San Marino	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ -
Bellini	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ -
Contingencies/CEI Services	\$ 12,000	\$ 14,500	\$ 11,100	\$ 24,000	\$ 22,000	\$ 18,500
<b>Sub-Total:</b>	<b>\$ 92,000</b>	<b>\$ 108,500</b>	<b>\$ 101,100</b>	<b>\$ 120,000</b>	<b>\$ 110,000</b>	<b>\$ 92,500</b>
<b>Total: Stormwater Management System</b>	<b>\$ 165,000</b>	<b>\$ 160,500</b>	<b>\$ 146,100</b>	<b>\$ 155,000</b>	<b>\$ 145,000</b>	<b>\$ 127,500</b>
<b>Total Capital Improvements:</b>	<b>\$ 165,000</b>	<b>\$ 160,500</b>	<b>\$ 146,100</b>	<b>\$ 155,000</b>	<b>\$ 145,000</b>	<b>\$ 127,500</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 102.04</b>	<b>\$ 99.26</b>	<b>\$ 90.35</b>	<b>\$ 95.86</b>	<b>\$ 89.67</b>	<b>\$ 78.85</b>



**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 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
<b>The Fiscal Year 2025 Budget and Actual Amounts are the 2015 Bonds for REFERENCE ONLY</b>				
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>			\$ 422,250	
<b>Interest Income</b>				
Reserve Account	\$ 18,111	\$ 9,613	\$ 19,225	\$ 18,264
Revenue Account	\$ 26,657	\$ 15,052	\$ 30,104	\$ 28,599
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 954,688	\$ 755,242	\$ 954,688	\$ 865,826
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 999,456</b>	<b>\$ 779,907</b>	<b>\$ 1,426,267</b>	<b>\$ 912,689</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2025 Bonds	\$ 535,000	\$ -	\$ 535,000	\$ 490,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2025 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2025 Bonds	\$ 381,500	\$ 190,750	\$ 381,500	\$ 341,193
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 38,188	\$ -	\$ 38,188	\$ 34,633
<b>Total Expenditures and Other Uses</b>	<b>\$ 954,688</b>	<b>\$ 190,750</b>	<b>\$ 954,688</b>	<b>\$ 865,826</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 44,768	\$ 589,157	\$ 471,580	\$ 46,863
<b>Fund Balance - Beginning</b>	\$ 1,001,000	\$ 1,001,000	\$ 1,001,000	\$ 1,472,579
<b>Fund Balance - Ending</b>	<b>\$ 1,045,768</b>	<b>\$ 1,590,156</b>	<b>\$ 1,472,579</b>	<b>\$ 1,519,442</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2026 Interest Payment			\$ 143,625	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 173,625</b>	

**Miromar Lakes**  
**Community Development District**  
**Debt Service Fund - Series 2025 - Amortization Schedule**  
**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget**  
**Fiscal Year 2026**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 03/01/2025		\$ 6,235,000.00				
11/1/2025				\$ 185,318.06		
5/1/2026		\$ 490,000	5.000%	\$ 155,875.00	\$ 831,193.06	\$ 5,745,000.00
11/1/2026				\$ 143,625.00		
5/1/2027		\$ 520,000	5.000%	\$ 143,625.00	\$ 807,250.00	\$ 5,225,000.00
11/1/2027				\$ 130,625.00		
5/1/2028		\$ 545,000	5.000%	\$ 130,625.00	\$ 806,250.00	\$ 4,680,000.00
11/1/2028				\$ 117,000.00		
5/1/2029		\$ 570,000	5.000%	\$ 117,000.00	\$ 804,000.00	\$ 4,110,000.00
11/1/2029				\$ 102,750.00		
5/1/2030		\$ 600,000	5.000%	\$ 102,750.00	\$ 805,500.00	\$ 3,510,000.00
11/1/2030				\$ 87,750.00		
5/1/2031		\$ 630,000	5.000%	\$ 87,750.00	\$ 805,500.00	\$ 2,880,000.00
11/1/2031				\$ 72,000.00		
5/1/2032		\$ 670,000	5.000%	\$ 72,000.00	\$ 814,000.00	\$ 2,210,000.00
11/1/2032				\$ 55,250.00		
5/1/2033		\$ 700,000	5.000%	\$ 55,250.00	\$ 810,500.00	\$ 1,510,000.00
11/1/2033				\$ 37,750.00		
5/1/2034		\$ 735,000	5.000%	\$ 37,750.00	\$ 810,500.00	\$ 775,000.00
11/1/2034				\$ 19,375.00		
5/1/2035		\$ 775,000	5.000%	\$ 19,375.00	\$ 813,750.00	\$ -

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

**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
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>			\$ 422,250	
<b>Interest Income</b>				
Reserve Account	\$ 18,111	\$ 9,613	\$ 19,225	\$ 18,264
Revenue Account	\$ 26,657	\$ 15,052	\$ 30,104	\$ 28,599
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 954,688	\$ 755,242	\$ 954,688	\$ 865,826
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment		\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 999,456</b>	<b>\$ 779,907</b>	<b>\$ 1,426,267</b>	<b>\$ 912,689</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	\$ 535,000	\$ -	\$ 535,000	\$ 490,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2015 Bonds	\$ 381,500	\$ 190,750	\$ 381,500	\$ 341,193
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 38,188	\$ -	\$ 38,188	\$ 34,633
<b>Total Expenditures and Other Uses</b>	<b>\$ 954,688</b>	<b>\$ 190,750</b>	<b>\$ 954,688</b>	<b>\$ 865,826</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 44,768</b>	<b>\$ 589,157</b>	<b>\$ 471,580</b>	<b>\$ 46,863</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,001,000</b>	<b>\$ 1,001,000</b>	<b>\$ 1,001,000</b>	<b>\$ 1,472,579</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,045,768</b>	<b>\$ 1,590,156</b>	<b>\$ 1,472,579</b>	<b>\$ 1,519,442</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 30,000	
Restricted for November 1, 2026 Interest Payment			\$ 143,625	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 173,625</b>	

**Miromar Lakes**  
**Community Development District**  
**Debt Service Fund - Series 2025 - Amortization Schedule**  
**Debt Service Fund - Series 2025 Bonds (Refinanced Series 2015 Bonds) - Budget**  
**Fiscal Year 2026**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 03/01/2025		\$ 6,235,000.00				
11/1/2025				\$ 185,318.06		
5/1/2026		\$ 490,000	5.000%	\$ 155,875.00	\$ 831,193.06	\$ 5,745,000.00
11/1/2026				\$ 143,625.00		
5/1/2027		\$ 520,000	5.000%	\$ 143,625.00	\$ 807,250.00	\$ 5,225,000.00
11/1/2027				\$ 130,625.00		
5/1/2028		\$ 545,000	5.000%	\$ 130,625.00	\$ 806,250.00	\$ 4,680,000.00
11/1/2028				\$ 117,000.00		
5/1/2029		\$ 570,000	5.000%	\$ 117,000.00	\$ 804,000.00	\$ 4,110,000.00
11/1/2029				\$ 102,750.00		
5/1/2030		\$ 600,000	5.000%	\$ 102,750.00	\$ 805,500.00	\$ 3,510,000.00
11/1/2030				\$ 87,750.00		
5/1/2031		\$ 630,000	5.000%	\$ 87,750.00	\$ 805,500.00	\$ 2,880,000.00
11/1/2031				\$ 72,000.00		
5/1/2032		\$ 670,000	5.000%	\$ 72,000.00	\$ 814,000.00	\$ 2,210,000.00
11/1/2032				\$ 55,250.00		
5/1/2033		\$ 700,000	5.000%	\$ 55,250.00	\$ 810,500.00	\$ 1,510,000.00
11/1/2033				\$ 37,750.00		
5/1/2034		\$ 735,000	5.000%	\$ 37,750.00	\$ 810,500.00	\$ 775,000.00
11/1/2034				\$ 19,375.00		
5/1/2035		\$ 775,000	5.000%	\$ 19,375.00	\$ 813,750.00	\$ -

**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	\$ -
								<b>1077</b>		<b>21</b>	<b>1046</b>	<b>\$ 833,338.24</b>	<b>\$ 796,963.49</b>
											<b>Total - ON-ROLL</b>	<b>\$ 836,243.75</b>	
											<b>OVER (Under)</b>	<b>\$ (2,905.51)</b>	

**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
											<b>Sub-Total</b>	<b>157</b>	
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
											<b>Sub-Total</b>	<b>83</b>	
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
											<b>Sub-Total</b>	<b>16</b>	
Golf Club	N/A												
Commerical	N/A												
<b>Remaining Unplatted</b>													
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
								<b>538</b>	<b>282</b>	<b>0</b>	<b>538</b>	<b>\$ 882,360.71</b>	<b>\$ 389,764.72</b>
											<b>Totals:</b>	<b>538</b>	<b>\$ 865,826.10</b>
											<b>Over (Under)</b>	<b>0</b>	<b>\$ 16,534.61</b>



**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:  
**James Ward  
District Manager**

Prepared By:



**Calvin, Giordano & Associates, Inc.**

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**A SAFEbuilt® COMPANY**

**CGA Project No. 13-5692**

**May 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. Fishery
  
3. Cane Toad Program

## **1. Lake Maintenance**

- A purchase order has been issued to the Lake Bank vendor, and we are currently awaiting a confirmed project schedule. Tentatively, work is expected to begin in mid-May, starting with the installation of GeoTubes, followed by riprap repairs later in the month.
- All CDD lakes and ponds have been treated for torpedo grass and other invasive vegetation. Torpedo grass was also addressed along the preserve side of the far east channel.
- The shoreline behind the FGCU baseball fields was treated for cattails, phragmites, and torpedo grass.
- The far east channel (adjacent to Salerno, Murano, and Portofino) was treated for submerged aquatic vegetation, specifically Illinois pondweed. While this is a native and generally desirable species, it had begun spreading toward the center of the channel and posed a potential navigation issue. Treatment was conducted, and early signs of effectiveness have been observed. Continued monitoring will determine long-term success.
- Illinois pondweed was also treated in other areas of the main lake, including under the main bridge connecting the North and South Lake and around docks and beaches. Submerged vegetation will continue to be monitored and treated as needed. Grass carp have been observed actively consuming submerged vegetation, contributing to ongoing management.
- The final fish removal effort was completed earlier this month. The project was successful, resulting in the removal of a significant number of predatory and invasive fish species from the lake.



*Recently maintained fountain*



*Fountain near botanical garden*

## 2. Fishery

- Comparative mapping data from January and March indicates that overall vegetation coverage has expanded, with growth gaining momentum. While vegetation has slightly declined in a few areas, the overall increase is primarily due to warmer water temperatures stimulating growth throughout the lake. In contrast, Grass Carp have reduced vegetation in select zones through active feeding. A new mapping effort is scheduled in the coming weeks, which will support ongoing proactive management. Additionally, vegetation from various deep-water areas will be sampled using a weed rake to help identify the specific plant species present.
- Electrofishing harvest efforts have been successful. As noted in last month's update, the removal of overabundant and undesired predatory fish supports the ecological restoration of the lake by helping to establish a robust forage base. This, in turn, contributes to a reduction in midge larvae populations. A beneficial side effect of this effort is the potential to improve the size and quality of Largemouth Bass, ultimately creating opportunities for trophy bass fishing while maintaining ecological balance over time.

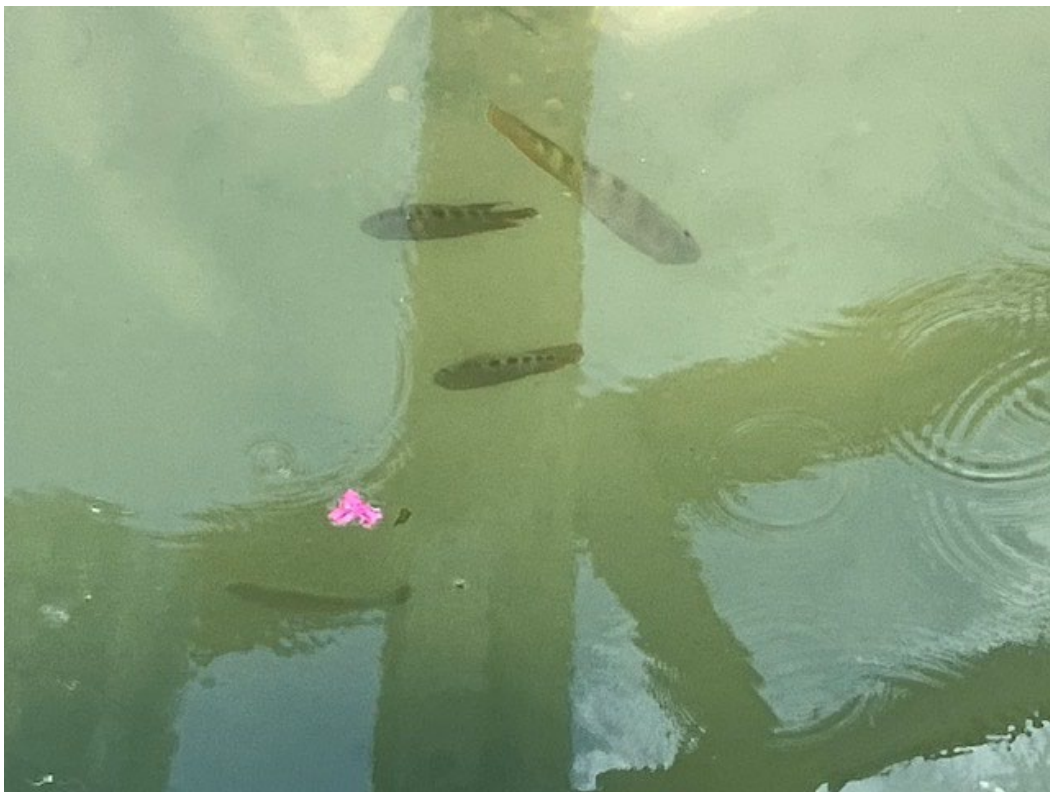




*Recently stocked Bluegill*



*Recently stocked Bluegill*



*Recently stocked Bluegill*

### 3. Cane Toad Program (February Hours)

❖ Toad activity during April was notably high in several areas, particularly around Vivaldi, Bellini, and the lake north of the main gate. These locations showed increased presence, including areas not previously affected. A total of **140 toads were trapped** over the month.

- **April 3 (5 hours) – Vivaldi**

Larvae strands were reported near the Vivaldi docks. Thousands of fresh tadpoles were removed from beaches on both sides of the docks. The lake was heavily populated with larvae and tadpoles across its entire span.

**Toads trapped: 16**

- **April 4 (5 hours) – Bellini**

Tadpoles and baby toads were removed from the lake and surrounding areas. The lake behind Bellini contained new larvae and tadpole growth.

**Toads trapped: 26**

- **April 10 (5 hours) – Lake North of Main Gate (near Montelago)**

Tadpoles were heavily concentrated along the boardwalk path and shoreline vegetation. Thousands of tadpoles were removed. Toads onshore were sprayed.

**Toads trapped: 12**

- **April 11 (5 hours) – Salerno Fountain Lake**

Large numbers of tadpoles removed. As is typical, the grate was heavily packed. Toads on the shore (house side) were sprayed.

**Toads trapped: 21**

- **April 17 (5 hours) – Lakes 6F & 6E (Siena)**

Tadpoles were removed from grass and algae bloom areas. Baby toads along the shoreline were sprayed.

**Toads trapped: 25**

- **April 18 (5 hours) – Lake Bellini**

Tadpole and larvae removal. Baby toads along the shore were sprayed.

**Toads trapped: 9**

- **April 24 (5 hours) – Lakes 6B (near Main Entrance) & 6C (Montelago)**

Tadpoles and larvae were removed. Small toads along the shoreline were sprayed.

**Toads trapped: 17**

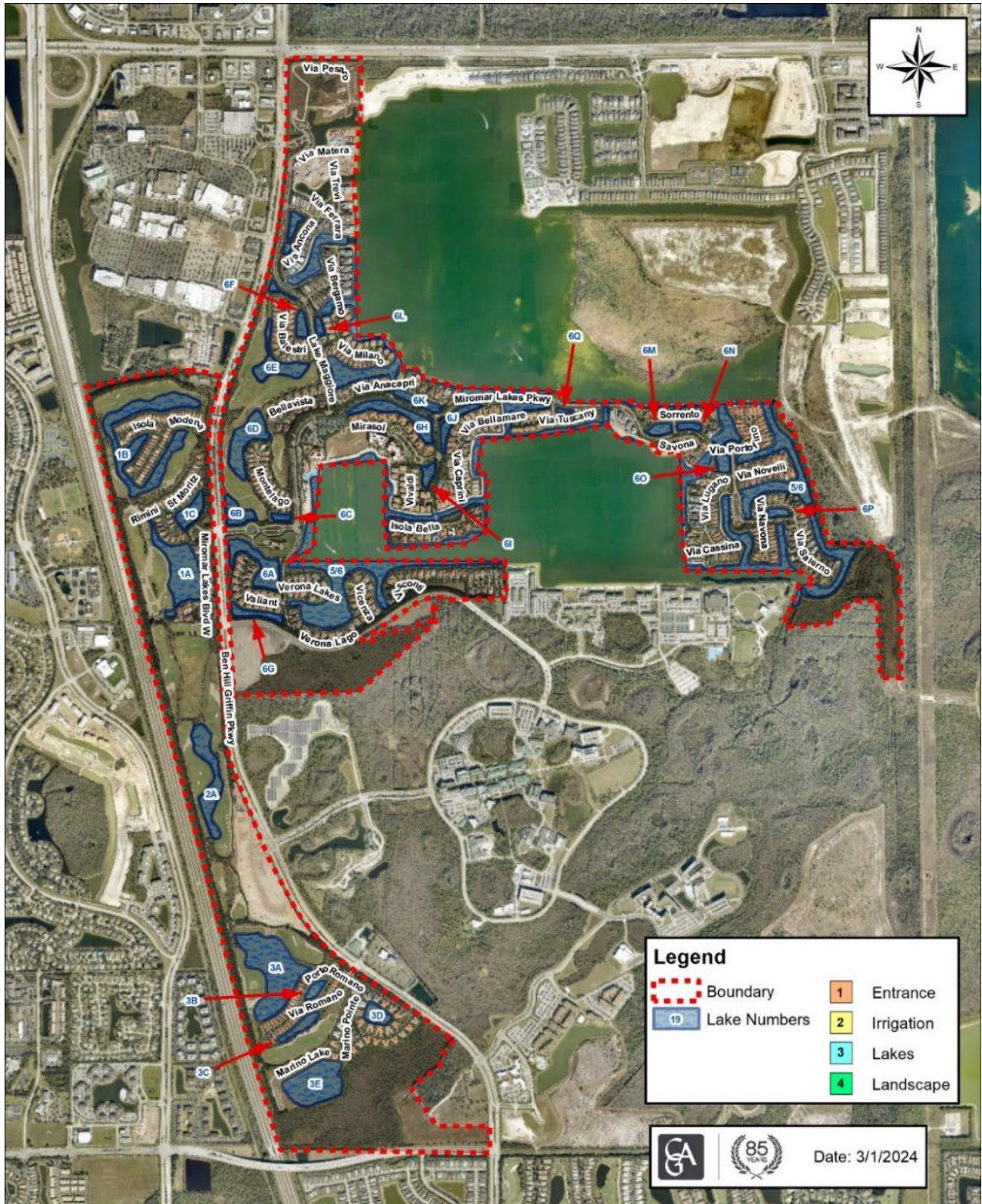
- **April 25 (5 hours) – Vivaldi Lake & Bellini Lake**

Significant removal of fresh tadpoles. Three spent larvae strands were also removed.

**Toads trapped: 14**



4. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map



# J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37<sup>th</sup> ST  
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts  
FLORIDA

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Esplanade Lake Club	1,115
Ibis Landing	164
Miromar Lakes	1,344
Palermo	669
Timber Creek Southwest	1,544

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

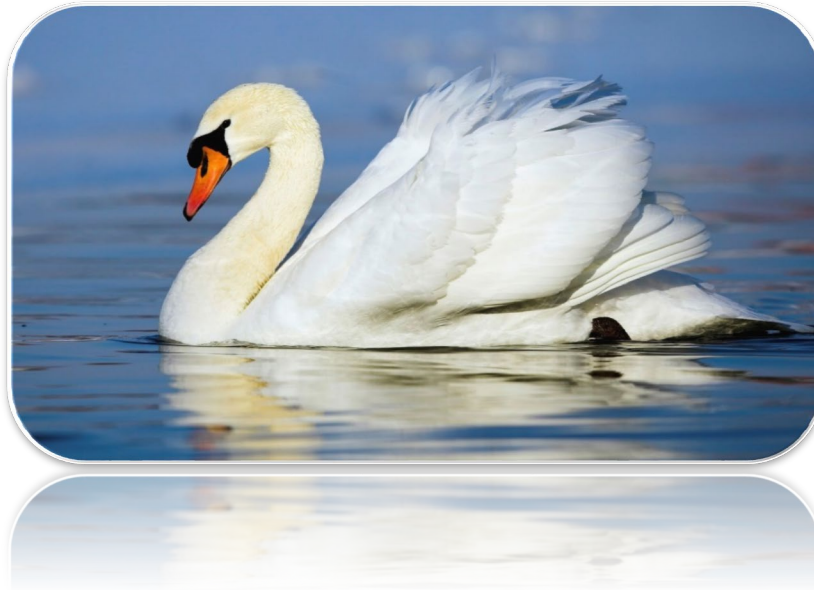
Send to: James P. Ward [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com) Phone: 954-658-4900

Cc: Cori Dissinger [coridissinger@jpwardassociates.com](mailto:coridissinger@jpwardassociates.com) Phone: 407-913-3545

Cc: Katey Selchan [katherineselchan@jpwardassociates.com](mailto:katherineselchan@jpwardassociates.com)

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025 - UNAUDITED

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 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	
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 2,223,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,223,073
Debt Service Fund								
Interest Account	-	-	-	34,615	-	-	-	34,615
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	30,000
Revenue	-	-	803,766	383,581	-	-	-	1,187,347
Prepayment Account	-	-	-	-	-	-	-	-
Escrow Fund Account	-	7,820,750	-	-	-	-	-	7,820,750
Construction	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,251	-	-	1,251
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	8,624,516	-	8,624,516
Amount to be Provided by Debt Service Funds	-	-	-	-	-	3,315,484	-	3,315,484
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	33,453,961
<b>Total Assets</b>	<b>\$ 2,223,073</b>	<b>\$ 7,820,750</b>	<b>\$ 803,766</b>	<b>\$ 448,196</b>	<b>\$ 1,251</b>	<b>\$ 11,940,000</b>	<b>\$ 33,453,961</b>	<b>\$ 56,690,997</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 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		
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
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	-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 11,940,000</u>	<u>\$ -</u>	<u>\$ 11,940,000</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	-	33,453,961	33,453,961	-
<b>Fund Balance</b>	-	-	-	-	-	-	-	-	-
<b>Restricted</b>									
<b>Beginning: October 1, 2024 (Unaudited)</b>	-	1,001,000	186,799	-	-	-	-	1,187,799	-
Results from Current Operations	-	6,819,750	616,967	448,196	1,251	-	-	7,886,164	-
<b>Unassigned</b>									
<b>Beginning: October 1, 2024 (Unaudited)</b>	1,565,410	-	-	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>									
System-Wide Reserves	1,278,240	-	-	-	-	-	-	1,278,240	-
Reserve For First Three Months Operations	287,170	-	-	-	-	-	-	287,170	-
<b>Results of Current Operations</b>	657,664	-	-	-	-	-	-	657,664	-
<b>Total Fund Equity and Other Credits</b>	<u>\$ 2,223,073</u>	<u>\$ 7,820,750</u>	<u>\$ 803,766</u>	<u>\$ 448,196</u>	<u>\$ 1,251</u>	<u>\$ -</u>	<u>\$ 33,453,961</u>	<u>\$ 44,750,997</u>	<u>\$ -</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 2,223,073</u>	<u>\$ 7,820,750</u>	<u>\$ 803,766</u>	<u>\$ 448,196</u>	<u>\$ 1,251</u>	<u>\$ 11,940,000</u>	<u>\$ 33,453,961</u>	<u>\$ 56,690,997</u>	<u>\$ -</u>

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	819,069	1,004,886	82%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	137,990	183,987	75%
<b>Other Fees and Charges</b>										
Discount for Early Payment	-	-	-	-	-	-	-	-	(40,195)	0%
<b>Easement Encroachments</b>										
	-	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>										
	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 48,358</b>	<b>\$ 187,148</b>	<b>\$ 532,979</b>	<b>\$ 71,820</b>	<b>\$ 31,309</b>	<b>\$ 15,453</b>	<b>\$ 69,993</b>	<b>\$ 957,060</b>	<b>\$ 1,148,678</b>	<b>83%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	12,000	58%
Board of Supervisor's - Taxes	77	77	77	-	-	-	-	230	918	25%
<b>Executive</b>										
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	25,725	44,100	58%
<b>Financial and Administrative</b>										
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	1,500	9,750	18,000	54%
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 April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Other Contractual Services</b>										
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%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	0%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	76	-	77	228	-	172	79	632	2,000	32%
<b>Insurance</b>	18,105	-	-	-	-	-	-	18,105	18,000	101%
<b>Printing &amp; Binding</b>	-	197	213	-	1,044	-	40	1,494	1,600	93%
<b>Website Maintenance</b>	-	-	-	300	-	-	-	300	600	50%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	1,727	-	616	433	553	3,328	18,000	18%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	1,097	-	0%
<b>Other General Government Services</b>										
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	3,442	13,752	8,000	172%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	0%
Asset Administrative Services	-	-	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	-	-	0%
Encroachment Agreements	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	250	-	250	-	0%
<b>Emergency &amp; Disaster Relief Services</b>										
Hurricane Milton	-	-	6,890	10,922	-	-	-	17,812	-	0%
<b>Sub-Total:</b>	<b>24,432</b>	<b>10,313</b>	<b>22,033</b>	<b>21,526</b>	<b>11,994</b>	<b>11,752</b>	<b>10,288</b>	<b>112,336</b>	<b>155,843</b>	<b>72%</b>

**Miomar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>										
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	6,489	40,907	80,000	51%
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	603	13,135	8,000	164%
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	3,715	22,490	54,000	42%
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%
<b>Sub-Total:</b>	<b>488</b>	<b>26,508</b>	<b>29,232</b>	<b>24,339</b>	<b>23,676</b>	<b>67,894</b>	<b>10,807</b>	<b>182,943</b>	<b>593,175</b>	<b>31%</b>



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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Other Current Charges</b>										
Lee County - RE Taxes	-	-	-	-	4,117	-	-	4,117	-	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	-	0%
<b>Reserves for General Fund</b>										
Capital/Operations	-	-	-	-	-	-	-	-	399,660	0%
<b>Sub-Total:</b>	-	-	-	-	4,117	-	-	4,117	399,660	1%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 24,920</b>	<b>\$ 36,820</b>	<b>\$ 51,265</b>	<b>\$ 45,864</b>	<b>\$ 39,786</b>	<b>\$ 79,646</b>	<b>\$ 21,095</b>	<b>\$ 299,396</b>	<b>\$ 1,148,678</b>	<b>26%</b>
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	657,664	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	2,174,175	1,565,410	1,565,410	
<b>Fund Balance - Ending</b>	<b>\$ 1,588,848</b>	<b>\$ 1,739,175</b>	<b>\$ 2,220,889</b>	<b>\$ 2,246,845</b>	<b>\$ 2,238,367</b>	<b>\$ 2,174,175</b>	<b>\$ 2,223,073</b>	<b>\$ 2,223,073</b>	<b>\$ 1,565,410</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>										
Reserve Account	1,763	1,721	1,603	1,603	1,541	1,383	1,274	10,887	18,111	60%
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,137	2,103	1,345	2,633	3,478	3,357	3,179	18,231	26,657	68%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	14,679	22,794	778,036	954,688	81%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(38,188)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	6,295,189	-	6,295,189	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,143</b>	<b>\$ 181,596</b>	<b>\$ 509,225</b>	<b>\$ 28,766</b>	<b>\$ 34,758</b>	<b>\$ 6,314,607</b>	<b>\$ 27,248</b>	<b>\$ 7,102,343</b>	<b>\$ 961,268</b>	<b>739%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2015 Bonds	-	-	-	-	-	-	-	-	535,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>										
Series 2015 Bonds	-	190,750	-	-	-	-	-	190,750	381,500	50%
Original Issue Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	64,595	27,248	91,842	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 190,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,595</b>	<b>\$ 27,248</b>	<b>\$ 282,592</b>	<b>\$ 916,500</b>	<b>31%</b>
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	7,820,750	1,001,000	1,001,000	
<b>Fund Balance - Ending</b>	<b>\$ 1,007,142</b>	<b>\$ 997,988</b>	<b>\$ 1,507,213</b>	<b>\$ 1,535,979</b>	<b>\$ 1,570,738</b>	<b>\$ 7,820,750</b>	<b>\$ 7,820,750</b>	<b>\$ 7,820,750</b>	<b>\$ 1,045,768</b>	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>										
Reserve Account	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	772	755	462	1,631	2,460	2,436	2,792	11,307	20,606	55%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	19,996	682,520	837,416	82%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(33,497)	0%
<b>Operating Transfers In (From Other Funds)</b>										
	-	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,740</b>	<b>\$ 156,703</b>	<b>\$ 444,586</b>	<b>\$ 23,149</b>	<b>\$ 28,549</b>	<b>\$ 15,313</b>	<b>\$ 22,788</b>	<b>\$ 693,827</b>	<b>\$ 824,525</b>	<b>84%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2022 Bonds	-	-	-	-	-	-	-	-	650,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>										
Series 2022 Bonds	-	76,860	-	-	-	-	-	76,860	153,919	50%
<b>Operating Transfers Out (To Other Funds)</b>										
	-	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 76,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,860</b>	<b>\$ 803,919</b>	<b>10%</b>
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	22,788	616,967	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	186,799	186,799	
<b>Fund Balance - Ending</b>	<b>\$ 189,539</b>	<b>\$ 269,382</b>	<b>\$ 713,968</b>	<b>\$ 737,117</b>	<b>\$ 765,666</b>	<b>\$ 780,979</b>	<b>\$ 803,766</b>	<b>\$ 803,766</b>	<b>\$ 207,405</b>	

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

Description	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>					
Reserve Account	-	17	17	-	0%
Interest Account	-	20	20	-	0%
Sinking Fund Account	-	-	-	-	0%
Prepayment Account	-	-	-	-	0%
Revenue Account	-	-	-	-	0%
Escrow Fund Account	-	-	-	-	0%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	-	-	-	0%
Special Assessments - Off-Roll	-	356,316	356,316	-	0%
Special Assessments - Prepayments	-	-	-	-	0%
<b>Other Fees and Charges</b>					
Discounts for Early Payment	-	-	-	-	0%
<b>Operating Transfers In (From Other Funds)</b>	64,595	27,248	91,842	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 64,595</b>	<b>\$ 383,601</b>	<b>\$ 448,196</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2025 Bonds	-	-	-	-	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2025 Bonds	-	-	-	-	0%
<b>Interest Expense</b>					
Series 2025 Bonds	-	-	-	-	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	64,595	383,601	448,196	-	
Fund Balance - Beginning	-	64,595	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 64,595</b>	<b>\$ 448,196</b>	<b>\$ 448,196</b>	<b>\$ -</b>	

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

Description	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Construction Account	-	-	-	-
Cost of Issuance	-	1	1	-
Retainage Account	-	-	-	-
<b>Debt Proceeds</b>				
-	-	-	-	-
<b>Contributions from Private Sources</b>				
-	-	-	-	-
<b>Refunding Bond Proceeds</b>				
2025 Refinance (2015 Bonds)	6,559,086	-	6,559,086	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,559,086</b>	<b>\$ 1</b>	<b>\$ 6,559,087</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	6,250	-	6,250	-
<b>Financial and Administrative</b>				
Assesmmnt Roll Services	6,250	-	6,250	-
Verification Agent Services	2,500	-	2,500	-
<b>Other Contractual Services</b>				
Trustee Services	7,100	-	7,100	-
Dissemination Services	3,500	-	3,500	-
<b>Printing &amp; Binding</b>				
-	1,750	-	1,750	-
<b>Legal Services</b>				
Legal - Series 2025 Bonds (2015 Bond Refinance)	141,773	-	141,773	-
<b>Underwriter's Discount</b>				
-	93,525	-	93,525	-
<b>Operating Transfers Out (To Other Funds)</b>	6,295,189	-	6,295,189	-
<b>Total Expenditures and Other Uses:</b>	<b>\$ 6,557,836</b>	<b>\$ -</b>	<b>\$ 6,557,836</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	1,250	1	1,251	-
Fund Balance - Beginning	-	1,250	-	-
<b>Fund Balance - Ending</b>	<b>\$ 1,250</b>	<b>\$ 1,251</b>	<b>\$ 1,251</b>	<b>\$ -</b>

## Cori Dissinger

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**From:** James Ward  
**Sent:** Wednesday, April 30, 2025 5:36 PM  
**To:** Cori Dissinger  
**Subject:** Fw: CDD Buffer Enhancement - Miromar Lakes

For ML agenda

Jim

James P. Ward  
JPWard & Associates, LLC  
2301 N.E. 37 Street  
Fort Lauderdale, Florida 33308

Cell - (954) 658.4900

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**From:** Mark Battaglia <MBattaglia@miromar.com>  
**Sent:** Wednesday, April 30, 2025 4:28:03 PM  
**To:** James Ward <jimward@jpwardassociates.com>  
**Cc:** Mark Geschwendt <MGeschwendt@miromar.com>; Erin Dougherty <EDougherty@miromarlakes.com>; Robert Celatka <rcelatka@miromarlakes.com>; Heather Chapman <HChapman@miromarlakes.com>  
**Subject:** RE: CDD Buffer Enhancement - Miromar Lakes

Hi Jim,

The planting along the CDD berms has been completed, with the exception of some trees that could not be installed due to the extensive root systems of the existing Ficus trees. In consultation with our arborist, we substituted these trees with alternative plant materials more suitable for the area.

We will prepare a marked-up plan reflecting these changes, which we will forward to you shortly.

When the time comes for inspection, please let us know—we would appreciate the opportunity to participate in the walkthrough.

Thank you,

Mark



**Mark Battaglia | Manager of Construction**

Miromar Development Corporation  
10801 Corkscrew Road, Suite 305  
Estero, FL 33928  
O: (239) 390-5142 | M: (239) 671-0114

*Miromar Lakes Beach & Golf Club  
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[Miromar.com](http://Miromar.com) | [MiromarDesignCenter.com](http://MiromarDesignCenter.com) | [MiromarLakes.com](http://MiromarLakes.com) | [MiromarOutlets.com](http://MiromarOutlets.com)

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**From:** Mark Battaglia  
**Sent:** Monday, March 24, 2025 4:27 PM

**To:** James Ward <jimward@jpwardassociates.com>

**Cc:** Mark Geschwendt (MGeschwendt@miromar.com) <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**

Miromar Development Corporation  
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