

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 12, 2025

PREPARED BY:

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

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

June 5, 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, June 12, 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=md713f7974da9245b521a8c75c657738c>

Access Code: **2336 303 3845**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code: **2336 303 3845**, 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. Notice of Advertisement of Public Hearings
3. Consideration of Minutes:
 - I. May 8, 2025 –Regular Meeting.
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2026 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors adopting the annual appropriation and budget for Fiscal Year 2026.

b. FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2025-9**, a Resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date.
5. Consideration of **Resolution 2025-10**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026.
6. Staff Reports.
- I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Asset Managers Report June 1, 2025.
 - b) Water Quality Report May 2025.
 - IV. District Manager
 - a) Goals and objectives reporting requirements for CDD's 2025.
 - b) Important Meeting Dates for Fiscal Year 2025:
 1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure).
 - c) Financial Statement for the period ending May 31, 2025 (unaudited).
7. Supervisor's Requests.
- I. Status of Landscaping updates from Master Homeowners Association.
8. 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.

9. Announcement of Next Meeting – **July 10, 2025**

Quorum Call for July 10, 2025

- | | |
|--------------------------|----------------|
| <input type="checkbox"/> | Mike Weber |
| <input type="checkbox"/> | Doug Ballinger |
| <input type="checkbox"/> | Alan Refkin |
| <input type="checkbox"/> | Mary LeFevre |
| <input type="checkbox"/> | Pat Reidy |

10. Adjournment.

Staff Review

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

The second order of business is the Notice of Advertisement of Public Hearings.

The third order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting held on May 8, 2025.

The fourth order of business are two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget and Assessments.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget, **Resolution 2025-8**, which includes both the General Fund operations and the Debt Service Funds for both Series 2015 and 2022 Bonds. In the way of background, the Board approved the proposed Fiscal Year 2026 Budget, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-9** does essentially two (2) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution.

The fifth order of business is the consideration of **Resolution 2025-10**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may recall, to the extent that the district has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **2:00 P.M.** in the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The Fiscal Year 2026 schedule is as follows:

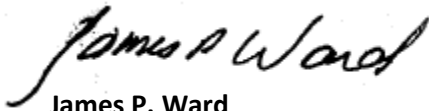
October 16, 2025	November 13, 2025
December 11, 2025	January 8, 2026
February 12, 2026	March 12, 2026
April 9, 2026	May 14, 2026
June 11, 2026	July 9, 2026
August 13, 2026	September 10, 2026

The sixth 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 remainder of the Fiscal Year 2025 meeting schedule is as follows:

June 12, 2025	July 10, 2025
August 14, 2025	September 11, 2025

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Miromar Lakes Community Development District will hold two public hearings and a regular meeting on **June 12, 2025 at 2:00 P.M.** at the **Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Miromarlakescdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours and on the District's web site at www.Miromarlakescdd.org, at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. The amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to an early payment discount as afforded by law.

Proposed FY'2026 Schedule of Assessments

Product Type	FY 2026
Residential - All (Per Unit)	\$739.98
Golf Club - (Total)	\$7,399.94
Governmental -University	
(Total)	\$4,439.94

The tax collector will collect the assessments for certain property using the uniform method, as more specifically identified in the District's Fiscal Year 2026 Proposed Budgets. The District will collect the assessments for certain land not pursuant to the uniform method. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and regular meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Miromar Lakes Community Development District
James P. Ward, District Manager



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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, May 8, 2025, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar
12 Lakes Parkway, Miromar Lakes, Florida 33913.
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17 **Present and constituting a quorum:**

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

23 **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

29 **Audience:**

30 Heather Chapman

31 All residents' names were not included with the minutes. If a resident did not identify
32 themselves or the audio file did not pick up the name, the name was not recorded in these
33 minutes.
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37 **FIRST ORDER OF BUSINESS**

38 **Call to Order/Roll Call**

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

45 **Consideration of Minutes**

46 **April 10, 2025 – Regular Meeting Minutes**

47 Mr. Ward asked if there were any additions or corrections to the Minutes; there were none.
48

Mr. Doug Ballinger asked about the place in the minutes where it spoke about “working on the
ballfield.”

Mr. Michael Weber stated he believed that was referring to the FGCU ballfield.

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, the April 10, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Budget Discussion

Discussion on Proposed Fiscal Year 2026 Budget

Mr. Ward asked if there were any questions or comments regarding the proposed budget. He noted changes to the budget at the public hearing next month would be difficult.

Mr. Ballinger stated the Board could not increase the budget without sending out mailed notice to the residents.

Mr. Ward agreed but noted the Board could lower the operating reserve number to compensate for budget increases and at some point, the operating reserve would be depleted.

There were no questions or comments regarding the budget.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic stated he continued to monitor the legislative session. He noted there were a couple of bills which would have impacted the CDD but died at the end of the legislative session. He indicated these bills would probably return in some form in a couple of years, but he would sort through the results of the current session. He stated the few bills he watched closely died and the Board no longer needed to be concerned.

Mr. Ward noted he wished the bill stipulating CDDs would be permitted to advertise on their websites had passed, but it did not.

II. District Engineer

Mr. Krebs reported South Florida Water Management District was going to issue the permit for the Kaufman application, but he had not seen confirmation yet. He stated Lee County was taking about 45 days or greater to process applications, so he had not heard back from Lee County yet. He indicated he still owed Allen the drainage easement for Bella Vista, but he checked with the surveyor, and it was on his desk.

Mr. Ward stated with respect to the Kaufman residence, some of the rest of the lots in Laguna were also having problems with the shoreline. He noted Mr. Kaufman reached out a few weeks ago and the residents needed to make a decision together regarding how to fix the issue. He stated the developer indicated a willingness to assist the residents through the process. He stated he and

Charlie were also willing to assist, but he believed it would be difficult to get all the residents to agree. He indicated he would keep the Board updated.

Mr. Ballinger asked if the neighborhood had an HOA.

Mr. Krebs responded in the affirmative.

Mr. Ward explained a single solution was needed and the homeowners all had to agree to the solution. He stated the regulatory agencies would not piecemeal the solution together on a lot by lot basis.

Mr. Krebs said he believed there were 11 or 12 homes on the Kaufman's side of the lake.

Discussion ensued regarding where the Kaufman's lot was located and where the other homes were located; the difficulties caused by homes being built on different elevations, various home improvements, and homes draining into the backyard as opposed to the front yard; the lots originally being permitted to have a sandy beach rather than rip rap; the Kaufman's home being the only one originally permitted to have rip rap.

Mr. Ward stated the homeowners were aware of the problems, were aware of what needed to be addressed, were aware that the CDD was willing to assist in any way it could and were aware that the homeowners were responsible for paying for the improvements; the CDD would not be contributing monetarily.

III. Asset Manager

a) Asset Managers Report May 1, 2025

Mr. Alan Refkin noted there were some pictures of the berm along Ben Hill Griffin taken by Ms. LeFevre.

Ms. Mary LeFevre stated there were a lot of dead plants in the front, right across from the main gate, which looked awful and had not been kept up, as well as around the golf course bridge. She noted there was a lot of garbage in that area. She stated there was a letter indicating everything in the landscaping plan was completed, but it certainly was a surprise to hear, as she had expected the berm along Ben Hill Griffing and the golf course bridge to be improved.

Mr. Refkin stated perhaps the indication of completion was an indication of completion of part of the plan, not the whole plan. He asked for clarification.

Mr. Freeman stated he saw there were plantings along I-75, but most of these were dead already. He said he was unsure if there was irrigation along I-75.

Mr. Ward stated he did not know either. He stated Mr. Mark Bataglia (ph) was sending the emails he was including in the Agenda.

Mr. Refkin asked who should coordinate with them.

Mr. Ward explained it depended on the issue; operationally Mr. Freeman would coordinate with Heather and Erin (ph); to speak with Miromar Development he (Mr. Ward) would contact Mark Geshwin directly.

Mr. Refkin stated he would like to know where they stood on the plan.

Ms. LeFevre indicated she was willing to make the phone calls to obtain information.

Mr. Ward stated it would be good if Ms. LeFevre made the phone calls. He indicated Mr. Geshwin was the correct person to contact regarding development and he believed Mr. Geshwin had the landscape plan; Heather and Erin were the proper contacts operationally.

Ms. Heather Chapman stated she received an email an hour ago regarding landscaping. She said she did not believe Ben Hill Griffin was a part of landscaping plan. She noted she put in an order for \$4,500 dollars' worth of plants for the inside of the berm because a lot of plants were lost in the freeze and the storm.

Discussion continued regarding the landscaping plan; how to get Miromar to incorporate Ben Hill into the landscaping plan; what plants were placed where; plants which needed replacement; areas which looked poor; garbage which needed pickup; and areas where the grass looked bad due to golf cart traffic.

Ms. LeFevre asked for a review to be done regarding the landscaping plan and for certain areas to be included in the plan.

Mr. Ward stated the email indicated the plan was complete except for some issues with some Ficus trees and indicated upon consultation with the arborist certain trees were replaced with plant materials and a marked plan reflecting the changes would be prepared and forwarded to the CDD shortly.

Ms. LeFevre noted the letter said, "When the time comes for inspection, please let us know. We would appreciate the opportunity to participate in a walk through." She stated this showed the developer expected the CDD to perform the inspection walk through.

Mr. Ward noted there was no previous discussion about the CDD doing an inspection of the landscaping plan. He said the intent was the developer would complete the plan and that would be the end of it aside from the maintenance. He stated if the CDD wanted, it could do an inspection, but it would be pretty useless. He said trying to get the developer to respond to something the CDD needed done was consistently difficult, so he did not know how an inspection could help; however, if the Board wished for an inspection to be done, then it could be done.

Mr. Refkin stated the more involved the CDD was, the better it would be; it was important to be proactive as opposed to reactive. He said partnering with the developer in an inspection would make it feel more like a team effort and might form a bond with the developer which could help in future situations. He noted the CDD, and the developer, had the same goal in mind, making Miromar Lakes look great.

Ms. LeFevre agreed. She stated she would reach out.

Mr. Ballinger stated his neighborhood HOA did a walkthrough every quarter with the landscaping company to inspect the area and ensure everything was completed according to the contract. He stated when these inspections began, the landscaping visibly improved because the landscapers wanted things to be perfect for the inspection.

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 period ending April 30, 2025 (unaudited)

Mr. Ward noted statute required the District be provided with the number of registered voters in the District as of April 15 annually. He stated the District had 1,344 registered voters, but this was not significant as the CDD had already transitioned over to qualified electors. He noted no action was needed.

Mr. Ballinger asked if the part time residents were included in this number.

Mr. Ward stated it was possible; the number reflected residents in Miromar Lakes who were registered to vote in Lee County.

Ms. LeFevre asked how many doors there were in the District.

Mr. Ward responded Miromar Lakes had 1,709 total doors to be developed; only about 1,450 were currently developed. He noted the public hearing was scheduled for June 12, 2025.

Mr. Patrick Reidy asked about investing CDD funds in a CD.

Mr. Ward explained it was difficult to invest the CDD's operational funds as per statute there were limited ways the District could invest. He noted there was an investment pool run by the Florida Municipal Insurance Trust which met the criteria for investment. He said some paperwork had been submitted for the CDD to join the Trust which would allow the CDD to invest in the Trust. He stated the rates were pretty decent, in the 4 percent range. He explained the Trust had an investment pool and there was a 48 hour turnaround to wire funds back to the CDD. He stated most common methods of investment, such as CDs, were almost impossible to use for the investment of operating accounts.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Status of Landscaping updates from Master Homeowners Association.

Mr. Ward asked if there were any Supervisor's Requests; there were none.

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 – June 12, 2025

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:32 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2025 - 8

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT, AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miromar Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 12, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.

RESOLUTION 2025 - 8

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.
- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for Miromar Lakes Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on June 12, 2025

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Miromar Lakes Community Development District, for **\$2,954,000.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 1,188,889.00
DEBT SERVICE FUND – 2025	\$ 912,689.00
<u>DEBT SERVICE FUND - 2022</u>	<u>\$ 852,422.00</u>
TOTAL ALL FUNDS	\$ 2,954,000.00

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. CONFLICT. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

RESOLUTION 2025 - 8

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 12th day of June 2025.

ATTEST:

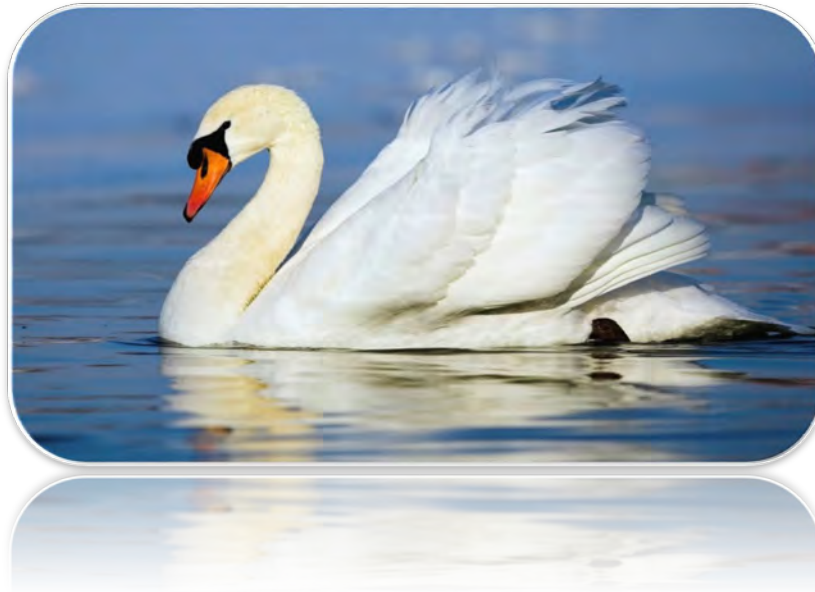
**BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2026 Proposed 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/year
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**

**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
Landscaping Restoration - Hurricane Damage						
Overall Cost			\$0	\$0	\$0	\$0
Contingencies/CEI Services			\$0	\$0	\$0	\$0
Total Landscaping System:			\$0	\$0	\$0	\$0
Rentention/Dentention Areas						
Replanting (As determinted yearly)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System						
Improvements for Water Quality						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Aeration System						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Lake BankRestoration						
Subdivision Shoreline- Rip-Rap	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)						
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
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 120,000	\$ 110,000	\$ 92,500
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Total Capital Improvements:	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 99.26	\$ 90.35	\$ 95.86	\$ 89.67	\$ 78.85

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

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

**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	\$ -
								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	\$ 865,826.10	
Over (Under)											0	\$ 16,534.61	

RESOLUTION 2025 - 9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2025 - 9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025 - 9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Miromar Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

RESOLUTION 2025 - 9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 12th day of June 2025.

ATTEST:

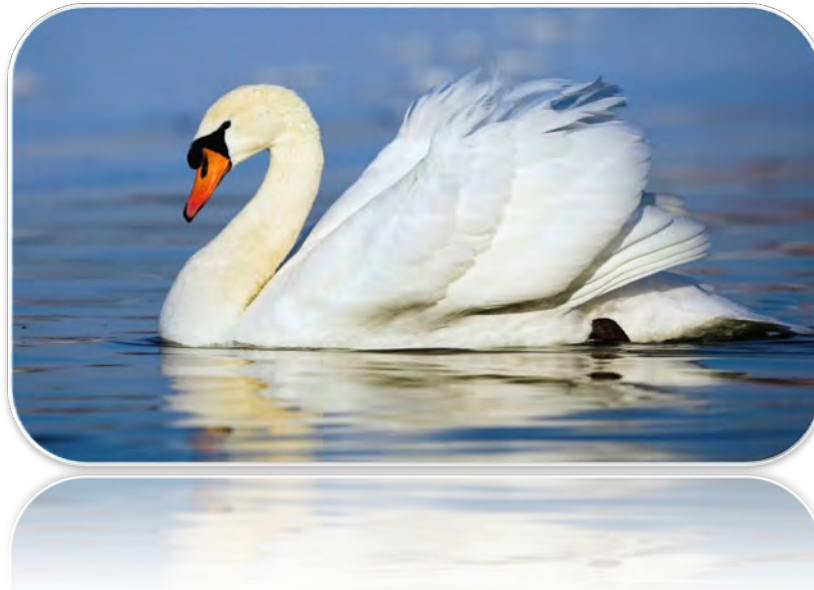
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2026 Proposed 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/year
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
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
Landscaping Restoration - Hurricane Damage						
Overall Cost			\$0	\$0	\$0	\$0
Contingencies/CEI Services			\$0	\$0	\$0	\$0
Total Landscaping System:			\$0	\$0	\$0	\$0
Rentention/Dentention Areas						
Replanting (As determinted yearly)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater System						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System						
Improvements for Water Quality						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Aeration System						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Lake BankRestoration						
Subdivision Shoreline- Rip-Rap	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montebella (non-residential)						
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
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 120,000	\$ 110,000	\$ 92,500
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Total Capital Improvements:	\$ 165,000	\$ 160,500	\$ 146,100	\$ 155,000	\$ 145,000	\$ 127,500
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 99.26	\$ 90.35	\$ 95.86	\$ 89.67	\$ 78.85

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

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

**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	\$ -
								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	\$ 865,826.10	
Over (Under)											0	\$ 16,534.61	

RESOLUTION 2025 - 10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Miromar Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.015, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** The second Thursday of each month during Fiscal Year 2026, which covers the period October 1, 2025, through September 30, 2026
- b. **Time:** 2:00 P.M. (Eastern Standard Time)
- c. **Location:** Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

The Fiscal Year 2026 schedule is as follows:

October 16, 2025	November 13, 2025
December 11, 2025	January 8, 2026
February 12, 2026	March 12, 2026
April 9, 2026	May 14, 2026
June 11, 2026	July 9, 2026
August 13, 2026	September 10, 2026

RESOLUTION 2025 - 10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District, by and through its District Manager, may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 12th day of June 12, 2025.

ATTEST:

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

James P. Ward, Secretary

Alan Refkin, Chairperson

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For:
**James Ward
District Manager**

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

June 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
4. Landscaping

1. Lake Maintenance

- All CDD lakes and ponds were treated for torpedo grass, dog fennel, fleabane, cattails, and other invasive species.
- The far east channel received targeted treatment for torpedo grass.
- Minor trash removal was completed in several lakes.
- Vegetation mapping was conducted this month. Based on observations, submerged vegetation treatments are scheduled for early next month in select areas.
- New protective fencing was installed near the FGCU control area to help retain grass carp and stocked fish within the lake system, supporting a healthy aquatic balance.
- All golf course lakes were treated for shoreline weeds and torpedo grass.
- All contracted detention areas were treated for nuisance and exotic species this month.
- Water levels remain historically low due to ongoing drought conditions.
- One additional maintenance visit is scheduled for May 28.
- Lake Bank Project Update - Rip Rap & Geo-Tube Installation:
 - The CDD is working with a vendor to complete additional rip rap installation for shoreline stabilization in several areas. As well as 410 linear feet of G-tube installation in the Vivaldi area for improved drainage and erosion control.
 - The contractor is slightly behind schedule, with work expected to begin in 2–3 weeks, pending further delays.



New Fencing at the Control Weir.

2. Fishery

- Submerged vegetation growth is accelerating due to low water levels and reduced carp grazing pressure.
- Current Grass Carp population is not fully keeping up with vegetation growth, which is expected and preferred to prevent full eradication.
- No additional stocking is recommended at this time.
- Herbicide treatments will continue in targeted areas to manage growth.
- May's deep-water vegetation maps are pending and will be reviewed to guide further decisions.
- Continued mapping and monitoring remain critical as the lakes reestablish natural vegetation rhythms after years of minimal growth.

3. Cane Toad Program (February Hours)

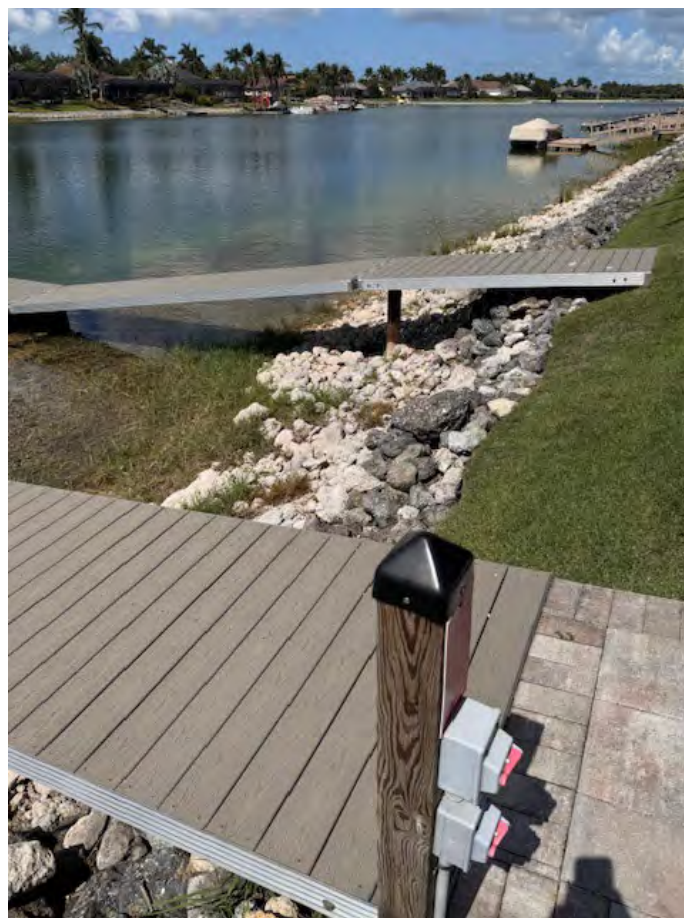
- Activity has slowed due to dry weather.
- Over 100 adult cane toads have been trapped this month.
- Toad movement is most active during irrigation cycles.
- Tadpole presence is low, and algae buildup is making removal more difficult.
- Dry conditions are limiting breeding, but activity is expected to increase significantly with consistent rainfall.

4. Landscape

- Status of recently planted landscaping
- Details on specific plant materials used
- Exact locations of new plantings
- These reports are intended to enhance visibility into ongoing maintenance needs and support proactive landscape management decisions.

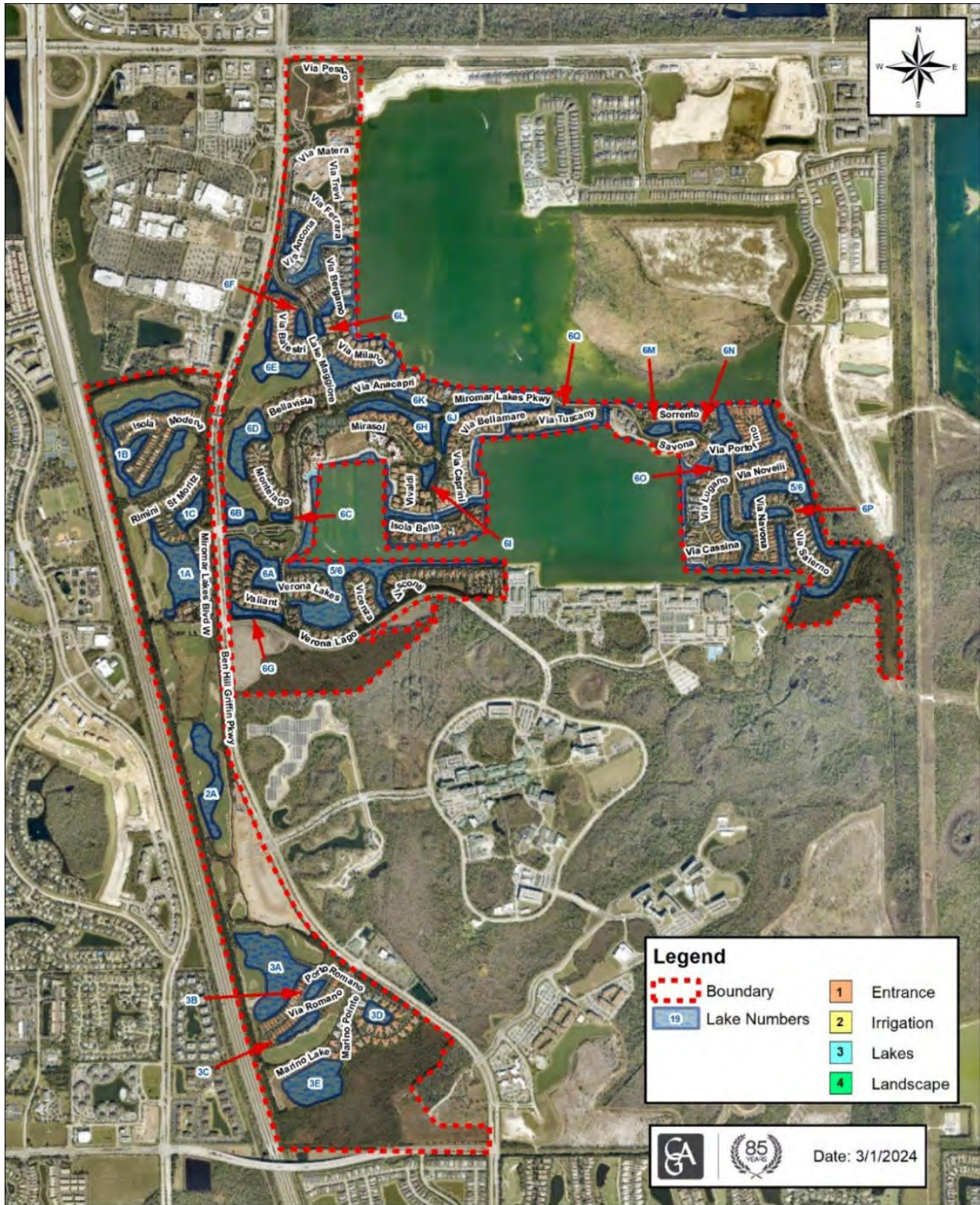


Rip Rap Installation



Rip Rap Installation

5. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

Our ref: 11225022-19

May 29, 2025

Mr. Richard Freeman
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL, 33316

Miromar Lakes Water Quality Sampling Report – April 2025

Dear Mr. Freeman,

GHD Services Inc. (GHD) is pleased to present the results of the April 2025 water quality sampling services for Lakes 3 and 6 – Miromar Lakes.

1. Water Quality Sampling – April 2025

The April 2025 sampling event, conducted on April 22, 2025, consisted of the collection of surface water samples from a total of five (5) test locations within Lake 6 (WQL #1 through #4 and #6). One (1) additional surface water sample was taken near the weir outfall located in Lake 3 within the Miromar Lakes Golf Club (WQL #5). The sampling locations are depicted on **Figure 1**.

The sampling plan includes sample collection at the following locations and depths:

Sample Identification	Sampling Location	Sample Depth
WQ Location #1	Rip Rap in front of the Miromar Lakes Pkwy Bridge	18 inches
WQ Location #2	Mouth of Canal (west of Via Portofino Way)	18 inches
WQ Location #3A	Back of Weir (southeast of Via Navona Way)	18 inches
WQ Location #4	Beachfront (east of the Miromar Lakes Pkwy & Montlelago Ct.)	18 inches
WQ Location #5	Lake 3 Outfall within the Miromar Lakes Golf Club	18 inches
WQ Location #6	Front of Weir (southeast of Via Navona Way)	36 inches

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model 556 multi-parameter water quality meter. Turbidity and total water depth were measured at the time of sample collection. Surface Water Field Sheets are attached. Field data is summarized in **Table 1**.

Samples from WQL #1 through #4 and #6 are accessed via boat and collected using direct grab sampling methods. The sample from WQL #5 is collected using direct dip sampling methods, utilizing a long-reach sampling pole. The samples are capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-day biochemical oxygen demand (BOD5), total suspended solids (TSS), total nitrogen, nitrogen speciation

[ammonia, total Kjeldahl nitrogen (TKN), and nitrate + nitrite], total phosphorus, ortho phosphorus (lab filtered), and chlorophyll-a.

All samples collected during the April 2025 sampling event were prepared and analyzed within the method-required holding times. The laboratory data have been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached **Laboratory Analytical Reports**.

Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements. The trend graphs include water quality action levels for select parameters as developed and presented in the Lake Management Plan for Miromar Lakes. GHD recommends that if a single measurement exceeds an action level that the District notify their lake maintenance contractor to inspect the lake(s) for evidence of potential algal blooms and treat as needed. If a subsequent measurement exceeds an action level, it is recommended that the District investigates potential reasons behind the change and takes appropriate action(s) as applicable based on the findings.

2. Analytical Summary

It appears that between the prior sampling event in November 2024 and the recent sampling event conducted on April 22, 2025:

- BOD5 levels remained consistent and low. The BOD5 concentration at all sampling locations was below the method detection limit ([MDL], noted by a “U” following the result), except for WQL #6 (2.26 l mg/L).
- The average chlorophyll-a concentration decreased from 10.03 mg/m³ in November to 4.58 mg/m³ in April. All locations displayed chlorophyll-a concentrations far below the action limit, defined as 20 mg/m³.
- Dissolved oxygen trends have historically varied. The average dissolved oxygen (%) increased (from 73.33% in November to 95.67%). All sampling locations remain significantly above the action limit, defined as 38%.
- The average concentration of total nitrogen decreased (from 0.583 mg/L in November to 0.411 mg/L in April).
- The average concentration of total phosphorus remained relatively consistent (from 0.014 mg/L in November to 0.011 mg/L in April).
- The average concentration of ortho phosphorus remained relatively consistent (from 0.009 mg/L in November to 0.004 mg/L in April).
- The average turbidity increased (from 2.17 NTU in November to 6.05 NTU in April).
- The average concentration of total suspended solids increased (from 3.53 mg/L in November to 7.13 mg/L in April).
- The average conductivity remained relatively consistent (from 341.03 micromhos per centimeter (umhos/cm) in November to 353.67 umhos/cm in April).
- The average pH remained relatively consistent (from 8.16 SU in November to 8.17 SU in April).
- The average temperature increased (from 24.4°C in November to 27.3°C in April).

The biochemical oxygen demand (BOD) results at all sampling locations remain low, with all concentrations below the PQL. The concentration of BOD5 remained stable at all sampling locations when compared to the previous sampling event, except for an increase at WQL #5 from 1 U mg/L to 2.26 l mg/L.

BOD is a measure of oxygen content consumed by bacteria that decomposes organic material. Higher BOD levels generally infer more biological activity and, thus, higher algae levels. In general, BOD levels below 5.0

mg/L are ideal for freshwater lakes to support a healthy dissolved oxygen level within the water and, therefore, a healthy aquatic ecosystem. According to the Florida Department of Environmental Protection's (FDEP) surface water quality standards, which are outlined in Chapter 62-302, BOD "shall not be increased to exceed values that would cause dissolved oxygen to be depressed below the limit established for each class (Chapter 62-302.533) and, in no case, shall it be great enough to produce nuisance conditions." As described below, the action level defined for this bioregion is defined to be 38%. The lowest dissolved oxygen content was at WQL #5, which was reported to be 92.4%, far above the action level.

The chlorophyll-a concentrations were below the action level of 20 milligrams per meter cubed (mg/m^3) at all sampling locations and no visual evidence of algal blooms was noted. When compared to the previous sampling event, chlorophyll-a concentrations decreased at all WQLs. The highest level of chlorophyll-a was detected at WQL #5 ($14.9 \text{ mg}/\text{m}^3$). Elevated concentrations of chlorophyll-a at WQL #5 have historically been noted and are most likely due to the location's proximity to the golf course.

In general, chlorophyll-a levels below $10.0 \text{ mg}/\text{m}^3$ are ideal for freshwater lakes to support a healthy ecosystem. This level was exceeded for the April 2025 sampling event at WQL #5 ($14.9 \text{ mg}/\text{m}^3$). The current sampling event confirms that the elevated chlorophyll-a concentrations displayed during the November 2024 sampling event were likely an abnormality due to a momentary influx of total nitrogen. GHD expects that the chlorophyll-a levels will continue to follow the cyclic trend previously identified (increasing chlorophyll-a levels during the warmer months of the year (March through September) and decreasing levels in the cooler months (September through February). Given this, GHD expects the chlorophyll-a levels to remain consistent or slightly increase before the next sampling event in August 2025.

The dissolved oxygen readings at the monitoring locations fluctuate throughout the year as anticipated given the temperature of the water and biological activity. The dissolved oxygen concentration typically fluctuates throughout the year with apparent lows during the latter part of the year (September through December). Based on historical trends, GHD recommends the District notify their lake maintenance contractor to continue to watch for evidence of algal blooms from September to December. The dissolved oxygen at all sampling locations remains significantly above the defined action level (a minimum of 38%). When compared to the previous sampling event, the DO concentration increased at all sampling locations. The lowest DO concentration was detected at WQL #5 (92.4%), and the highest was at WQL #6 (97.5%). Each location's dissolved oxygen levels remain far above the action level and within historical ranges.

Since the previous sampling event, the total nitrogen concentration decreased at sampling locations WQL #1, #3, #4, and #6. The total nitrogen concentration at WQLs #2 and WQL #5 remained relatively consistent. The highest concentration of total nitrogen was observed at WQL #5, at $0.577 \text{ mg}/\text{L}$. All locations remain well below the action level defined for total nitrogen ($1.25 \text{ mg}/\text{L}$) and are consistent with historical results.

During the April 2025 sampling event, the concentrations of total phosphorus slightly decreased at WQL #3, increased at WQL #5, and remained relatively consistent at all remaining sampling locations. The total phosphorus concentration was either below the MDL or detected between the MDL and the practical quantitation limit ([PQL], noted by an "I" following the result) at all sampling locations. The highest concentration of total phosphorus was observed at WQL #5, $0.025 \text{ I mg}/\text{L}$. Results for total phosphorus are consistent with historical levels and are below the action limits, defined as $0.05 \text{ mg}/\text{L}$.

The turbidity since the previous sampling event has increased at all locations, except for WQL #4 where it remains consistent. The highest concentration of turbidity was observed at WQL #5, 12.7 NTU. All locations remain well under the action level, defined as 32 NTU for the parameter, and within historical levels.

While the concentration of total suspended solids (TSS) has fluctuated, it generally remains below the action level of $8 \text{ mg}/\text{L}$. Since the previous sampling event, TSS has remained relatively consistent and remain below the action level at all WQLs, except at WQL #5, where it increased. At WQL #5, TSS has increased from $4.8 \text{ mg}/\text{L}$ in November to $22.8 \text{ mg}/\text{L}$ in April and is now above the defined action level. GHD believes that the

elevated TSS concentration corresponds with the low water level observed at the sampling location and expects the TSS to decrease before the next sampling event in August 2025.

The conductivity displayed at all sampling locations has remained relatively consistent when compared to the previous sampling event. The highest level of conductivity was displayed at WQL #5, 467 umhos/cm. In general, conductivity levels between sampling locations remain consistent with one another. Historically, WQL #5 has a higher level of conductivity, due to its proximity to the golf course, whereas the other sampling locations are from Lake 6 in the residential development area. Therefore, the variation from WQL #5 to the other locations is expected.

The average pH across all water quality locations was calculated to be 8.17 SU, which is consistent with the previous sampling event (8.16 SU). The pHs displayed during the April 2025 sampling event ranged between 7.33 SU at WQL #5 to 8.49 SU at WQL #2. All sampling locations displayed an increasing trend in pH when compared to the previous sampling event except for WQLs #1 and #5, which decreased. No sampling location displayed pH concentrations above the upper action limit, defined as 8.5 SU.

The pH across all locations has historically fluctuated and is dependent on many factors, including biological activity and water temperature. A cyclic increasing and decreasing trend in pH has been observed since the beginning of sampling records in April 2016. The lowest pHs across all locations appear to occur towards the end of the year (October to December), whereas the highest appear to occur between April and June.

A Trophic State Index calculation (defined by FAC 62-303.200 and the Water Quality Assessment for the State of Florida 305(b) Report) was used to help classify the quality of water based on each water body's chlorophyll-a, total phosphorous, and total nitrogen concentration. A ratio of total nitrogen to total phosphorus was calculated for each water body to determine general conditions. For this sample event, the breakdown of the sample locations is below:

- Nutrient Balanced ($10 < \text{TN/TP} < 30$) – WQL #5
- Phosphorus Limited ($\text{TN/TP} < 10$) – None
- Nitrogen Limited ($\text{TN/TP} > 30$) – WQLs #1, #2, #3, #4, and #6

As can be seen above, all of the sampling locations except for WQL #5 were found to be nitrogen-limited during the April 2025 sampling event. WQL #5 was found to be nutrient balanced.

A TSI value was calculated based on the TN/TP ratio for each location. A TSI of 0-59 is "good", a value of 60-69 is "fair", and a value of 70+ is "poor". Based on the results of this sampling event, each sampling location's calculated TSI value is:

WQL #1	WQL #2	WQL #3	WQL #4	WQL #5	WQL #6
28.47	31.37	24.31	26.03	76.53	24.94

As displayed in the table above, all sampling locations displayed a "good" TSI value for the April 2025 sampling event except for WQL #5, which displayed a "poor" value. This "poor" value is due to the relatively elevated levels of total phosphorus and chlorophyll-a detected at the sampling location.

The TSI value within WQL #3 during the previous sampling event was calculated to be 68.34, which represents a "fair" value. As seen above, the TSI value at the WQL #3 sampling location has since improved.

3. Conclusions and Recommendations

Water quality conditions in April 2025 appear to have remained relatively consistent since the previous November 2025 sampling event, except for the degraded conditions at WQL #5.

As noted above, the TSI value at WQL #5 was “poor.” This result is due to the relatively elevated levels of total phosphorus and chlorophyll-a detected at the sampling location. In addition, WQL #5 displayed the highest level of BOD5, total nitrogen, turbidity, TSS, and conductivity. WQL #5 is located within the Miromar Lakes Golf Course. Due to this, it is likely that the area was fertilized or treated just prior to the sampling event, resulting in an influx in nutrients and, therefore, a momentary increase in chlorophyll-a concentration. Degraded water quality parameters may also be due to the low water levels observed at the sampling location.

As noted above, there was no visual evidence of algal blooms at any sampling location at the time of the sampling event. However, GHD believes that there is the potential for a bloom to form at WQL #5 given the water chemistry described above. GHD recommends lake maintenance perform regular inspections of WQL #5 and treat for algae as needed.

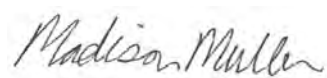
Overall, increasing/stable trends were observed for BOD, total phosphorus, ortho phosphorus, dissolved oxygen, turbidity, TSS, conductivity, pH, and temperature. Decreasing trends were observed for chlorophyll-a and total nitrogen.

All sampling locations, except for WQL #5, appear to be nitrogen limited (as shown by the calculated TSI values, above). Because BOD levels remain undetected or below the PQL, DO levels remain elevated, and no evidence of algae was observed during the sampling event, GHD does not believe there are any water quality concerns at this time, except for at WQL #5.

Concentrations for all parameters are well under the defined action levels. Continued close monitoring of the pH at all sampling locations is recommended since pH is a vital parameter for algal growth within freshwater bodies. Cyanobacteria (blue-green algae) prefer basic water (between a pH of 7.5 and 10 SU).

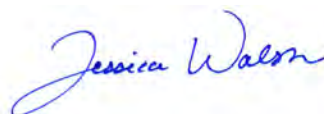
The next tri-annual sampling event is planned for August 2025. Please call if you have any questions or need additional information.

Regards,



Madison Mullen
Environmental Scientist

Madison.Mullen@ghd.com



Jessica Walsh, E.I.
Engineer III

239-944-0709
Jessica.Walsh@ghd.com

Encl: Attachments: Laboratory Data Compliance Memo
Table
Figure
Trend Graphs
Laboratory Analytical Reports
Surface Water Field Sheets

Attachment 1

Table 1

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Miromar Lakes, Fort Myers, Florida
April 2025

Sample Location/Sample ID:		WQ Location #1 / WQL1																											
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25
Field Parameters	Units																												
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	408	353	387	369.3	405	413.1	348.2	407.3	354.6	312.7	387.3	348.4	369	689	300	292	358	304	304	295	337	356.9	322.3	312	342.1	307.6	322.1	358
Dissolved oxygen (DO), field	mg/L	8.03	5.91	7.53	8.13	7.95	5.91	6.95	6.89	7.39	8.54	6.49	6.1	8.02	6.05	7.07	7.51	7	5.74	5.74	6.12	7.43	7.7	6.25	6.82	7.24	5.87	5.71	7.35
Dissolved oxygen (DO), field	%	100.9*	79.3	89.4	88.5	101.6	79.6	83	87.6	98.9	96	80.9	78.1	94.5	77	87.1	90.6	93.1	72.3	72.3	83.1	90.1	93.4	87.4	82	87.4	81.7	68.6	95.5
pH, field	s.u.	8.44	8.19	7.92	8.13	7.97	8.23	8.08	8.37	8.24	8.31	8.13	8.36	8.26	8.29	8.57	8.82	8.1	8.32	8.5	8.64	7.77	7.95	8.36	8.21	8.29	7.87	8.31	8.02
Temperature, field	Deg C	27.08	30.8	24	19.5	28	31	24.3	27.7	30.6	21.1	26.6	28.1	23.44	29.1	26.6	25	29.91	27.4	27.4	31.5	25.3	25.2	32.6	23.9	24.8	30.6	24.4	27.47
Turbidity, field	NTU	2.41	3.44	3.55	4.64	8.16	5.05	3.02	2.9	5.53	4.39	3.32	3.71	1.66	3.63	2.42	1.58	1.87	1.82	1.82	2.93	1.48	2.94	8.4	1.91	4.06	0.02	2.56	4.08
Wet Parameters	Units																												
Ammonia-N	mg/L	U	0.026 I	U	0.035	0.008 U	0.008 U	0.026 I	0.008 U	0.022 I	0.008 U	0.008 U	0.017 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 I	0.008 U	0.008 U	0.008 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.030 I	0.016 I	0.021 I
Total kjeldahl nitrogen (TKN)	mg/L	0.626	0.878	0.911	0.968	0.611	0.58	0.629	0.551	0.565	0.632	0.619	0.588	0.632	0.591	0.05 U	0.48	0.474	0.531	0.43	0.63	0.689	0.712	0.6	0.656	0.468	0.368	0.558	0.387
Total nitrogen	mg/L	0.626	0.878	0.911	0.974	0.616	0.592	0.629	0.565	0.574	0.639	0.619	0.588	0.639	0.591	0.05 U	0.48	0.474	0.531	0.43	0.818	0.876	0.736	0.613	0.675	0.481	0.378	0.572	0.387
Nitrite/Nitrate	mg/L	U	U	U	0.006 I	0.005 I	0.012 I	0.004 U	0.014 I	0.009 I	0.007 I	0.006 U	0.006 U	0.007 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.188	0.187	0.024	0.013 I	0.019 I	0.013 I	0.010 I	0.014 I	0.006 U	
Ortho phosphorus (Field Filtered)	mg/L	0.074	0.071	0.03	0.012	0.027	0.038	0.026	0.014	0.017	0.014	0.024	0.026	0.028	0.051	0.0126	0.024	0.011	0.014	0.003 I	0.018	0.007 I	0.023	0.012	0.004 I	0.006 I	0.007 I	0.01	0.003 I
Total phosphorus	mg/L	0.087	0.091	0.068	0.038	0.027 I	0.041	0.121	0.017 I	0.018 I	0.026 I	0.034	0.063	0.035	0.053	0.011 I	0.059	0.022 I	0.030 I	0.017 I	0.017 I	0.018 I	0.031 I	0.024 I	0.010 I	0.010 I	0.012 I	0.013 I	0.008 U
Chlorophyll	mg/m3	5.91	7.32	7.86	11.1	8.42	9.27	5.25	10.1	10.1	6.92	3.72	7.81	3.71	3.96	5.76	3.55	7.44	7.06	3.36	8.28	17.3	4.68	6.4	10.7	4.71	4.8	8.64	2.87
Total suspended solids (TSS)	mg/L	2.35	3.49	4.8	7	7.8	6.15	3.67	3.67	4	4.2	1.20 I	2.20 I	3.5	3.2	2.4	2.00 I	2.8	0.667 I	2.5	2.20 I	3.9	2.35	3.44	3.4	2.8	1.60 I	3.2	5.2
Biochemical oxygen demand (total BOD5)	mg/L	0.706 I	U	U	1.06 I	1.40 I	1.05 I	1 U	1.16 I	2.72 I	1.85 I	1.24 I	1.03 I	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Sample Location/Sample ID:		WQ Location #2 / WQL2																											
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25
Field Parameters	Units																												
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	422	359	384	385.7	414	435	638.9	417	363.7	321.2	411.8	346.4	373	701	300	303	346	305	322	293	339	359.5	314.8	314	342	305.8	340.7	331
Dissolved oxygen (DO), field	mg/L	7.67	5.55	7.12	8.05	7.87	6.21	6.58	6.95	7.52	9.9	6.88	6.27	8.12	5.86	4.64	7.04	7.09	8.64	8.18	7.63	7.36	6.88	7	7.04	7.24	6.62	6.43	7.47
Dissolved oxygen (DO), field	%	97.4	74	84.7	87.6	101.8	82.9	77.7	88	100.2	110	85.9	81	96.2	77.2	51.1	86.9	93.7	99.9	90.4	99.2	89.6	89.4	100	83.9	87.7	88.9	77.5	96.4
pH, field	s.u.	8.37	8.07	7.68	7.97	8.21	8.11	7.89	8.31	8.03	8.06	8.25	8.27	8.49	8.31	8.26	8.72	8	8.22	8.44	8.56	7.97	8.26	8.41	8.13	8.26	7.88	8.26	8.49
Temperature, field	Deg C	27.62	30.4	24.1	19.5	28.7	30.5	23.7	27.5	30.4	20.5	26.7	28.5	23.9	30.1	27.1	25.5	29.87	27.4	20.2	31.6	25.6	25.3	32.7	24.1	25.3	31.1	24.3	27.85
Turbidity, field	NTU	3.97	31.71	4.38	4.66	7.15	3.12	3.2	8.22	3.75	5.76	3.37	3.55	2.18	3.49	2.4	3.41	2.44	2.13	2.07	2.9	1.13	3.14	8.2	1.4	7.63	3.55	2.03	5.13
Wet Parameters	Units																												
Ammonia-N	mg/L	U	0.019 I	U	0.071	0.008 U	0.008 U	0.036	0.008 U	0.008 U	0.008 U	0.027	0.008 U	0.008 U	0.008 U	0.009 I	0.008 U	0.017 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 I	0.008 U	0.025 I	0.008 I	0.011 I
Total kjeldahl nitrogen (TKN)	mg/L	0.745	1.15	0.888	1.04	0.507	0.641	0.71	0.675	0.613	0.693	0.606	0.605	0.403	0.556	0.5	0.45	0.469	0.542	0.538	0.635	0.704	0.61	0.632	0.603	0.843	0.364	0.435	0.561
Total nitrogen	mg/L	0.745	1.15	0.9	1.04	0.514	0.645	0.71	0.69	0.618	0.698	0.606	0.605	0.403	0.556	0.5	0.45	0.469	0.542	0.538	0.806	0.717	0.632	0.643	0.628	0.854	0.374	0.445	0.561
Nitrite/Nitrate	mg/L	U	U	0.012 I	U	0.007 I	0.004 I	0.004 U	0.015 I	0.005 I	0.006 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.171	0.013 I	0.022 I	0.011 I	0.025	0.011 I	0.010 I	0.010 I	0.006 U	
Ortho phosphorus (Field Filtered)	mg/L	0.077	0.07	0.064	0.015	0.028	0.05	0.025	0.015	0.02	0.008	0.002 U	0.055	0.035	0.053	0.0288	0.026	0.016	0.015	0.01	0.01	0.005 I	0.016	0.026	0.015	0.009	0.005 I	0.004 I	0.002 I
Total phosphorus	mg/L	0.079	0.087	0.066	0.031 I	0.054	0.065	0.042	0.023 I	0.008 U	0.009 I	0.008 U	0.073	0.069	0.062	0.012 I	0.032	0.017 I	0.036	0.020 I	0.021 I	0.031 I	0.028 I	0.032	0.028 I	0.014 I	0.011 I	0.008 U	0.008 U
Chlorophyll	mg/m3	6.59	7.28	8.08	11.7	7.76	7.13	5.42	8.35	9.06	8.8	5.28	9.11	4.34	5.11	6.13	2.04	5.95	7.37	3.72	11.6	17.7	5.26	6.95	7.16	3.95	7.54	8.92	4.33
Total suspended solids (TSS)	mg/L	4.21	3.9	4.6	7.2	6.6	2.6	3.6	8	1.00 I	4.67	3.8	2.4	3	2.4	2.4	2.8	2.8	2.00 I	1.75 I	2.00 I	4.5	2.04 I	2.55	2.8	0.800 I	4	2.8	5.6
Biochemical oxygen demand (total BOD5)	mg/L	0.778 I	U	U	1.33 I	1.13 I	1 U	1 U	1.36 I	1.89 I	1.10 I	1.40 I	1.50 I	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1.03	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Table 1

Analytical Results Summary
Surface Water Quality Monitoring
Miromar Lakes, Fort Myers, Florida
April 2025

Sample Location/Sample ID:		WQ Location #3A / WQL3A																											
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25
Field Parameters	Units																												
Sample Depth	Feet	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	406	329	255	375.7	430	200.4	339	418.9	365.1	323	391.9	373.2	381	690	293	297	363	313	321	296	330	344.4	331.5	305	356.3	298	326.9	319
Dissolved oxygen (DO), field	mg/L	7.31	4.78	2.93	7.4	14.02	1.38	6.49	6.16	7.33	8.44	5.82	2.05	5.77	6.49	6.41	5.62	3.15	8.43	6.7	6.88	8.25	5.53	6.25	6.82	7.06	5.74	7.18	7.56
Dissolved oxygen (DO), field	%	91.8	62.9	34.3	81.5	198	17.42	76.4	78.2	97.9	94.3	72.7	25.7	68.5	85.4	80.5	70.2	39	98.9	73.5	93.2	96.4	68.2	87.2	81	86.5	77.8	71.8	96.5
pH, field	s.u.	8.44	8	6.99	7.96	9.32	6.91	7.97	8.15	8.13	7.53	8.21	7.34	7.93	8.44	8.38	8.49	7.16	7.97	8.49	8.57	8.07	8.24	8.14	8.1	8.16	8.15	8.14	8.23
Temperature, field	Deg C	27	29.7	23.2	20.1	33.7	27.3	23.5	27.6	30.5	20.8	26.7	26.8	23.77	29.3	27	25.4	26.24	27.6	19.7	31.3	25.8	25.5	32.7	24	25.6	31	25.1	27.63
Turbidity, field	NTU	7.64	78.77	3.48	5.42	86.9	2.99	3.05	3.94	3.63	4.2	2.2	2.79	1.31	3.49	2.76	4.13	1.77	2.7	2.17	2.11	1.32	2.45	9.6	2.02	3.29	0.58	0.02	5.62
Wet Parameters	Units																												
Ammonia-N	mg/L	U	0.029 I	0.044	0.027 I	0.008 U	0.008 U	0.009 I	U	0.023 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.009 I	0.008 U	0.035	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.022 I	0.015 I	0.010 I
Total kjeldahl nitrogen (TKN)	mg/L	0.581	0.949	1.11	1.06	3.73	0.642	0.634	0.645	0.621	0.949	0.598	0.635	0.451	0.51	0.216	0.526	0.546	0.565	0.607	0.809	0.694	0.558	0.644	0.671	0.526	0.37	0.614	0.275
Total nitrogen	mg/L	0.581	0.949	1.13	1.06	3.73	0.65	0.634	0.658	0.626	0.954	0.598	0.635	0.451	0.51	0.216	0.526	0.546	0.565	0.607	0.982	0.71	0.57	0.659	0.689	0.539	0.346	0.624	0.275
Nitrite/Nitrate	mg/L	U	U	0.021	U	0.008 I	0.008 I	0.004 U	0.013 I	0.005 I	0.006 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.173	0.016 I	0.012 I	0.015 I	0.018 I	0.013 I	0.013 I	0.010 I	0.006 U	
Ortho phosphorus (Field Filtered)	mg/L	0.073	0.012	0.051	0.012	0.018	0.029	0.031	0.016	0.02	0.025	0.014	0.06	0.043	0.048	0.0199	0.03	0.017	0.012	0.009	0.017	0.013	0.024	0.017	0.009	0.003 I	0.004 I	0.011	0.002 U
Total phosphorus	mg/L	0.088	0.026 I	0.052	0.033	0.09	0.039	0.048	0.024 I	0.008 U	0.019 I	0.018 I	0.066	0.069	0.064	0.012 I	0.046	0.021 I	0.017 I	0.022 I	0.020 I	0.013 I	0.025 I	0.024 I	0.016 I	0.011 I	0.009 I	0.031 I	0.008 U
Chlorophyll	mg/m3	5.76	8.71	10.1	10.4	249	10.1	4.83	7.85	10.6	8.15	4.6	7.88	3.79	5.1	5.52	4	7.06	7.99	4.09	9.16	15.4	6.22	7.66	7.78	3.37	6.32	7.55	1.59
Total suspended solids (TSS)	mg/L	7.06	6.42	5.11	7.2	95	3.8	4	3.6	6	4.33	2.6	2.4	1.50 I	4.8	2.4	4.2	2.00 I	3	1.75 I	1.67 I	5	3.27	2.08 I	1.60 I	0.570 U	3.6	2.8	2.8
Biochemical oxygen demand (total BOD5)	mg/L	U	U	U	1.11 I	10.6	1.39 I	1 U	1.12 I	1.66 I	1.19 I	2.32 I	1.27 I	1 U	1 U	1 U	1.30 I	1.32 I	1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Sample Location/Sample ID:		WQ Location #3B / WQL3B												WQ Location #6															
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25
Field Parameters	Units																												
Sample Depth	Feet	3	3	3	2.5	1.5	3	3	NS	3	3	3	3	3	3	1.5	3	3	3	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	405	341	369	313.1	406	384.1	338.6	NS	354.5	322.4	391.3	340.8	362	688	290	295	365	305	319	294	324	346.1	318.4	300.8	355.4	297.7	322.7	324
Dissolved oxygen (DO), field	mg/L	7.32	6.22	6.82	6.58	8.46	5.59	5.87	NS	7.39	6.32	5.7	5.63	8.44	6.49	6.66	7.43	6.82	8.25	8.4	7.52	7.88	7.79	7.05	7.52	7.28	6.85	6.12	7.68
Dissolved oxygen (DO), field	%	91.1	82.8	81.2	67.9	109.3	74	68.8	NS	98.8	70.6	71.2	72.4	99.2	85.7	83.4	90.4	90.3	85.4	90.8	99.8	96.1	94.4	99.3	90	89.1	92.5	73.7	97.5
pH, field	s.u.	8.46	8.14	7.68	7.77	8.12	8.1	8	NS	8.18	8.08	8.22	8.16	8.5	8.51	8.63	8.74	7.59	8.25	8.48	8.76	8.12	8.26	8.52	8.28	8.27	8.07	8.27	8.46
Temperature, field	Deg C	26.55	30.3	24.1	16.9	28.6	30	23.3	NS	30.6	20.8	26.7	28.3	23.28	29.4	29.3	25.2	30.07	27.6	19.6	31.4	25.5	25.1	32.4	24.1	25.6	30.9	24.5	26.93
Turbidity, field	NTU	7.98	10.03	3.15	21.38	3.93	4.15	2.84	NS	26.26	7.1	2.17	4.85	1.48	2.83	2.13	1.75	2.19	1.79	2.79	2.89	1.38	2.5	10.1	2.36	2.17	1.63	0.77	4.38
Wet Parameters	Units																												
Ammonia-N	mg/L	U	0.15 I	U	0.097	0.008 U	0.008 U	0.028 I	NS	0.015 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.009 I	0.008 U	0.012 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.026 I	0.018 I	0.008 U
Total kjeldahl nitrogen (TKN)	mg/L	0.736	0.88	1.04	2.9	0.462	0.715	0.731	NS	0.757	0.722	0.683	0.612	0.414	0.49	0.05 U	0.559	0.448	0.496	0.782	0.539	0.656	0.658	0.618	0.652	0.692	0.591	0.768	0.378
Total nitrogen	mg/L	0.744	0.88	1.05	2.9	0.472	0.715	0.731	NS	0.763	0.727	0.683	0.612	0.414	0.49	0.05 U	0.559	0.448	0.496	0.782	0.539	0.678	0.67	0.629	0.672	0.705	0.605	0.776	0.378
Nitrite/Nitrate	mg/L	0.008 I	U	0.012 I	U	0.010 I	0.004 U	0.004 U	NS	0.006 I	0.006 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.022 I	0.012 I	0.011 I	0.020 I	0.013 I	0.014 I	0.008 I	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.088	0.064	0.029	0.012	0.029	0.226	0.272	NS	0.02	0.022	0.027	0.063	0.032	0.059	0.0155	0.026	0.002 I	0.014	0.01	0.014	0.002 U	0.015	0.023	0.025	0.002 U	0.007 I	0.003 I	0.003 I
Total phosphorus	mg/L	0.092	0.098	0.031 I	0.168	0.054	1.08	0.501	NS	0.013 I	0.033	0.029 I	0.067	0.035	0.064	0.016 I	0.055	0.023 I	0.038	0.020 I	0.015 I	0.008 U	0.023 I	0.029 I	0.031 I	0.010 I	0.008 U	0.008 I	0.008 U
Chlorophyll	mg/m3	5.99	7.05	7.57	64.5	5.44	9.14	3.94	NS	10.8	7.61	5.38	8.86	3.18	4.95	4.8	2.48	7.62	6.69	4.19	8.55	8.09	5.68	7.62	5.67	2.78	4.89	8.42	1.74
Total suspended solids (TSS)	mg/L	7.11	5.78	3.8	44.7	4.2	4.8	3.2	NS	26	3.33	6.2	2.6	1.25 I	3.2	2.6	1.80 I	1.20 I	3	1.25 I	2.4	4.6	2.63	2.31	3.6	0.800 I	3.6	3.6	2.8
Biochemical oxygen demand (total BOD5)	mg/L	0.556 I	U	U	6.47	1 U	1.45 I	1 U	NS	2.01 I	1 U	1.16 I	1.04 I	1 U	1 U	1.39 I	1 U	1 U	1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Table 1

Analytical Results Summary

Surface Water Quality Monitoring

Miromar Lakes, Fort Myers, Florida

April 2025

Sample Location/Sample ID:		WQ Location #4 / WQL4																											
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25
Field Parameters	Units																												
Sample Depth	Feet	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NM	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	umhos/cm	403	340	373	361.8	405	404.8	342	399.7	342	310.3	382.1	337	363	682	286	291	349	302	318	293	317	342.1	312.1	298	353.7	297.2	315.9	323
Dissolved oxygen (DO), field	mg/L	7.72	6.55	7.14	8.06	8.33	5.02	5.73	7.13	6.96	7.84	7.28	6.42	8.45	6.42	1.41	7.75	7.31	6.69	8.22	7.06	7.96	8.19	6.91	7.94	7.25	6.48	6.25	7.51
Dissolved oxygen (DO), field	%	96.4	88.3	85.6	88.3	106.6	66.8	68.2	89.2	92.9	87.8	90.2	82.8	99.4	83.4	17	93.5	94.2	89.1	90.6	97.8	94.8	98.6	94.5	95.2	88	87	74.2	95.7
pH, field	s.u.	8.58	8.31	7.59	8.1	7.65	8.16	8.08	8.39	8.34	7.99	7.97	8.38	8.58	8.57	8.66	8.8	6.62	8.21	8.26	8.76	7.94	8.42	8.55	8.39	8.36	8.07	8.34	8.48
Temperature, field	Deg C	26.71	31.1	24.5	19.8	28.1	30.3	24.1	26.8	30.5	20.9	26.3	28.5	23.49	29.9	27.5	24.8	29.95	27.6	19.7	31.9	24	24.2	32.2	24.4	25	31	24.4	27.06
Turbidity, field	NTU	1.87	2.04	4.44	3.02	3.11	1.81	2.48	3.38	3.56	4.1	2.72	2.58	1.04	2.48	1.85	2.28	1.76	3.19	3.14	2.07	0.98	3.95	12.1	1.3	1.72	1.4	3.23	4.38
Wet Parameters	Units																												
Ammonia-N	mg/L	U	0.023 I	U	0.012 I	0.008 U	0.008 U	0.026 I	0.008 U	0.014 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.025 I	0.008 U	0.008 U	0.071	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.023 I	0.011 I	0.010 I
Total kjeldahl nitrogen (TKN)	mg/L	0.868	0.887	0.78	0.976	0.518	0.57	0.612	0.61	0.64	0.885	0.615	0.126 I	0.371	0.633	0.05 U	0.538	0.469	0.555	0.43	0.784	0.579	0.743	0.752	0.728	0.454	0.413	0.417	0.274
Total nitrogen	mg/L	0.868	0.887	0.808	0.976	0.524	0.57	0.612	0.623	0.645	0.885	0.615	0.126	0.371	0.633	0.05 U	0.538	0.469	0.555	0.446	0.969	0.596	0.764	0.768	0.748	0.468	0.422	0.424	0.274
Nitrite/Nitrate	mg/L	U	U	0.028	U	0.006 I	0.004 U	0.004 U	0.013 I	0.005 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.016 I	0.185	0.017 I	0.021 I	0.016 I	0.020 I	0.014 I	0.009 I	0.007 I	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.094	0.017	0.024	0.017	0.03	0.044	0.027	0.019	0.017	0.022	0.026	0.065	0.037	0.042	0.018	0.021	0.012	0.016	0.01	0.016	0.002 I	0.02	0.023	0.007 I	0.006 I	0.004 I	0.006 I	0.002 I
Total phosphorus	mg/L	0.101	0.021 I	0.027 I	0.038	0.048	0.067	0.038	0.030 I	0.044	0.043	0.038	0.07	0.064	0.064	0.014 I	0.043	0.032	0.043	0.020 I	0.017 I	0.018 I	0.035	0.036	0.031 I	0.010 I	0.008 U	0.008 U	0.008 U
Chlorophyll	mg/m3	4.92	7.11	7.78	9.09	3.94	9.31	4.62	8.66	10.5	8.43	3.43	7.38	2.75	3.78	5.05	1.74	5.39	7.27	3.82	14.2	6.85	5.24	7.8	4.91	2.07	4.75	8.45	2.03
Total suspended solids (TSS)	mg/L	2.33	2.84	3.6	5.2	3.26	2.6	1.60 I	2.00 I	5.5	2.33	3.4	3.2	1.25 I	3.4	1.80 I	0.570 U	3.6	2.00 I	1.25 I	0.570 U	5.4	2.55	3.8	2.4	1.60 I	1.60 I	4	3.6
Biochemical oxygen demand (total BOD5)	mg/L	U	U	U	1.09 I	1 U	1 U	1 U	1.16 I	1.47 I	1 U	1 U	1.07 I	1 U	1 U	1.51 I	1 U	1 U	1 U	1 U	1.0 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U

Sample Location/Sample ID:		WQ Location #5 / WQL5																												
Sample Date:		04/27/16	08/03/16	10/31/16	01/31/17	05/04/17	08/02/17	12/06/17	04/26/18	08/22/18	12/11/18	04/16/19	10/24/19	02/17/20	06/03/20	10/21/20	03/03/21	08/05/21	10/26/21	02/17/22	08/22/22	11/28/22	03/27/23	08/07/23	11/21/23	04/02/24	08/27/24	11/21/24	04/22/25	
Field Parameters	Units																													
Sample Depth	Feet	NS	1.5	1.5	0.5	1.5	1.5	1.5	S	1.5	0.5	0.75	1	1	<1	1.5	1.5	1.5	1.5	0.5	1.5	1.5	1.5	1.5	NS	1.5	NS	2.5	2.5	1
Conductivity, field	umhos/cm	NS	411	515	462	464	478.4	447.9	464.1	405.1	427.2	475.8	465	480	802	373	409	82.9	423	438	397.6	429	475.8	NS	390.8	NS	386.7	417.9	467	
Dissolved oxygen (DO), field	mg/L	NS	4.84	6.22	6.88	8.5	8.03	4.21	5.47	6.09	4.21	5	3.2	7.6	5.18	7.65	3.05	6.07	4.69	8.4	6.31	7.13	6.56	NS	6.67	NS	3.4	6.25	7.41	
Dissolved oxygen (DO), field	%	NS	64.7	77.2	72.2	111.1	109.1	49.6	68.2	81.2	46.1	61	41.3	89.3	69	96.5	37.5	80.6	60.1	53.4	85.1	87.4	81.8	NS	81.3	NS	45.7	74.2	92.4	
pH, field	s.u.	NS	7.83	7.77	7.65	7.77	8.1	7.58	7.61	7.8	6.38	6.44	7.99	8.35	8.28	8.18	8.04	8.12	8.01	8.15	8.41	8.4	8.17	NS	8.42	NS	6.77	7.65	7.33	
Temperature, field	Deg C	NS	30.6	26.4	17.7	29.3	31.5	23.6	26.6	30.4	19.8	25.4	28.4	23.42	30.3	27.4	25.3	30.19	27.9	20.6	32.2	25.7	26.3	NS	25.5	NS	30.7	23.8	26.75	
Turbidity, field	NTU	NS	2.08	3.62	3.6	5.77	4.65	1.99	4.93	3.4	4.18	4.98	4.71	2.45	5.74	2.96	2.27	4.05	17.12	2.1	2.3	1.22	2.88	NS	6.24	NS	4.87	4.43	12.7	
Wet Parameters	Units																													
Ammonia-N	mg/L	NS	0.033	U	0.008 I	0.008 U	0.008 U	0.034	0.008 U	0.010 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.023 I	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	0.008 U	NS	0.008 U	NS	0.027 I	0.016 I	0.030 I	
Total kjeldahl nitrogen (TKN)	mg/L	NS	0.845	0.786	0.962	0.754	0.756	0.838	1.11	0.857	0.944	0.902	0.807	0.688	1.08	0.137 I	0.755	0.72	0.668	0.925	0.883	0.717	0.982	NS	0.97	NS	0.333	0.645	0.567	
Total nitrogen	mg/L	NS	0.845	0.794	0.962	0.762	0.76	0.854	1.13	0.863	0.957	0.902	0.807	0.688	1.08	0.137	0.755	0.72	0.668	0.925	1.06	0.737	1.01	NS	0.989	NS	0.343	0.655	0.577	
Nitrite/Nitrate	mg/L	NS	U	0.008 I	U	0.008 I	0.004 I	0.016	0.016	0.006 I	0.013 I	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.006 U	0.177	0.020 I	0.029	NS	0.019 I	NS	0.010 I	0.010 I	0.010 I	
Ortho phosphorus (Field Filtered)	mg/L	NS	0.022	0.042	0.017	0.027	0.019	0.022	0.016	0.015	0.019	0.023	0.05	0.038	0.055	0.075	0.029	0.014	0.008	0.01	0.016	0.011	0.026	NS	0.018	NS	0.008	0.018	0.013	
Total phosphorus	mg/L	NS	0.065	0.042	0.036	0.035	0.067	0.046	0.027 I	0.025 I	0.024 I	0.028 I	0.081	0.049	0.102	0.084	0.067	0.035	0.027 I	0.034	0.024 I	0.017 I	0.030 I	NS	0.022 I	NS	0.017 I	0.018 I	0.025 I	
Chlorophyll	mg/m3	NS	15.1	12.5	13.9	16	25	17.3	27.6	19.8	15.4	23.4	15.7	12.6	30.4	22.7	4.93	22.9	16.5	5.08	21.7	10	19.5	NS	14.8	NS	10.3	18.2	14.9	
Total suspended solids (TSS)	mg/L	NS	4.1	4.8	5	8.11	11	0.570 U	6.2	4	3	7.6	2.4	3.25	9	4.2	3	5.4	2.33	1.50 I	2.00 I	5.4	3	NS	6.4	NS	3.6	4.8	22.8	
Biochemical oxygen demand (total BOD5)	mg/L	NS	1.31 I	1.56 I	1.36 I	2.41 I	2.14 I	1.64 I	3.38 I	1.15 I	1.38 I	3.39 I	1.54 I	1.32 I	3.01 I	1.73 I	1 U	1.55 I	1 U	1.32 I	1.22	1.02 I	1.56 I	NS	1 U	NS	1 U	1 U	2.26 I	

Notes:

- S

- Sample collected from edge of lake
- NS

- Not sampled during noted event
- U

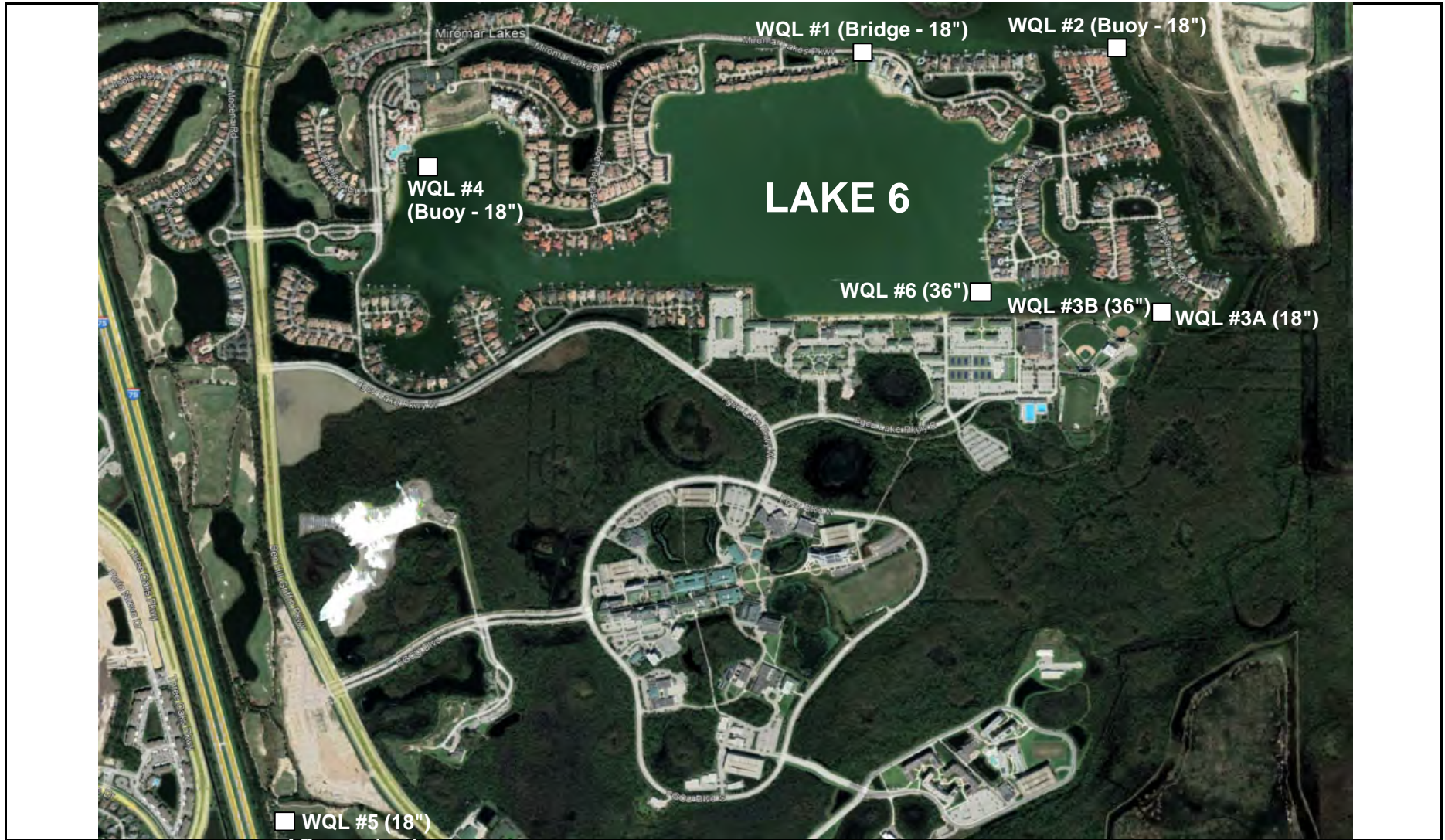
- Not detected at the associated reporting limit I
- Reported value is between method detection limit and the practical quantitation limit
- *

- DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae.
- NM

- Not Measured (the total water depth is often not measured due to strong water currents within the lakes)

Attachment 2

Figure 1



Tri-Annual Water Quality Sampling Report
Lakes 3 and 6 - Miromar Lakes
Fort Myers, Lee County, Florida

11225022-08

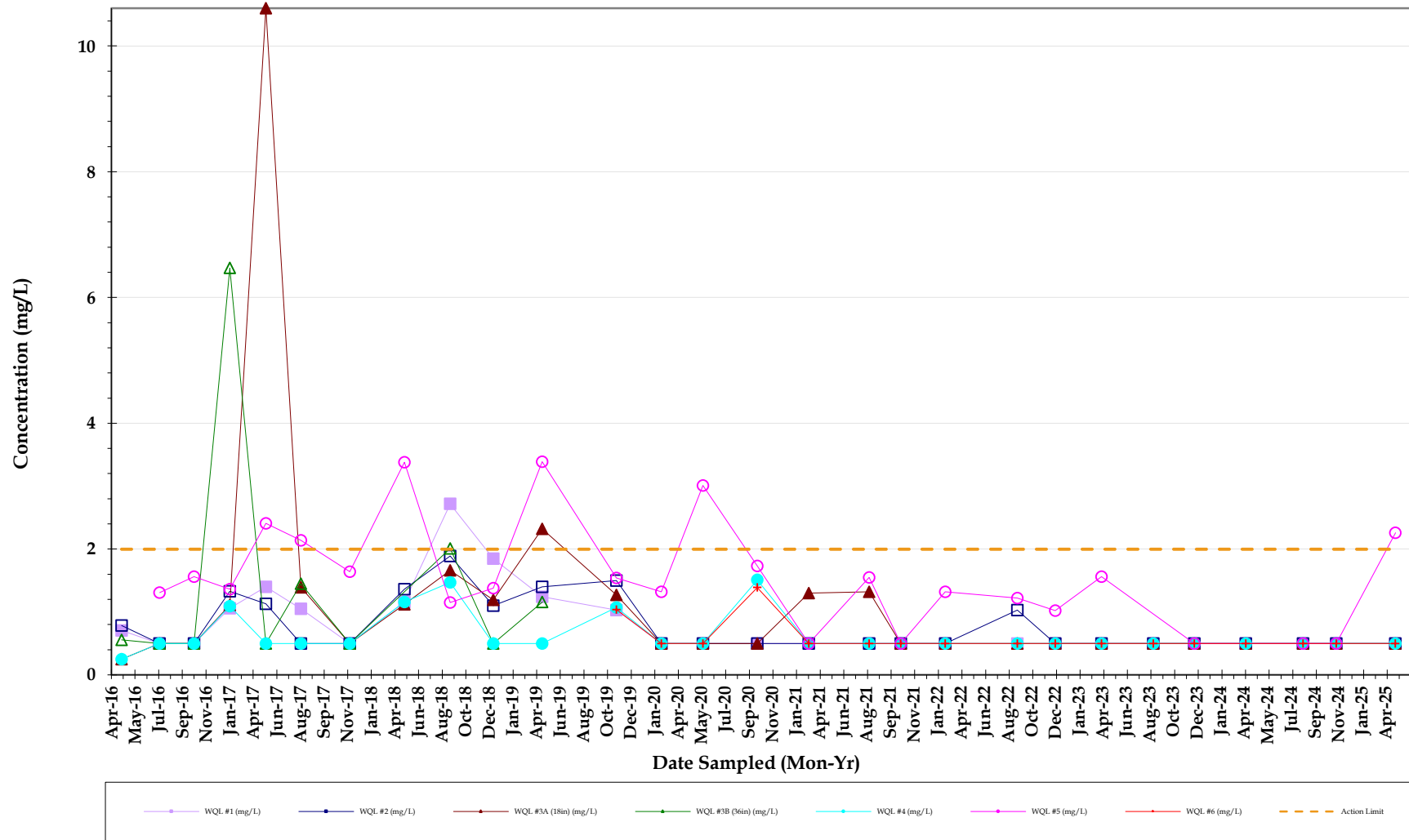
March 2023

Sampling Location Map

Figure 1

Attachment 3

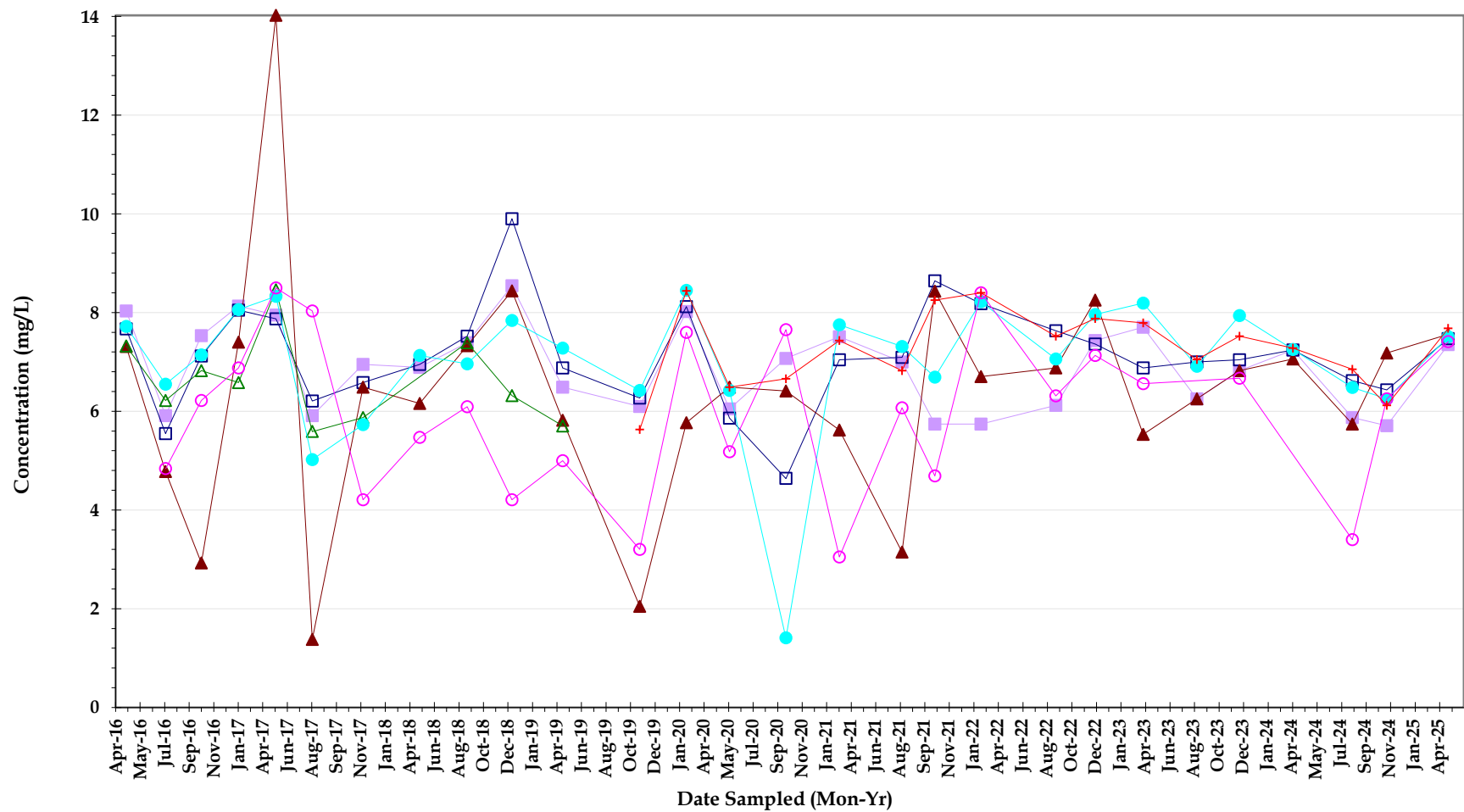
Trend Graphs



Biochemical Oxygen Demand

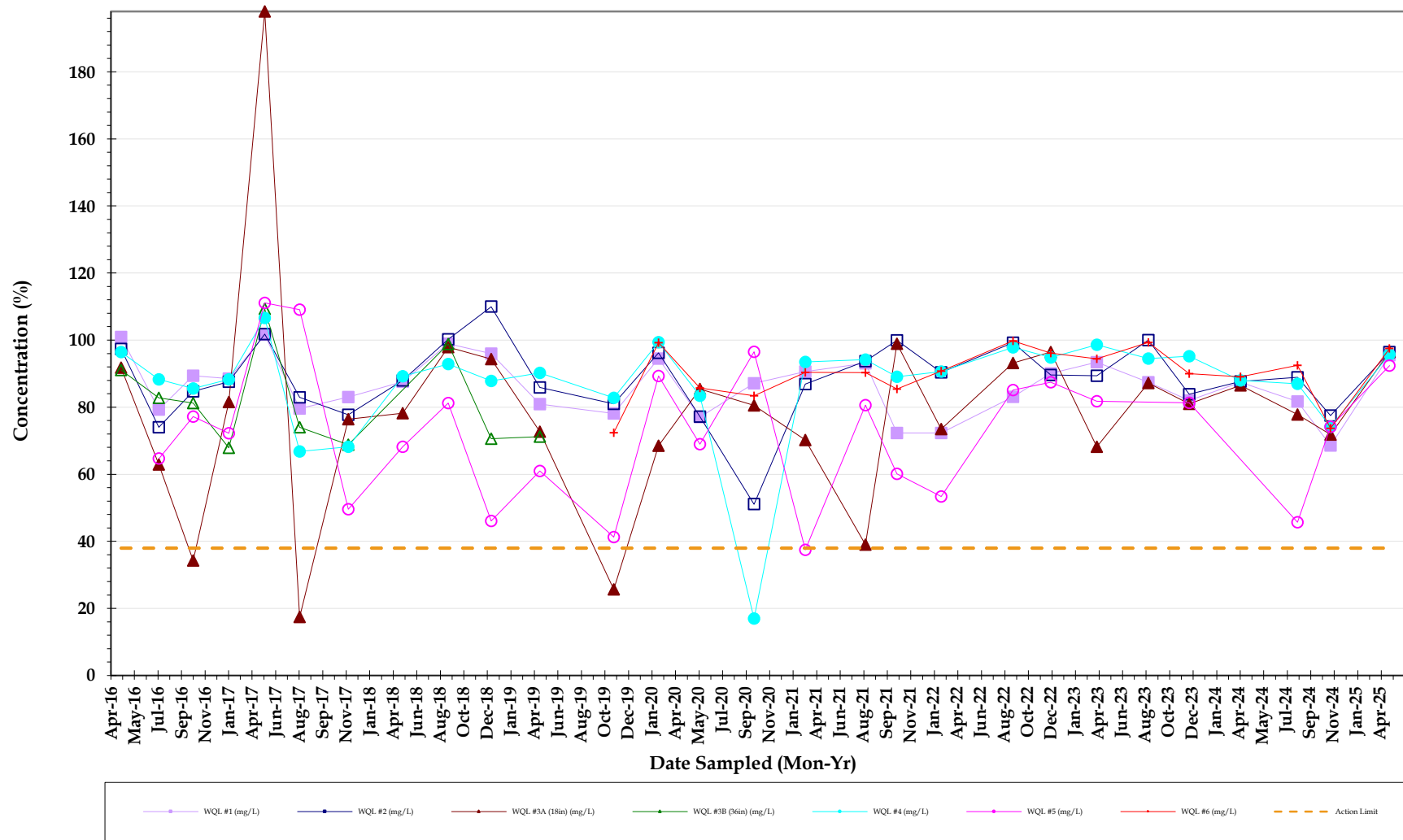


Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



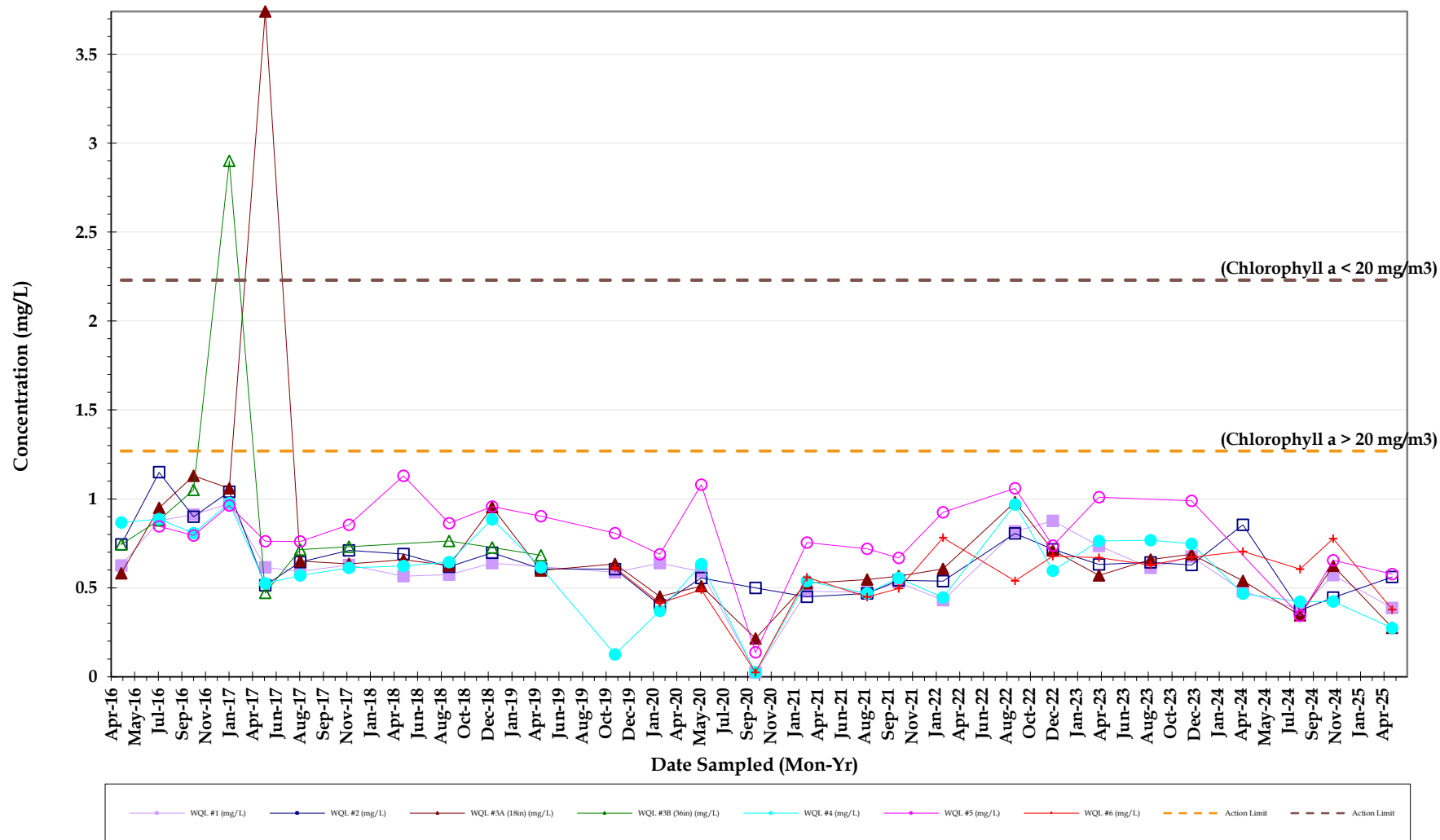
Dissolved Oxygen (mg/L)

Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



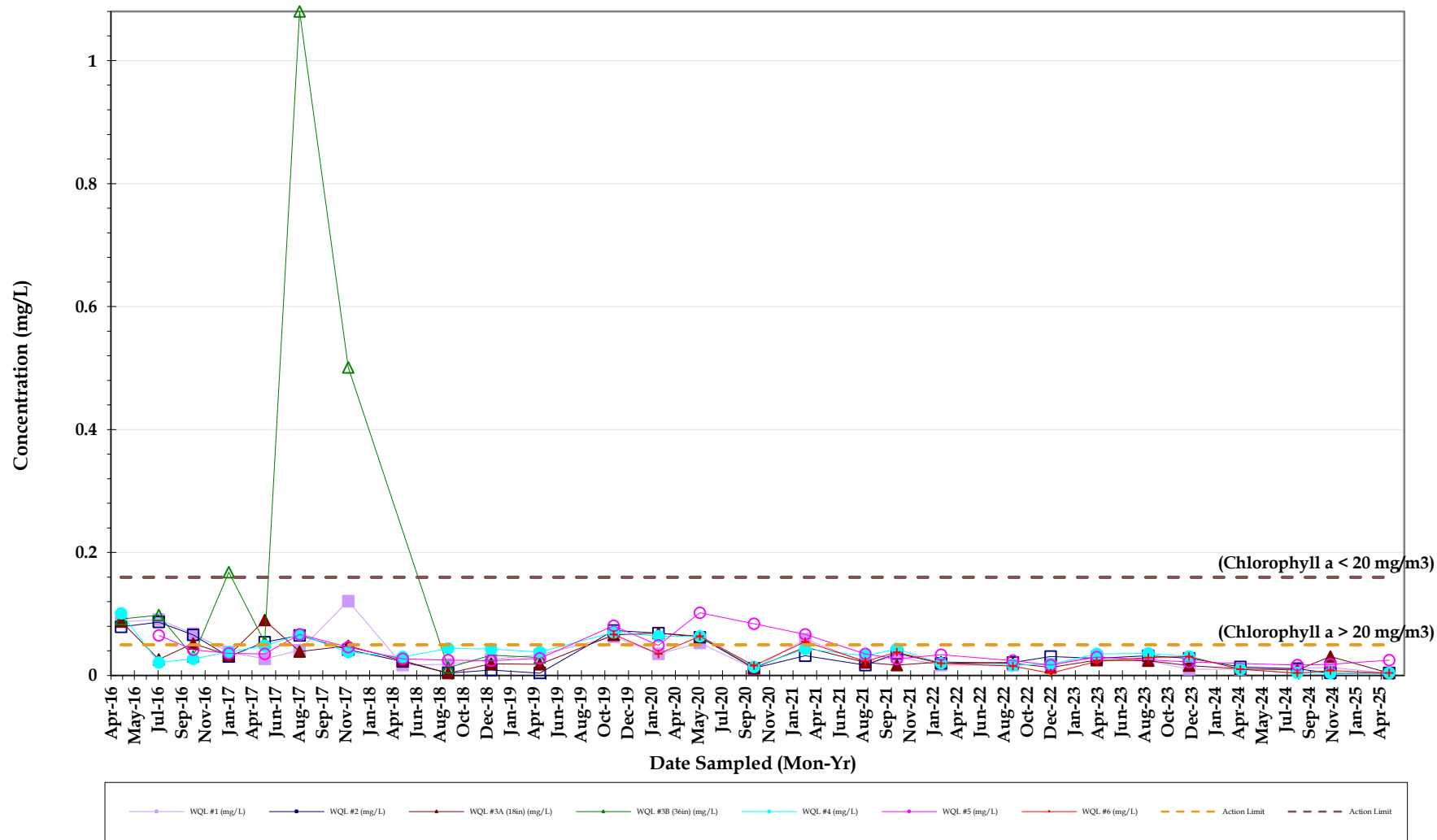
Dissolved Oxygen (%)





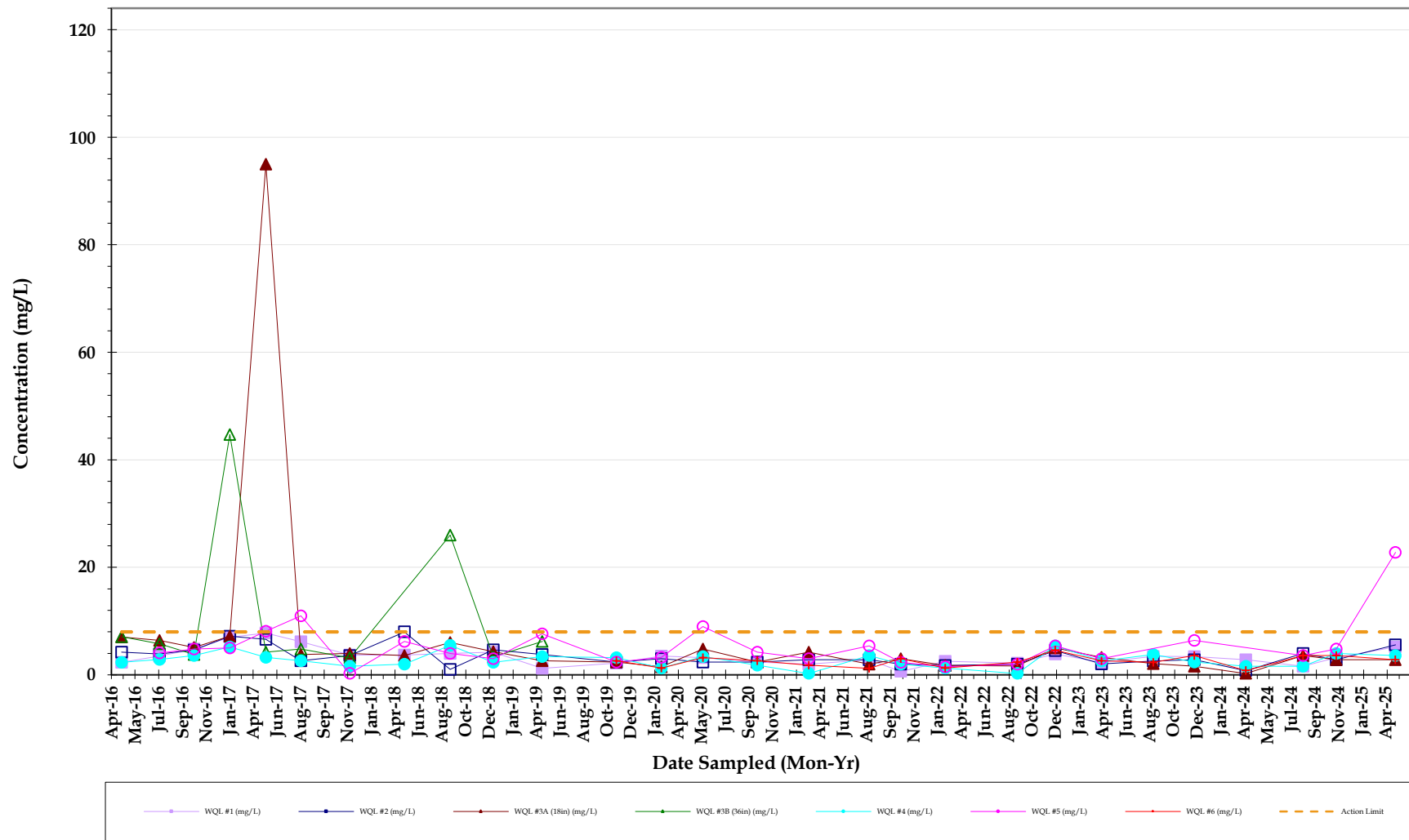
Total Nitrogen

Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2025



Total Phosphorus

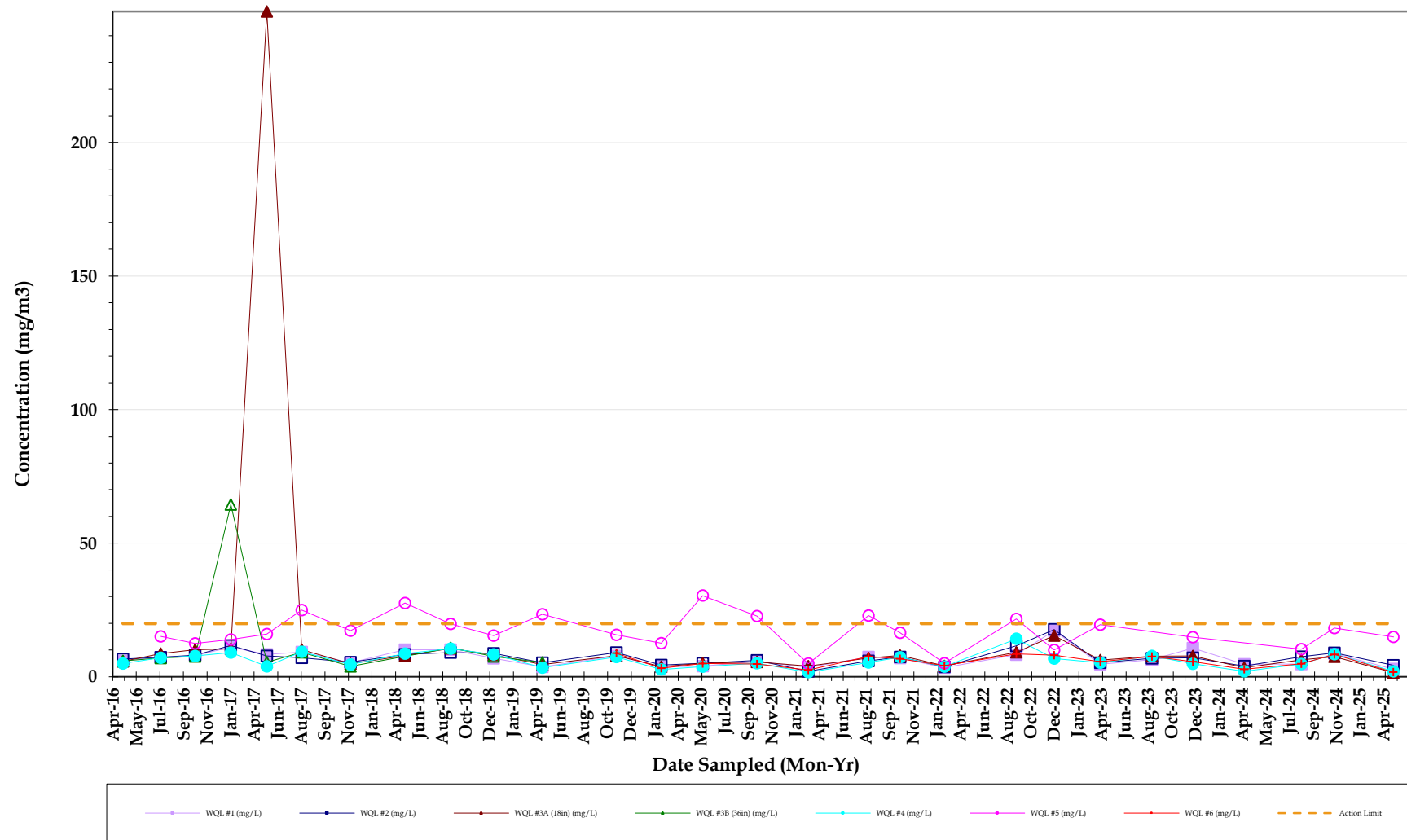
Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2025



Total Suspended Solids

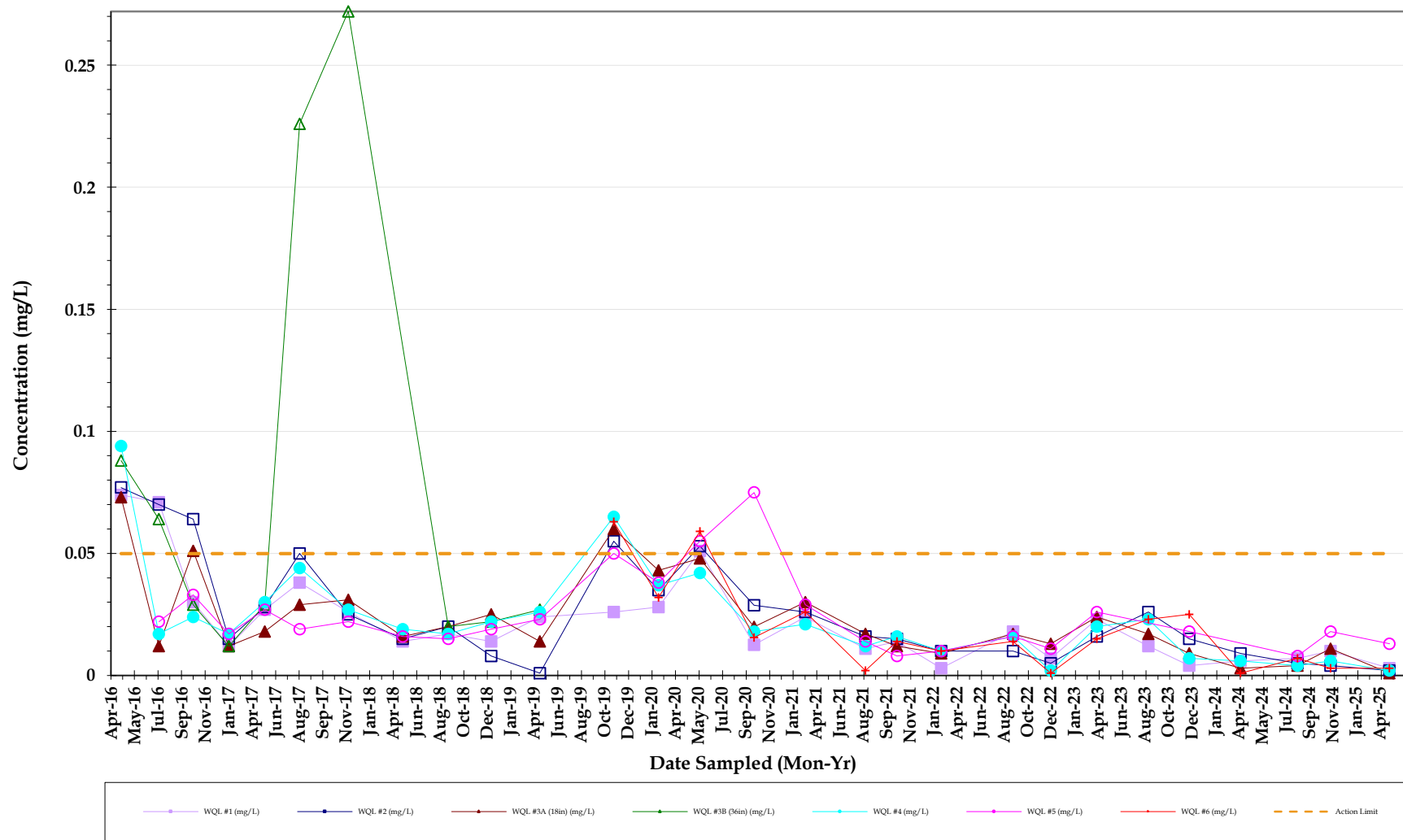


Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



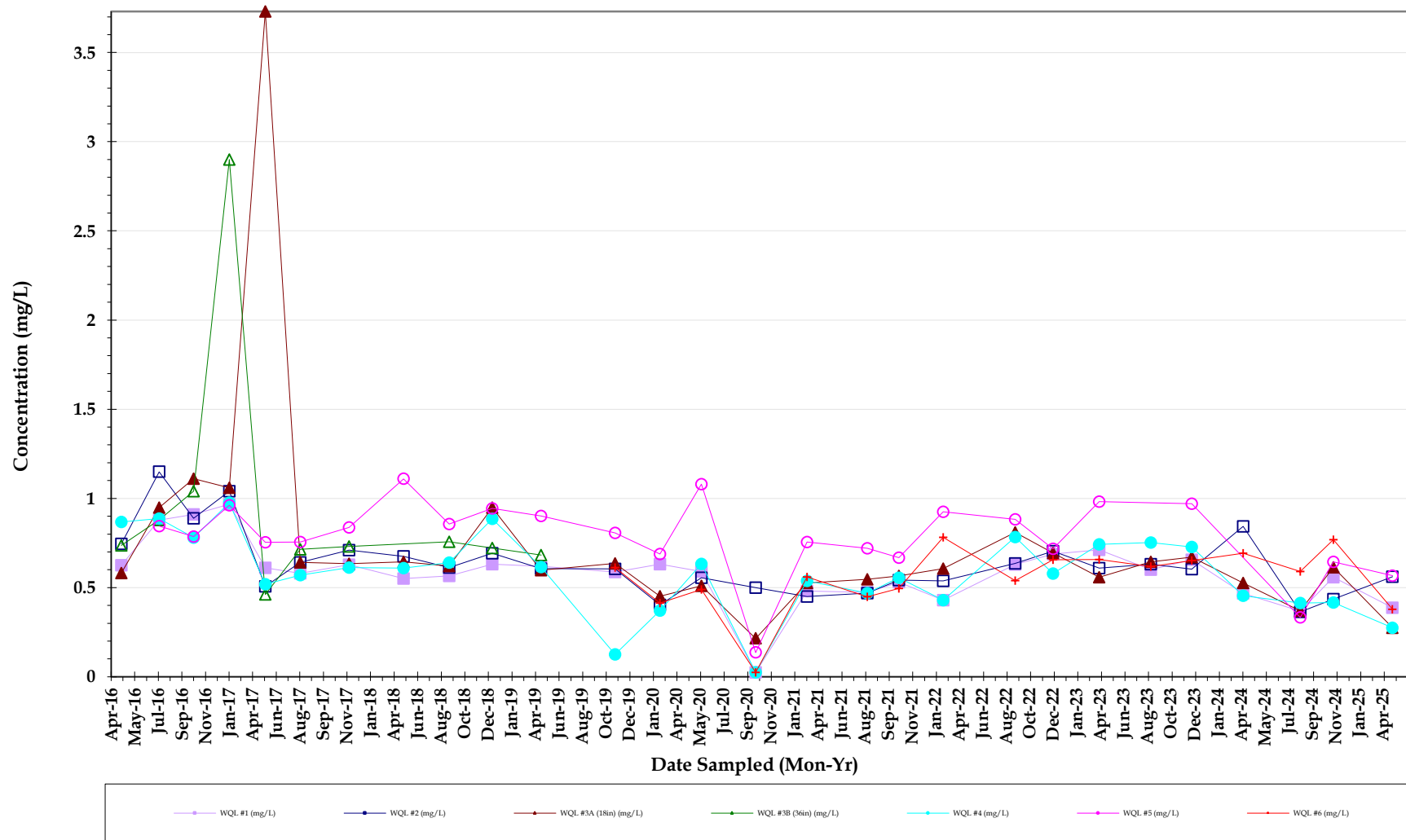
Chlorophyll *a*

Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



Orthophosphate

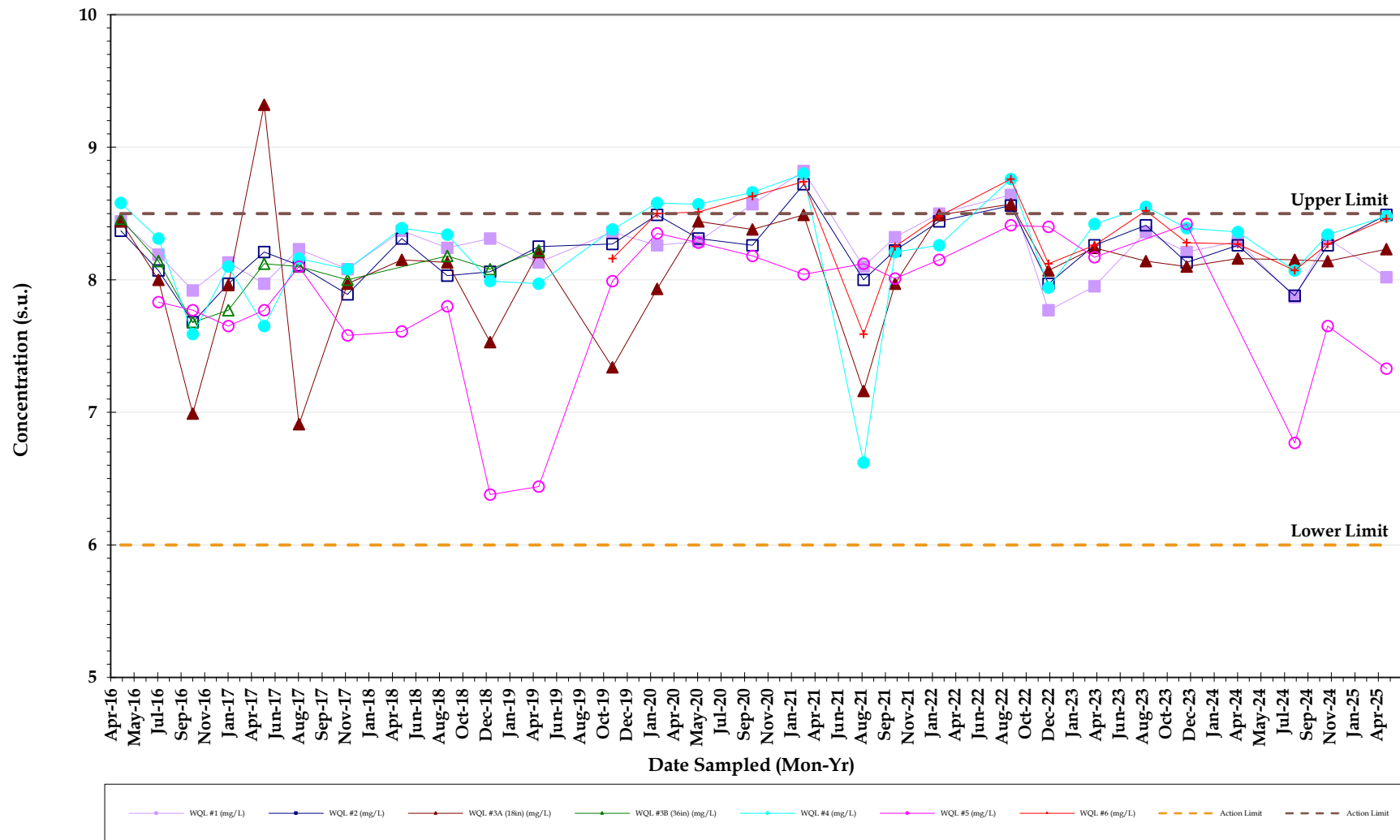
Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



Total kjeldahl nitrogen (TKN)

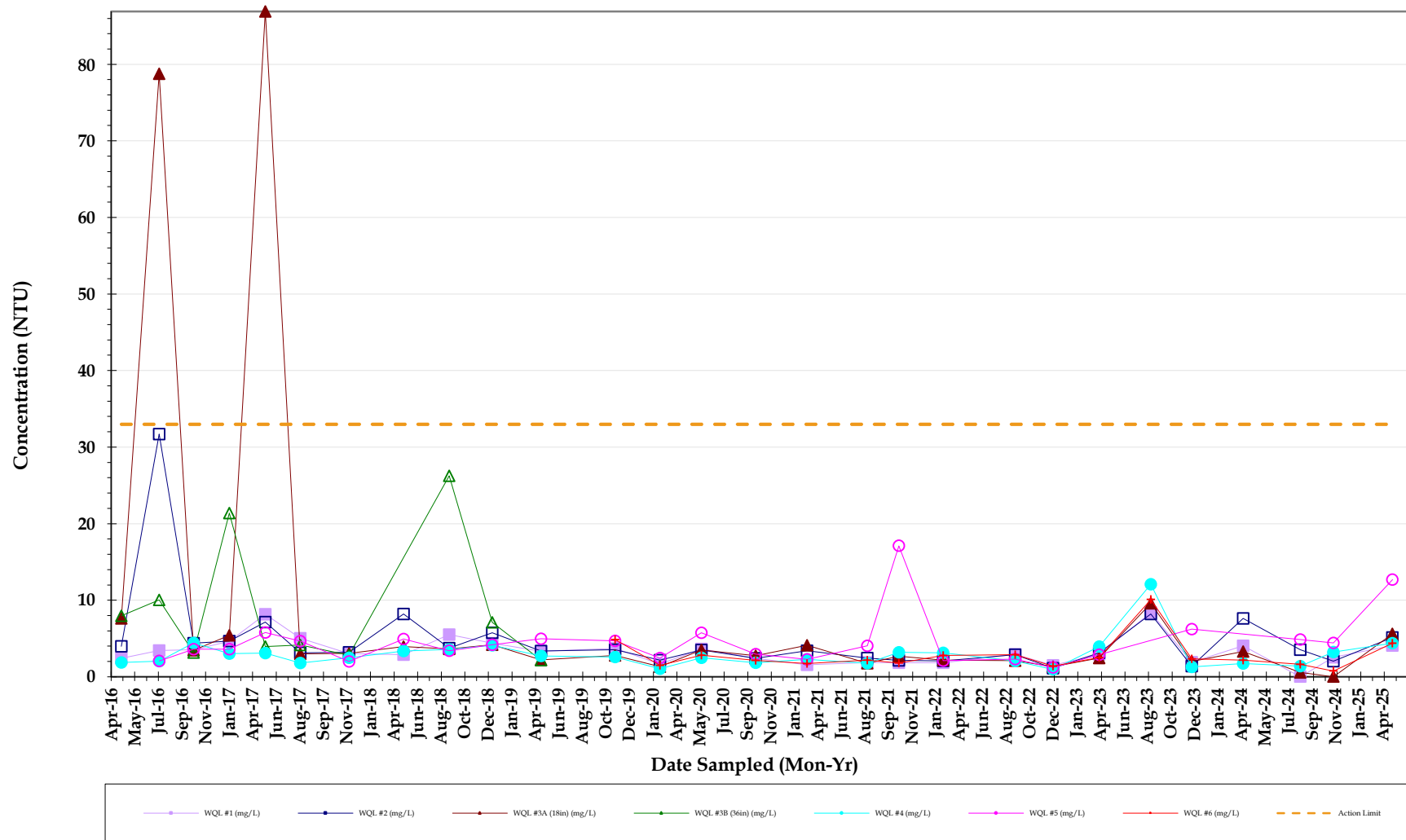


Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



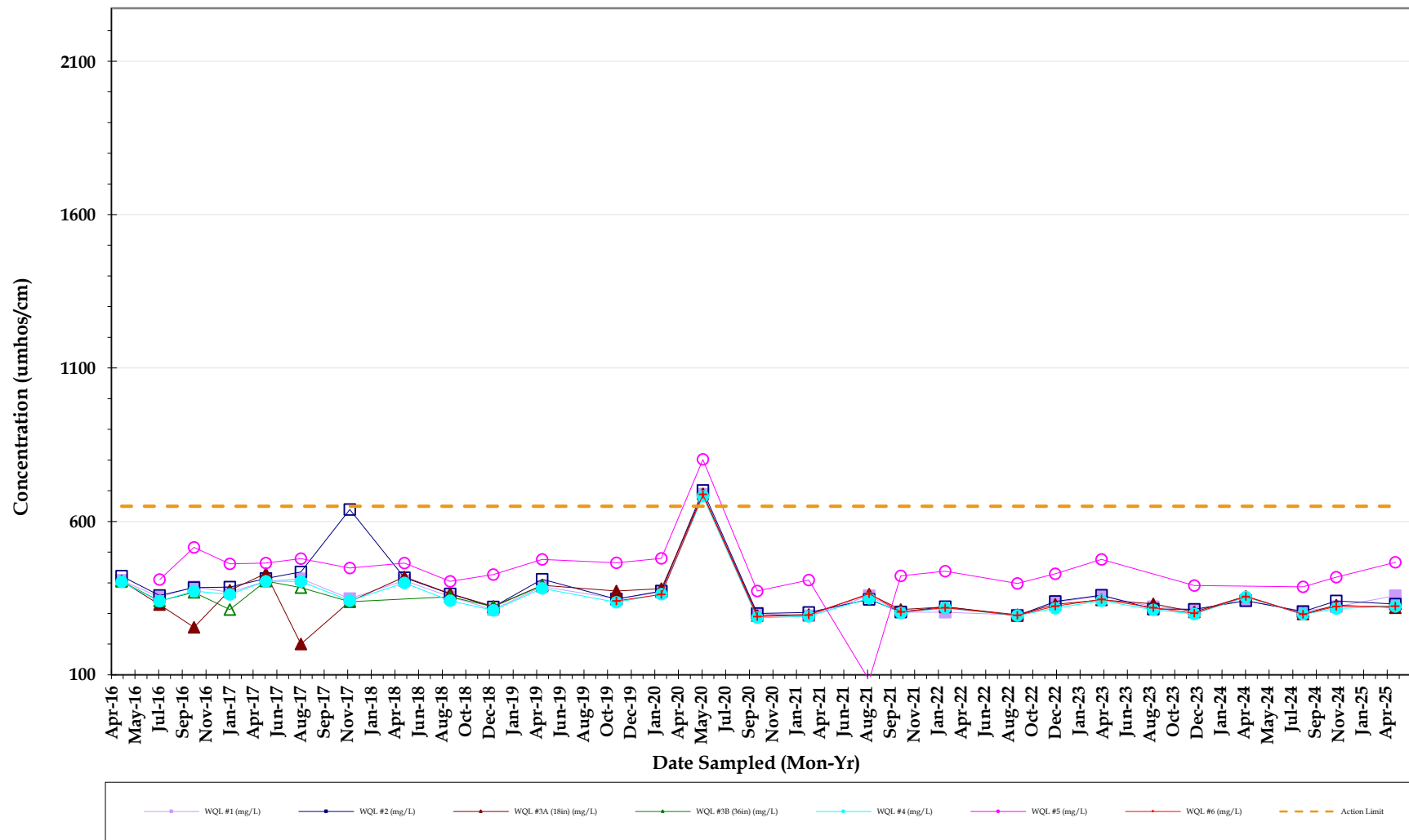
pH, Field

Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2025



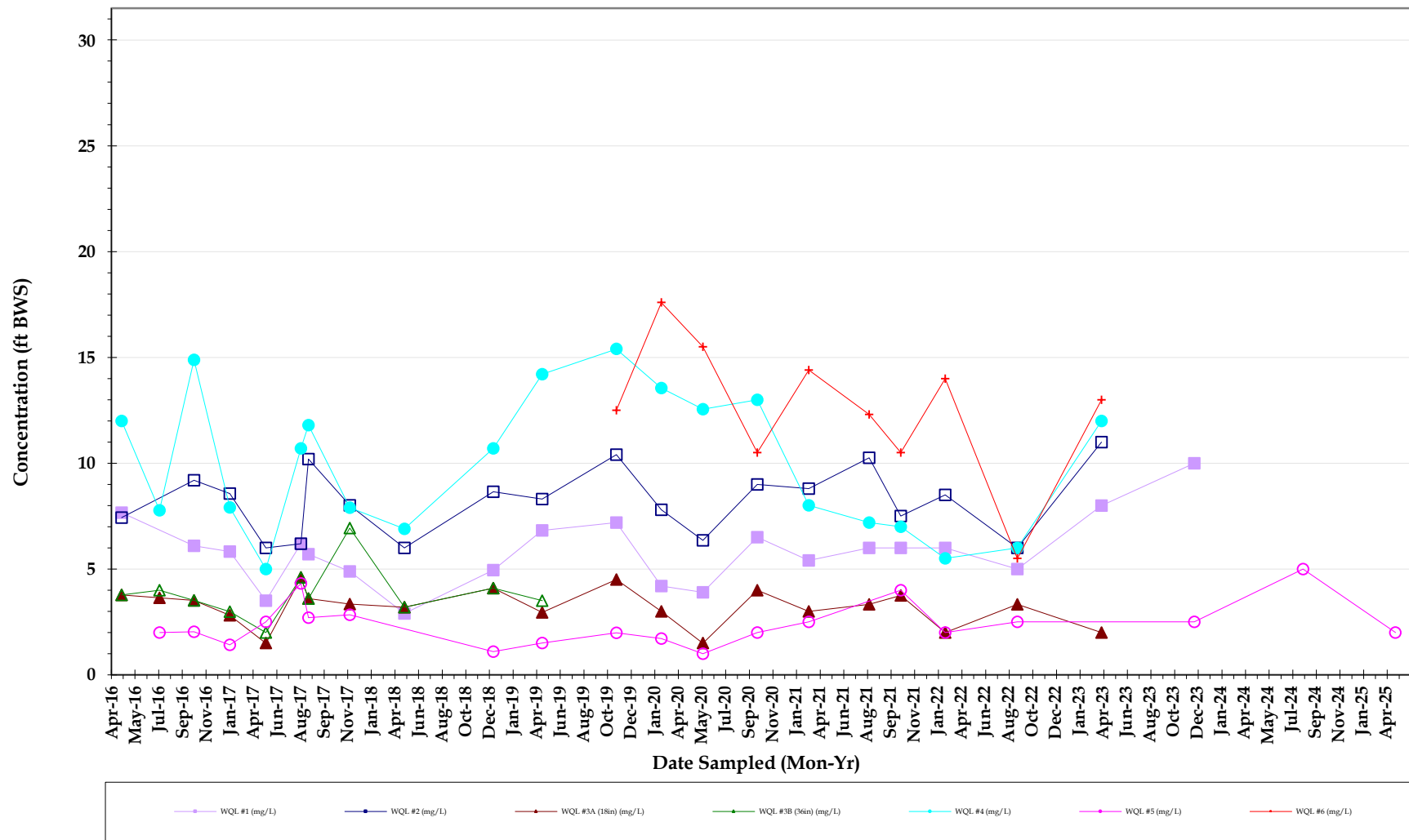
Turbidity

Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



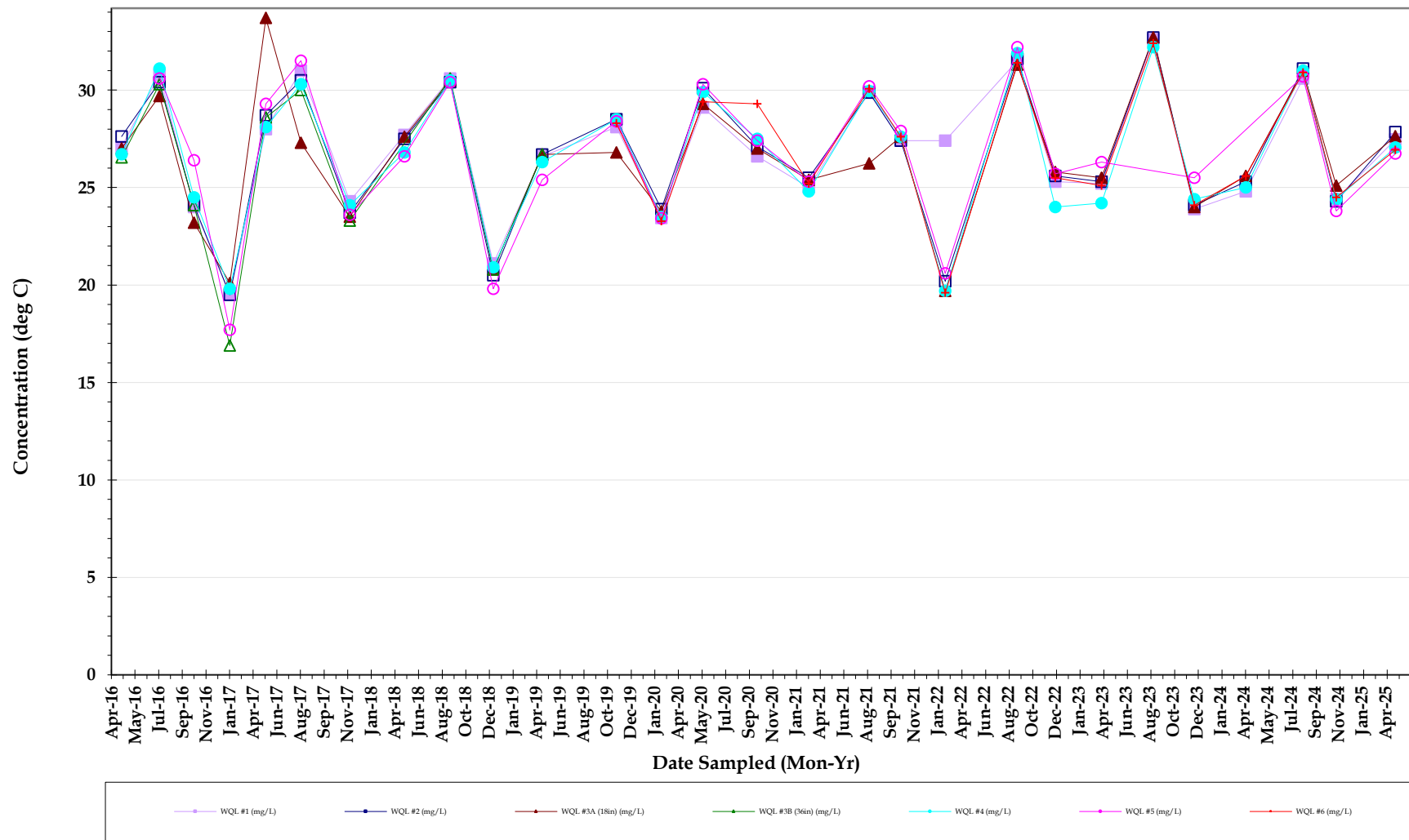
Conductivity

Miromar Lakes
Water Quality Surface Water Sample results
 APRIL 2025



Water Depth

Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2025



Temperature, sample



Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2025

Attachment 4

Laboratory Analytical Reports

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 25041238

G H D Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : MIROMAR LAKES SW SAMPLING
Date Received : 04/23/2025
Time Received : 14:10
Project #: 11225022-00

Submission Number: 25041238
Sample Number: 001
Sample Description: WQL 5

Sample Date: 04/22/2025
Sample Time: 10:10
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.030 I	MG/L	0.008	0.032	350.1	04/25/2025 19:02	LM
TOTAL KJELDAHL NITROGEN	0.567	MG/L	0.05	0.20	351.2	05/15/2025 12:03	JS
ORTHO PHOSPHORUS AS P	0.013	MG/L	0.002	0.008	365.3	04/23/2025 17:44	LM
TOTAL PHOSPHORUS AS P	0.025 I	MG/L	0.008	0.032	365.3	04/29/2025 14:25	LM
CHLOROPHYLL A	14.9	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	22.8	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	2.26 I	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD
NITRATE+NITRITE AS N	0.010 I	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:24	SQ
TOTAL NITROGEN	0.577	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:03	JS/SQ

Submission Number: 25041238
Sample Number: 002
Sample Description: WQL 1

Sample Date: 04/22/2025
Sample Time: 11:20
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.021 I	MG/L	0.008	0.032	350.1	04/25/2025 19:24	LM
TOTAL KJELDAHL NITROGEN	0.387	MG/L	0.05	0.20	351.2	05/15/2025 12:05	JS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.002	0.008	365.3	04/23/2025 17:46	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:26	LM
CHLOROPHYLL A	2.87	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	5.20	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:25	SQ
TOTAL NITROGEN	0.387	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:05	JS/SQ

Submission Number: 25041238**Sample Date:** 04/22/2025**Sample Number:** 003**Sample Time:** 11:40**Sample Description:** WQL 4**Sample Method:** Grab

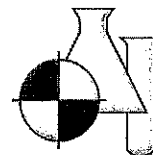
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.010 I	MG/L	0.008	0.032	360.1	04/25/2025 19:47	LM
TOTAL KJELDAHL NITROGEN	0.274	MG/L	0.05	0.20	361.2	05/15/2025 12:06	JS
ORTHO PHOSPHORUS AS P	0.002 I	MG/L	0.002	0.008	365.3	04/23/2025 17:47	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:27	LM
CHLOROPHYLL A	2.03	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD
NITRATE+NITRITE AS N	0.008 U	MG/L	0.008	0.024	SYSTEAS EASY	04/25/2025 13:30	SQ
TOTAL NITROGEN	0.274	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:06	JS/SQ

Submission Number: 25041238**Sample Date:** 04/22/2025**Sample Number:** 004**Sample Time:** 12:00**Sample Description:** WQL 6**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	04/25/2025 18:55	LM
TOTAL KJELDAHL NITROGEN	0.378	MG/L	0.05	0.20	361.2	05/15/2025 12:06	JS
ORTHO PHOSPHORUS AS P	0.003 I	MG/L	0.002	0.008	365.3	04/23/2025 17:49	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:28	LM
CHLOROPHYLL A	1.74	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	2.80	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:25	SQ
TOTAL NITROGEN	0.378	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:08	JS/SQ

Submission Number: 25041238**Sample Date:** 04/22/2025**Sample Number:** 005**Sample Time:** 12:35**Sample Description:** WQL 2**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.011 I	MG/L	0.008	0.032	350.1	04/25/2025 18:56	LM
TOTAL KJELDAHL NITROGEN	0.561	MG/L	0.05	0.20	361.2	05/15/2025 12:09	JS
ORTHO PHOSPHORUS AS P	0.002 I	MG/L	0.002	0.008	365.3	04/23/2025 17:50	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:29	LM
CHLOROPHYLL A	4.33	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	5.80	MG/L	0.570	2.280	SM2540D	04/25/2025 09:56	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD



NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:28	SQ
TOTAL NITROGEN	0.561	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:09	JS/SQ

Submission Number: 25041238 **Sample Date:** 04/22/2025
Sample Number: 006 **Sample Time:** 12:15
Sample Description: WQL 3 **Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.010 I	MG/L	0.008	0.032	350.1	04/25/2025 19:08	LM
TOTAL KJELDAHL NITROGEN	0.275	MG/L	0.05	0.20	351.2	05/15/2025 12:10	JS
ORTHO PHOSPHORUS AS P	0.002 U	MG/L	0.002	0.008	365.3	04/23/2025 17:51	LM
TOTAL PHOSPHORUS AS P	0.008 U	MG/L	0.008	0.032	365.3	04/29/2025 14:30	LM
CHLOROPHYLL A	1.59	MG/M3	0.25	1.00	445.0	04/28/2025 11:50	KG
TOTAL SUSPENDED SOLIDS	2.80	MG/L	0.570	2.280	SM2540D	04/25/2025 09:58	IR
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	04/23/2025 16:47	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	04/25/2025 13:28	SQ
TOTAL NITROGEN	0.275	MG/L	0.05	0.20	SYSTEAS+351	05/15/2025 12:10	JS/SQ

Leah Lepore

05/16/2025

Date

Dr. Dale D. Dixon Laboratory Director

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.
 B = Results based upon colony counts outside the ideal range.
 H = Value based on field kit determination. Results may not be accurate.
 I = Reported value is between the laboratory MDL and the PQL.
 J1 = Estimated value. Surrogate recovery limits exceeded.
 J2 = Estimated value. No quality control criteria exists for component.
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.
 J4 = Estimated value. Sample matrix interference suspected.
 J5 = Estimated value. Data questionable due to improper lab or field protocols.
 K = Off-scale low. Value is known to be < the value reported.
 L = Off-scale high. Value is known to be > the value reported.
 N = Presumptive evidence of presence of material.
 O = Sampled, but analysis lost or not performed.
 Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.

V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.

Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.

Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.

! = Data deviate from historically established concentration ranges.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.

* = Not reported due to interference.

Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

NOTES:

MBAS calculated as LAS; molecular weight = 340.

PQL = 4xMDL.

ND = Not detected at or above the adjusted reporting limit.

G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.

G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

Chlorophyll a was filtered at E85086 04/23/2025 0834

For questions or comments regarding these results, please contact us at (941) 723-9986.

Results relate only to the samples.

Benchmark EA South
1001 Corporate Avenue, Suite 102
North Port, FL 34289
(941) 625-3137 / (800) 736-9986
(941) 423-7336 fax
Sample Temperature checked upon receipt at
BEA with Temperature Gun ID #7

Benchmark EA, Inc.
1711 12th St. East
Palmetto, FL 34221
(941) 723-9986 / (800) 736-9986
(941) 723-6061-fax
Sample Temperature checked upon receipt at
BEA with Temperature Gun ID #258

Client:
GHD Services, Inc. (HSA ENG)
2675 Winkler Ave, Suite 180
FL Myers FL 33901
Erk Isern (239) 215-3914
Email EDD Reports to: ~~Connie.Hayden@ghd.com~~
2022 PO# 34043123

Kit Shipped to client via UPS Standard in 1 large cooler
Shannon Tucker 239-210-8653
~~Connie.Hayden@ghd.com~~
jessica.walsh@ghd.com

Chain of Custody Form: Miromar Lakes SW Sampling
Project Number: 11225022-01

Profile: 840, QC Report

Laboratory Submission #:

25041838

Station ID	Sample Type ¹	Sample Matrix ²	Parameters, Preservative ⁴ , Container Type ³ / Total # of Containers = 24				Laboratory Submission #
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1D	
WQL#5	Grab	SW	NO ₃ -NO ₂ (353.2)	BOD5 (SM5210B)	Ortho-Phos (Lab Filtered) (365.3)	Chlorophyll a (445.0)	1
			TKN (351.2) NH ₃ (350.1)	TSS (SM2540D)		Filtered @ BEAs 4/23/25 0834	
			TP (365.3) T-N (Calc.)		Plain	Plain	
			1.1 mL 1:4 H ₂ SO ₄ pH<2 Lot # 25-04				
WQL#1	Grab	SW	1 x 1/2 Pint Plastic	1 x 2 Quart Plastic	1 x 1/2 Pint Plastic	1 x 500mL Opaque Plastic	2
			Date/Time: 4/22/25 1010				
			Date/Time: 4/22/25 1120				
			Date/Time: 4/22/25 1140				
WQL#6	Grab	SW					3
			Date/Time: 4/22/25 1200				
			Date/Time: 4/22/25 1235				
			Date/Time: 4/22/25 1215				
WQL#2	Grab	SW					4
			Date/Time: 4/22/25 1235				
			Date/Time: 4/22/25 1215				
			Date/Time: 4/22/25 1215				
WQL#3	Grab	SW					5
			Date/Time: 4/22/25 1215				
			Date/Time: 4/22/25 1215				
			Date/Time: 4/22/25 1215				

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being distributed to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDANT), or sludge (SLDG).
- "Container Type" is used to indicate whether the sample is being distributed to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDANT), or sludge (SLDG).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, H₂SO₄, and HNO₃ do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.
- 2 Quart plastic bottles are not certified.

Instructions:

- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
- Sample kit has been created by BEA using new, certified bottles unless otherwise noted.

Laboratory Sample Acceptability:
pH < 2 BEA Temperature: 1.8 °C
BEAs Temp: 3.0 °C

1	Collector & Affiliation: (Print & Sign) Madison Miller / Madison Miller GHD	Date: 4/22/25	Time: 1610	Received By & Affiliation: (Print & Sign) Melinda Merchant	Date: 4/23/25	Time: 1610
2	Relinquished By & Affiliation: (Print & Sign) Melinda Merchant	Date: 4/23/25	Time: 1152	Received By & Affiliation: (Print & Sign) Steven Velde	Date: 4/23/25	Time: 1152
3	Relinquished By & Affiliation: (Print & Sign) Steven Velde	Date: 4/23/25	Time: 1410	Received By & Affiliation: (Print & Sign) Nathan Hadse	Date: 4-23-25	Time: 1410
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
5	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:



EnviroAnalytical, Inc.

NELAP Certification #E84167

Submission Number: 25041238
Project Name: MIROMAR LAKES SW SAMPLING

QC REPORT

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
25040685 - 006	807528	350.1	AMMONIA NITROGEN	04/25/2025 20:13	LR		0.162	0.159	4.69		
		350.1	AMMONIA NITROGEN	04/25/2025 17:01	MB	0.00	0.000				
25040752 - 001	807644	350.1	AMMONIA NITROGEN	04/25/2025 14:14	SPK	1.00	1.350			1.470	99.0
		350.1	AMMONIA NITROGEN	04/25/2025 20:24	STD	1.00	0.994				99.4
25041251 - 001	808566	351.2	TOTAL KJELDAHL NITROGEN	05/15/2025 11:44	LR		3.530	3.250	5.70		
		351.2	TOTAL KJELDAHL NITROGEN	05/15/2025 11:22	MB	0.00	0.000				
25041297 - 001	808616	351.2	TOTAL KJELDAHL NITROGEN	05/15/2025 15:38	SPK	2.00	1.130			2.960	91.6
		351.2	TOTAL KJELDAHL NITROGEN	05/15/2025 12:13	STD	2.00	1.940				96.8
25041335 - 003	808575	365.3	ORTHO PHOSPHORUS AS P	04/23/2025 18:31	LR		0.286	0.285	0.05		
		365.3	ORTHO PHOSPHORUS AS P	04/23/2025 17:15	MB	0.00	0.000				
25041229 - 011	808516	365.3	ORTHO PHOSPHORUS AS P	04/23/2025 18:00	SPK	0.20	0.012			0.234	117.0
		365.3	ORTHO PHOSPHORUS AS P	04/23/2025 17:39	STD	0.20	0.197				98.6
25041339 - 009	808718	365.3	TOTAL PHOSPHORUS AS P	04/29/2025 14:45	LR		0.201	0.195	1.39		
		365.3	TOTAL PHOSPHORUS AS P	04/29/2025 14:44	MB	0.00	0.000				
25041435 - 002	808926	365.3	TOTAL PHOSPHORUS AS P	04/29/2025 15:12	SPK	0.20	0.239			0.450	97.6
		365.3	TOTAL PHOSPHORUS AS P	04/29/2025 15:33	STD	0.20	0.182				90.9
25041184 - 001		445.0	CHLOROPHYLL A	04/28/2025 11:50	LR		4.990	4.414	8.65		
		445.0	CHLOROPHYLL A	04/28/2025 11:50	MB	0.00	0.000				98.1
		445.0	CHLOROPHYLL A	04/28/2025 11:50	STD	42.93	42.111				
25041330 - 001	808650	SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	LR		200.000	196.000	1.43		
		SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	MB	0.00	0.000				
		SM2540D	TOTAL SUSPENDED SOLIDS	04/25/2025 09:56	STD	500.00	532.000				106.4
25041259 - 001	808575	SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/23/2025 16:47	LR		1390.000	1280.000	5.83		
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/23/2025 16:47	MB	0.00	0.000				
		SM5210B	BIOCHEMICAL OXYGEN DEMAND	04/23/2025 16:10	STD	198.00	186.050				94.0

QC FLAGS: MB or BLK = METHOD BLANK LR = LAB REPLICATE MSD = MATRIX SPIKE DUPLICATE STD or LCS = STANDARD SPK or MS = MATRIX SPIKE

SUBMISSION NUMBER	SAMPLE NUMBER	METHOD	ANALYTE	ANALYSIS DATE/TIME	QC FLAG	QC VALUE	SAMPLE RESULT	LR RESULT	LR %RSD	SPK RESULT	STD-SPK %REC
25041068 - 002	808202	SYSTEAS EASY	NITRATE+NITRITE AS N	04/25/2025 13:23	LR		2.710	2.650	1.59		
		SYSTEAS EASY	NITRATE+NITRITE AS N	04/25/2025 13:35	MB	0.00	0.000				
25041068 - 002	808202	SYSTEAS EASY	NITRATE+NITRITE AS N	04/25/2025 13:23	SPK	2.00	0.840			2.710	109.0
		SYSTEAS EASY	NITRATE+NITRITE AS N	04/25/2025 13:50	STD	0.25	0.225				90.0

Comments:

Attachment 5

Surface Water Field Sheets

SURFACE WATER FIELD SHEET
Station Information

Miromar Lakes

STATION ID:

WQL #5

LOCATION:

near outfall

DATE/TIME:

4/21/05 1010

ALL TIMES ARE:

ETZ or CTZ
(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:
(Average of 2 measurements)

2.0 (feet)

Sample Depth:

1.0 (feet)

STREAM FLOW:
(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with
Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements
Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<i>1010</i>	<i>1.0</i>	<i>7.33</i>	<i>7.41</i>	<i>92.4</i>	<i>26.75</i>	<i>467</i>	<i>12.7</i>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

Jessica Walsh, Madison Mullen

REMARKS:

just north of hole 7

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQ2 #1

LOCATION:

under bridge

DATE/TIME:

4/24/25 1120

ALL TIMES ARE:

ETZ or

CTZ

(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)

(collect samples in middle of open water)

Large Lake (>10HA)

(collect samples at selected location point)

Small Stream

(collect samples in representative area)

Large River

(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:

nm

(feet)

Sample Depth:

1.5

(feet)

STREAM FLOW:

(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL:

(Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements

Read By: (initials)

nm

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1120</u>	<u>1.5</u>	<u>8.02</u>	<u>7.35</u>	<u>95.5</u>	<u>27.47</u>	<u>358</u>	<u>4.05</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes

No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

JW, nm

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:	WQ2 #4
LOCATION:	adjacent to buoy
DATE/TIME:	4/22/25 1140
ALL TIMES ARE:	<u>ETZ</u> or CTZ (circle one)

WATERBODY TYPE: (Circle One)	Small Lake (>4 and <10HA) (collect samples in middle of open water)	<u>Large Lake (>10HA)</u> (collect samples at selected location point)
	Small Stream (collect samples in representative area)	Large River (collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>nm</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	No Flow	<u>Flow within Banks</u>	Flood Conditions
WATER LEVEL: (Circle One)	<u>Low</u>	Normal	High
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	Direct Grab with Sample Bottle	<u>Dipper</u> Other

Field Measurements		Meter ID# <u>20351</u>		Field Measurements		Read By: (initials) <u>MM</u>	
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1140</u>	<u>1.5</u>	<u>8.48</u>	<u>7.51</u>	<u>95.7</u>	<u>27.06</u>	<u>323</u>	<u>4.38</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE: MM, MM

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQ2 #6

LOCATION:

at buoy

DATE/TIME:

4/22/25 1200

ALL TIMES ARE:

ETZ

or

CTZ

(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:

2.5 m (feet)

(Average of 2 measurements)

Sample Depth:

1.5

(feet)

STREAM FLOW: (Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper

Other

Field Measurements

Meter ID#

20351

Field Measurements

Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1200</u>	<u>1.5</u>	<u>8.46</u>	<u>7.68</u>	<u>97.5</u>	<u>26.93</u>	<u>324</u>	<u>4.38</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes

No

WEATHER CONDITIONS: (circle) raining clear, partly cloudy, windy

PERSONNEL ON SITE:

Swimmer

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQL #3

LOCATION:

near metal weir

DATE/TIME:

4/22/05 1215

ALL TIMES ARE:

ETZ or

CTZ

(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location-point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH:
(Average of 2 measurements)

nm

(feet)

Sample Depth:

1.5

(feet)

STREAM FLOW:
(Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

~~Dipper~~

Other

Field Measurements

Meter ID#

20351

Field Measurements

Read By: (initials)

nm

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1215</u>		<u>8.23</u>	<u>7.56</u>	<u>96.5</u>	<u>27.63</u>	<u>319</u>	<u>5.62</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes

No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

Jw, nm

REMARKS:

SURFACE WATER FIELD SHEET
Station Information

STATION ID:

WQL #2

LOCATION:

at buoy

DATE/TIME:

4/22/25 1235

ALL TIMES ARE:

ETZ or

CTZ
(circle one)

WATERBODY TYPE:
(Circle One)

Small Lake (>4 and <10HA)
(collect samples in middle of open water)

Large Lake (>10HA)
(collect samples at selected location point)

Small Stream
(collect samples in representative area)

Large River
(collect samples in representative area)

Water Characteristics

TOTAL WATER DEPTH: nm (feet)
(Average of 2 measurements)

Sample Depth: 1.5 (feet)

STREAM FLOW: (Circle One if applicable)

No Flow

Flow within Banks

Flood Conditions

WATER LEVEL: (Circle One)

Low

Normal

High

WATER SAMPLE COLLECTION DEVICE
(Circle One)

Van Dorn

Direct Grab with Sample Bottle

Dipper Other

Field Measurements

Meter ID#

20351

Field Measurements
Read By: (initials)

MM

Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1235</u>	<u>1.5</u>	<u>8.49</u>	<u>7.47</u>	<u>96.4</u>	<u>27.85</u>	<u>331</u>	<u>5.13</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2:

Samples immediately placed on ice?

Yes No

WEATHER CONDITIONS: (circle) raining, clear, partly cloudy, windy

PERSONNEL ON SITE:

W. mm

REMARKS:

Attachment 6

Laboratory Data Compliance Memo



Data Compliance Report

May 30, 2025

To	Mr. Bruce Bernard Manager of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	Contact No.	716-205-1977
Copy to	File	Email	Sheri.Finn@ghd.com
From	Sheri Finn/cs/48	Project No.	11225022
Project Name	Miromar Lakes Surface Water Sampling		
Subject	Analytical Results Compliance Report Surface Water Quality Monitoring Miromar Lakes Fort Myers, Florida April 2025		

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

1. Compliance Review

Samples were collected in April 2025 in support of the Miromar Lakes Surface Water Quality Monitoring sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards,

Sheri Finn
Analyst

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

June 12, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

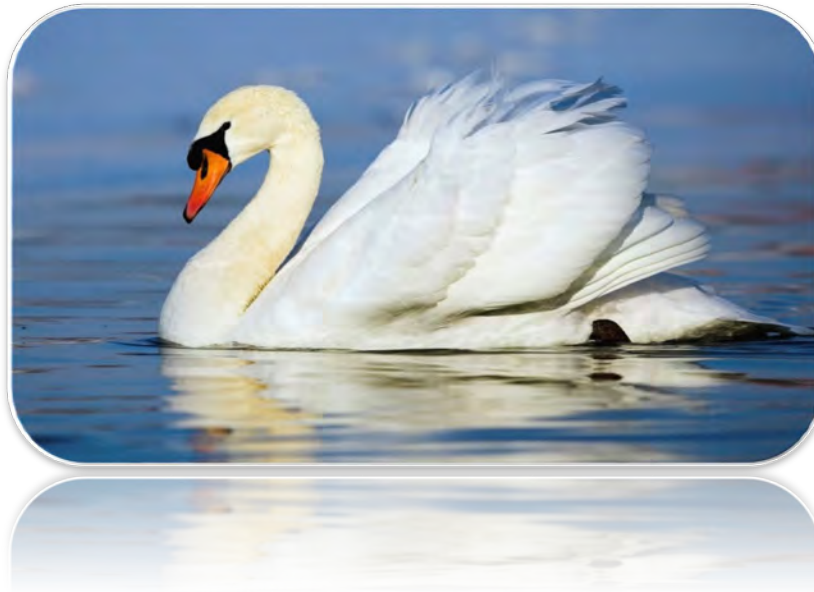
James P. Ward, District Manager

Alan Refkin, Chairperson

Date

Date

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MAY 2025

FISCAL YEAR 2025 - UNAUDITED

PREPARED BY:

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

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

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

	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt		General Fixed Assets		
	General Fund	Series 2015	Series 2022	Series 2025					
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 372,955								372,955
FMIT - Investment Account	1,823,839	-	-	-	-	-	-	-	1,823,839
Debt Service Fund									
Interest Account	-	-	-	34,736	-	-	-	-	34,736
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	-	30,000
Revenue	-	-	88,555	394,686	-	-	-	-	483,240
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,255	-	-	-	1,255
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	-	-	-	-	-	88,555	-	-	88,555
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,201,445	-	-	11,201,445
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	-	33,453,961
Total Assets	\$ 2,196,793	\$ -	\$ 88,555	\$ 459,421	\$ 1,255	\$ 11,290,000	\$ 33,453,961	\$ -	\$ 47,489,985

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

	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt		General Fixed Assets		
	General Fund	Series 2015	Series 2022	Series 2025					
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	-	-	-	-	-	665,000	-	665,000	
Series 2025	-	-	-	-	-	490,000	-	490,000	
Long Term									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	4,390,000	-	4,390,000	
Series 2025	-	-	-	-	-	5,745,000	-	5,745,000	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ 11,290,000	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	33,453,961	
Fund Balance	-	-	-	-	-	-	-	-	-
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	1,187,799	
Results from Current Operations	-	(1,001,000)	(98,244)	459,421	1,255	-	-	(638,568)	
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	1,276,754	-	-	-	-	-	-	1,276,754	
Reserve For First Three Months Operations	288,656	-	-	-	-	-	-	288,656	
Results of Current Operations	631,383	-	-	-	-	-	-	631,383	
Total Fund Equity and Other Credits	\$ 2,196,793	\$ (0)	\$ 88,555	\$ 459,421	\$ 1,255	\$ -	\$ 33,453,961	\$ 36,199,985	
Total Liabilities, Fund Equity and Other Credits	\$ 2,196,793	\$ (0)	\$ 88,555	\$ 459,421	\$ 1,255	\$ 11,290,000	\$ 33,453,961	\$ 47,489,985	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	2,973	2,973	5,945	100%
Special Assessment Revenue											
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	10,657	829,726	1,004,886	83%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	-	137,990	183,987	75%
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	\$ 69,993	\$ 13,629	\$ 970,689	\$ 1,154,623	84%
Expenditures and Other Uses											
Legislative											
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%
Executive											
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	29,400	44,100	67%
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	1,500	1,500	11,250	18,000	63%
Arbitrage	-	-	500	-	-	-	-	500	1,000	1,000	100%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	April	May	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	-	-	-	-	-	-	-	1,293	1,293	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services											
Postage, Freight & Messenger	76	-	77	228	-	172	79	87	719	2,000	36%
Insurance	18,105	-	-	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	40	-	1,494	1,600	93%
Website Maintenance	-	-	-	300	-	-	-	-	300	600	50%
Office Supplies	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	1,727	-	616	433	553	770	4,098	18,000	23%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	-	1,097	-	0%
Legal - Series 2015 Refinance	-	-	-	-	-	-	-	128	128	-	0%
Other General Government Services											
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	3,442	1,162	14,914	8,000	186%
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	10,288	9,116	121,452	155,843	78%

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

Description	October	November	December	January	February	March	April	May	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	-	9,583	33,542	57,500	58%
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	-	669	3,722	6,500	57%
Repairs & Maintenance											
Lake System											
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	6,489	7,998	48,905	80,000	61%
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	-	8,000	23,950	37,000	65%
Midge Fly Control	-	-	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	603	828	13,963	8,000	175%
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	3,715	26,205	54,000	49%
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	10,807	30,793	213,736	593,175	36%

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

Description	October	November	December	January	February	March	April	May	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	\$ 21,095	\$ 39,909	\$ 339,305	\$ 1,148,678	30%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	(26,280)	631,383	5,945	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	2,174,175	2,223,073	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	\$ 2,223,073	\$ 2,196,793	\$ 2,196,793	\$ 1,571,355	

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

Description	October	November	December	January	February	March	April	May	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	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%
Special Assessment Revenue											
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%
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	\$ 27,248	\$ -	\$ 7,102,343	\$ 961,268	739%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds	-	-	-	-	-	-	-	7,820,750	7,820,750	535,000	1462%
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	27,248	-	91,842	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 190,750	\$ -	\$ -	\$ -	\$ 64,595	\$ 27,248	\$ 7,820,750	\$ 8,103,342	\$ 916,500	884%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	6,250,012	-	(7,820,750)	(1,001,000)	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	7,820,750	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 May 31, 2025

Description	October	November	December	January	February	March	April	May	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	2,792	2,768	14,075	20,606	68%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	19,996	8,880	691,400	837,416	83%
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	\$ 22,788	\$ 11,648	\$ 705,475	\$ 824,525	86%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2022 Bonds	-	-	-	-	-	-	-	650,000	650,000	650,000	100%
Principal Debt Service - Early Redemptions											
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2022 Bonds	-	76,860	-	-	-	-	-	76,860	153,719	153,919	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,860	803,719	\$ 803,919	100%
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	22,788	(715,212)	(98,244)	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	803,766	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 803,766	\$ 88,555	\$ 88,555	\$ 207,405	

Prepared by:
JPWard and Associates, LLC

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

Description	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income						
Reserve Account	-	17	105	122	-	0%
Interest Account	-	20	121	141	-	0%
Sinking Fund Account	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	0%
Revenue Account	-	-	877	877	-	0%
Escrow Fund Account	-	-	-	-	-	0%
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	10,123	10,123	-	0%
Special Assessments - Off-Roll	-	356,316	-	356,316	-	0%
Special Assessments - Prepayments	-	-	-	-	-	0%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	64,595	27,248	-	91,842	-	0%
Total Revenue and Other Sources:	\$ 64,595	\$ 383,601	\$ 11,225	\$ 459,421	\$ -	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)	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	-	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	64,595	383,601	11,225	459,421	-	
Fund Balance - Beginning	-	64,595	448,196	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 459,421	\$ 459,421	\$ -	

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

Description	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	-	-	-	-	-
Cost of Issuance	-	1	4	5	-
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	\$ 1	\$ 4	\$ 6,559,091	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	-	-
Financial and Administrative					
Assessment Roll Services	-	-	-	-	-
Verification Agent Services	-	-	-	-	-
Other Contractual Services					
Trustee Services	-	-	-	-	-
Dissemination Services	-	-	-	-	-
Legal Services	-	-	-	-	-
Printing & Binding	-	-	-	-	-
Capital Outlay					
Water-Sewer Combination	-	-	-	-	-
Stormwater Management	-	-	-	-	-
Cost of Issuance					
Dissemination Services	3,500	-	-	3,500	-
District Management and A.M.	12,500	-	-	12,500	-
Legal Services	141,773	-	-	141,773	-
Printing & Binding	1,750	-	-	1,750	-
Trustee Services	7,100	-	-	7,100	-
Verification Agent Services	2,500	-	-	2,500	-
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	4	1,255	-
Fund Balance - Beginning	-	1,250	1,251	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,255	\$ 1,255	\$ -

Prepared by:
JPWARD and Associates, LLC

Cori Dissinger

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Friday, May 30, 2025 1:39 PM
To: Cori Dissinger
Cc: Heather Chapman; James Ward
Subject: RE: Miromar Lakes - Status of Landscaping improvements

Hi Cori,

There are 60 cocoplum plants scheduled for replacement. They have been ordered through Estate Landscaping and are currently awaiting a confirmed delivery date, which is expected to be next week. Once Estate receives the plants, installation will begin promptly. I will provide an update once the installation is complete.

Thank you.

From: Cori Dissinger <coridissinger@jpwardassociates.com>
Sent: Friday, May 30, 2025 9:37 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Heather Chapman <HChapman@miromarlakes.com>; James Ward <jimward@jpwardassociates.com>
Subject: Miromar Lakes - Status of Landscaping improvements

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Good Morning Mark,

We are building the agenda for the CDD's June Public Hearing and Regular meeting and wanted to reach out to see if you had updates on the Landscaping. The agenda goes out to the Board 6/5 so will need any info before then please. Thanks in advance.

Cori



Mr. Cori Dissinger
Administrative Assistant

Email: coridissinger@jpwardassociates.com
Mobile: 407-913-3545

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