

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JULY 10, 2025

PREPARED BY:

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

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

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

July 3, 2025

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

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

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

<https://districts.webex.com/districts/j.php?MTID=m7db0eaf40533aaa6e7f07603afa96dbe>

Access Code: **2334 433 6541**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code: **2334 433 6541**, password: **Jpward** to join the meeting.

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

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 12, 2025 – Public Hearings and Regular Meeting.
3. Consideration **Resolution 2025-11**, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Accepting Conveyances relating to the Stormwater Management within the Bellavista At Miromar Lakes Condominium; Authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such Conveyance documents to the extent necessary to evidence the District's acceptance; providing for severability; providing for conflicts; and providing for an effective date.
4. Staff Reports.
 - I. District Attorney
 - II. District Engineer

- III. District Asset Manager
 - a) Asset Managers Report June 1, 2025.
- IV. District Manager
 - a) Financial Statement for the period ending June 30, 2025 (unaudited).
- 5. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.
- 6. Public Comments.

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

7. Announcement of Next Meeting – **August 14, 2025**

Quorum Call for August 14, 2025

- ☐ Mike Weber
- ☐ Doug Ballinger
- ☐ Alan Refkin
- ☐ Mary LeFevre
- ☐ Pat Reidy

8. Adjournment.

Staff Review

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

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting held on June 10, 2025.

The third order of business is the consideration of **Resolution 2025-11**, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Accepting Conveyances relating to the Stormwater Management within the Bellavista At Miromar Lakes Condominium; Authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such Conveyance documents to the extent necessary to evidence the District's acceptance; providing for severability; providing for conflicts; and providing for an effective date.

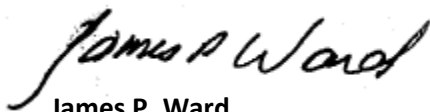
The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Financial Statements (unaudited) for the period ending June 30, 2025.

The fifth order of business are any items that the Board of Supervisors would like to bring up for the Board that are not scheduled agenda items.

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

The Fiscal Year 2025-2026 meeting schedule is as follows:

August 14, 2025	September 11, 2025
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

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

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The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was 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.

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Present and constituting a quorum:

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

Also present were:

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

Audience:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

May 8, 2025 – Regular Meeting Minutes

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

One correction was made.

On MOTION made by Michael Weber, seconded by Mary LeFevre, and with all in favor, the May 8, 2025 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

I. FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public via audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

On MOTION made by Mary LeFevre, seconded by Patrick Reidy, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-8, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending on September 30, 2026.

On MOTION made by Alan Refkin, seconded by Patrick Reidy, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

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

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public via audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

On MOTION made by Mary LeFevre, seconded by Patrick Reidy, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2025-9 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

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

Mr. Ward called for a motion.

On MOTION made by Alan Refkin, seconded by Michael Weber, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

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

Mr. Ward noted the meeting dates would be the second Thursday of each month at 2:00 p.m. at the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training requirement for this year before the calendar year end, and to file Form 1 by July 1, 2025. He said some of the bills he had been watching died, but he would keep the Board updated.

Mr. Alan Refkin stated he thought the ethics training was due by the end of last calendar year.

Mr. Urbancic explained the ethics training was an annual requirement and was required to be completed again for this year by December 31, 2025; Form 1 was required to be filed by July 1, 2025.

Mr. Ward noted his team would send out emails with ethics training links. He indicated he would continue to remind the Board to complete the ethics training.

II. District Engineer

Mr. Charlie Krebs reported the District received South Florida's approval for the Kaufman project; the County was still in the review process. He said he believed the deadline for the County's review was June 27th, 2025. He stated for next month's meeting he would be able to provide either comments from the County or permit approval.

III. Asset Manager

a) Asset Managers Report June 1, 2025

b) Water Quality Report May 2025

Mr. Richard Freeman stated lake bank restoration would start next week. He discussed which lakes would be restored.

Mr. Ward asked about the fish restocking program.

Mr. Freeman indicated the fish restocking program was pretty much finished for the year; the vendor was asking if the District was open to stocking a couple of additional grass carp which were not keeping up with the vegetation. He said he told the vendor to wait a couple of months and so more aquatic maintenance could be done to see if the vegetation could be managed in this way. He said he would revisit the question of stocking additional grass carp in a couple of months if necessary.

Mr. Ward asked how many fish were stocked.

Mr. Freeman stated the lakes were stocked with an estimated 64,000 pounds of fish, estimated to be around 32,000 bluegills. He said he had new netting installed at the control weir to keep the newly stocked fish in the lake system. He said 300 grass carp were stocked in the lakes this year. He said he was trying to stock the grass carp in a tiered system, some older, some younger, as grass carp ate less plant material as they aged. He said the vendor was currently electrofishing and working to determine how the bluegill were faring.

Mr. Ward asked about cane toads.

Mr. Freeman indicated cane toad activity was minimal at the moment. He said the vendor was skimming the lakes for tadpoles and would keep up on the skimming to try to prevent the cane toads from coming on shore.

Mr. Ward asked about midge flies.

Mr. Freeman indicated he had not done any midge fly treatment as he had not received any complaints about midge flies recently.

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 period ending May 31, 2025 (unaudited)**

Mr. Ward stated the performance measures and standards were the same this year as last year. He asked for approval.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the performance measures and standards were approved.

Mr. Ward stated he got the (indecipherable). He said by the end of the month the District would receive \$2,500 dollars on it, so it would double to about \$4,000 dollars, maybe \$4,500 dollars, on a monthly basis.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Status of Landscaping updates from Master Homeowners Association.

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

Mr. Refkin stated all the paperwork had gone through. He thanked Charlie Krebs and Greg Urbancic for completing the paperwork. He said Marie had the paperwork and he believed they would have a board meeting next week and would hopefully approve it. He discussed the history of this project which started during COVID. He discussed how difficult it was to get this project to move forward. He said

Marie indicated she believed the board wanted to do the project and had the funds, so assuming there were no further complications, and the easements were approved, the project would move forward.

Ms. Mary LeFevre stated she, Richard Freeman, Walter Morales, and Hunter Warren (ph) from Miromar, went on a tour of the property today and reviewed the results of landscaping program. She said for the most part, the landscaping vendor did what they said they would do. She stated there were thousands of new plantings, not necessarily plantings that she or Richard would have chosen for certain locations, but there were plantings. She stated there were a couple of places which needed attention, in particular, the Ben Hill Griffin corridor on the northwest side, particularly the area between the golf course bridge and the golf course maintenance area, unfortunately this was not owned by the CDD, so the CDD did not have any influence. She said she would write a summary of her findings to be on file. She stated the golf course owned the area which needed attention.

Mr. Refkin said that area had been a problem for years.

Ms. LeFevre noted the trees were in need of trimming.

Mr. Freeman stated the Sables were in poor condition, and the oak trees needed to be lifted.

Mr. Refkin agreed this was a problem area.

Discussion continued regarding the trees all along Ben Hill Griffin needing trimming and thinning.

Mr. Ward asked who was present for the tour.

Ms. LeFevre said Hunter Warren, who worked for Mark, and Walter Morales who was an arborist; both gentlemen worked for Miromar. She said Mr. Warren and Mr. Morales both agreed the area along Ben Hill Griffin needed some attention and the trees needed trimming. She discussed the importance of getting maintenance scheduled for multiple areas including the monuments.

Discussion ensued regarding the monuments needing sprucing up; the CDD having a separate monument maintenance agreement with the Master HOA; and what the maintenance standards were in the monument maintenance agreement.

Mr. Greg Urbancic indicated the agreement stated the monuments were required to be kept in "good condition and repair;" it defined the two monument signs installed by the District. He said the agreement was very vague.

Discussion continued regarding the monument sign landscaping needing maintenance; the use of native plants, bushes and grasses to fill in some spaces along the Ben Hill Griffin berm as opposed to arboricola; and the areas which now looked beautiful after the landscaping.

Discussion ensued regarding the assessment rate but was largely (indecipherable).

EIGHTH 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.

NINTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – July 10, 2025

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:25 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION NO. 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CONVEYANCES RELATING TO THE STORMWATER MANAGEMENT WITHIN THE BELLAVISTA AT MIROMAR LAKES CONDOMINIUM; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Lee County, Florida through the adoption of Ordinance No. 00-17 on September 12, 2000, as amended by that certain Ordinance No. 10-22 adopted on April 27, 2010 by the Board of County Commissioners of Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains the master stormwater management system within the District for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to accept the conveyance of certain stormwater management facilities and improvements from Bellavista at Miromar Lakes Condominium Association, Inc. ("**Bellavista**"), including certain property rights necessary to operate and maintain the same.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept the conveyance of certain stormwater management facilities and improvements from Bellavista, including certain property rights, pursuant to certain conveyance documents from Bellavista (the "**Conveyance Documents**"). The Conveyance Documents shall be in substantially the forms attached hereto and marked as composite **Exhibit "A"**, which are hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the conveyances as shall be approved by the Chairman or the Vice Chairman (in the Chairman's absence) executing the same in consultation with the District Manager and District Counsel, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Conveyance Documents attached hereto.

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Conveyance Documents

(as approved pursuant to Section 2) as necessary to evidence the District's acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any Conveyance Documents (as approved pursuant to Section 2) signed by the Chairman or Vice Chairman (in the Chairman's absence), if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes Community Development District this 10th day of July 2025.

Attest:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairman

**Exhibit A Conveyance Documents:
 Bill of Sale
 Drainage, Access and Utility Easement to CDD
 Access Easement to CDD**

Exhibit "A"
Conveyance Documents

BILL OF SALE, ABSOLUTE
Stormwater

THIS BILL OF SALE is made and executed as of this ____ day of _____, 2025 by **BELLAVISTA AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantor**"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States, paid by **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Grantee**"), the receipt of which is acknowledged, grants, bargains, sells, transfers, and delivers to Grantee, its successors and assigns, the following items:

Drainage pipes, structures, outfalls and other drainage and stormwater structures or facilities ("Stormwater Improvements") lying within or on the land more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property**"). (For sake of clarity, the Stormwater Improvements do not include any drainage improvements not located within the Property including, without limitation, roof drains and yard drains or improvements installed by Grantor subsequent to this Bill of Sale, which improvements shall remain the sole and exclusive responsibility of Grantor.)**

Grantor, for itself and its successors and assigns, covenants to Grantee, its successors and assigns, that (1) it is the lawful owner of the Stormwater Improvements, which are free and clear from all encumbrances; (2) it has good right, title and authority to sell and convey the same, and (3) Grantor will warrant and defend the sale and conveyance of the Stormwater Improvements to Grantee, its successors and assigns, against the lawful claims and demands of all persons and entities.

{Remainder of page intentionally left blank. Signatures appear on next page.}

Grantor has executed this Bill of Sale on the day and year written above.

GRANTOR:

**BELLAVISTA AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____
Address: _____

By: _____
Marie Kitsberg, President

Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2025, by Marie Kitsberg, as President of Bellavista at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
 (Type or Print)
My Commission Expires:

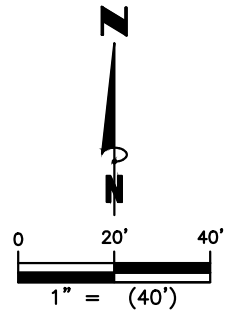
EXHIBIT “A”

MIROMAR LAKES GOLF CLUB LLC
INSTR. 2012000132761

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

NW CORNER OF
BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14



MIROMAR LAKES GOLF CLUB LLC
INSTR. 2012000132761

(BASIS OF BEARING)
NORTH LINE OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

15' DRAINAGE
EASEMENT

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

WEST LINE OF BELLAVISTA
AT MIROMAR LAKES
P.B. 74, PG. 13-14

L8

15' DRAINAGE
EASEMENT

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14

&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

LINE	BEARING	DISTANCE
L1	N 59°39'05" E	52.26'
L2	S 42°58'16" W	56.32'
L3	S 30°49'08" E	117.31'
L4	S 64°13'05" W	187.71'
L5	S 65°54'44" W	32.34'
L6	N 15°36'39" W	15.17'
L7	N 65°54'44" E	29.89'
L8	N 64°13'05" E	171.11'
L9	N 30°49'08" W	112.19'
L10	N 42°58'16" E	17.52'

NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT 1 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2852

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 2

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L.dwg 5/16/2025 2:45:08 PM Plotted by: jharm

LEGAL DESCRIPTION:

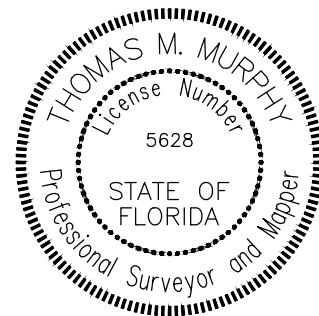
A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N59°39'05"E ALONG THE NORTH LINE OF SAID BELLAVISTA FOR A DISTANCE OF 145.08 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N59°39'05"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 52.26 FEET; THENCE RUN S42°58'16"W LEAVING SAID NORTH LINE, FOR A DISTANCE OF 56.32 FEET; THENCE RUN S30°49'08"E FOR A DISTANCE OF 117.31 FEET; THENCE RUN S64°13'05"W FOR A DISTANCE OF 187.71 FEET; THENCE RUN S65°54'44"W FOR A DISTANCE OF 32.34 FEET TO A POINT ON THE WEST LINE OF SAID BELLAVISTA; THENCE RUN N15°36'39"W ALONG THE SAID WEST LINE FOR A DISTANCE OF 15.17 FEET; THENCE RUN N65°54'44"E LEAVING SAID WEST LINE FOR A DISTANCE OF 29.89 FEET; THENCE RUN N64°13'05"E FOR A DISTANCE OF 171.11 FEET; THENCE RUN N30°49'08"W FOR A DISTANCE OF 112.19 FEET; THENCE RUN N42°58'16"E FOR A DISTANCE OF 17.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5432.92 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N59°39'05"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT 1 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2852

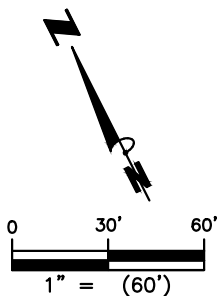
DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L.dwg 5/16/2025 2:48:45 PM Plotted by: jharm



BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

POINT OF COMMENCEMENT

NW CORNER OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

POINT OF BEGINNING

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

LINE	BEARING	DISTANCE
L1	S 06°52'49" W	112.92'
L2	S 15°36'39" E	156.67'
L3	N 81°22'02" E	41.46'
L4	N 70°53'11" E	151.13'
L5	N 56°29'08" E	77.05'
L6	S 59°03'42" E	108.89'
L7	N 46°50'34" E	123.59'
L8	N 64°26'01" E	12.94'
L9	S 48°49'21" E	10.12'
L10	S 46°50'34" W	49.16'
L11	N 59°03'42" W	110.76'
L12	S 56°29'08" W	69.49'
L13	S 70°53'11" W	154.40'
L14	S 81°22'02" W	41.00'
L15	N 15°36'39" W	15.11'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	560.00'	10°09'05"	99.09'	S 46°15'11" W	99.22'

NOT A SURVEY

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DRAINAGE EASEMENT 2

SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2853

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L 2

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 2

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LEGAL DESCRIPTION:

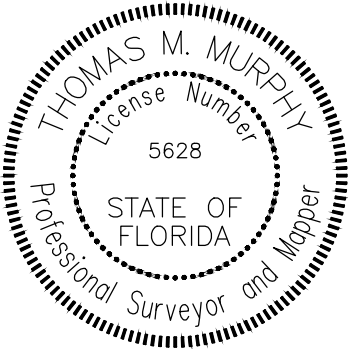
A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN S06°52'49"W ALONG THE WEST LINE OF SAID BELLAVISTA FOR A DISTANCE OF 112.92 FEET; THENCE RUN S15°36'39"E FOR A DISTANCE OF 156.67 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N81°22'02"E LEAVING SAID WEST LINE FOR A DISTANCE OF 41.46 FEET; THENCE RUN N70°53'11"E FOR A DISTANCE OF 151.13 FEET; THENCE RUN N56°29'08"E FOR A DISTANCE OF 77.05 FEET; THENCE RUN S59°03'42"E FOR A DISTANCE OF 108.89 FEET; THENCE RUN N46°50'34"E FOR A DISTANCE OF 123.59 FEET; THENCE RUN N64°26'01"E FOR A DISTANCE OF 12.94 FEET TO A POINT ON THE NORTH LINE OF TRACT "C" OF SAID BELLAVISTA THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; THENCE RUN ALONG THE SAID NORTH LINE AND THE SAID CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 10°09'05" AND BEING SUBTENDED BY A CHORD OF 99.09 FEET AT A BEARING OF S46°15'11"W, FOR AN ARC LENGTH OF 99.22 FEET; THENCE RUN S48°49'21"E ALONG THE BOUNDARY OF SAID TRACT "C", FOR A DISTANCE OF 10.12 FEET; THENCE RUN S46°50'34"W LEAVING SAID TRACT "C" FOR A DISTANCE OF 49.16 FEET; THENCE RUN N59°03'42"W FOR A DISTANCE OF 110.76 FEET; THENCE RUN S56°29'08"W FOR A DISTANCE OF 69.49 FEET; THENCE RUN S70°53'11"W FOR A DISTANCE OF 154.40 FEET; THENCE RUN S81°22'02"W FOR A DISTANCE OF 41.00 FEET TO A POINT ON THE SAID WEST LINE; THENCE RUN N15°36'39"W ALONG THE SAID WEST LINE FOR A DISTANCE OF 15.11 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6567.54 SQUARE FEET OR 0.15 ACRE, MORE OR LESS.

BEARINGS REFER TO THE WEST LINE BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S15°36'39"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

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DRAINAGE EASEMENT 2

SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2853

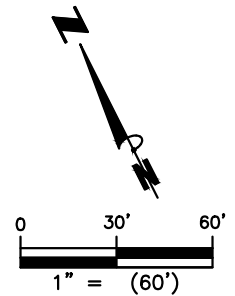
DATE: May. 20, 2025

CADD FILE: 340013-01-001 S&L 2

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

MIROMAR LAKES GOLF CLUB LLC
STRAP: 11-46-25-00-00001.004A
INSTR. 2012000132761



BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

(BASIS OF BEARING)
P.B. 74, PG. 13-14
N59°39'05"E

POINT OF
COMMENCEMENT
NW CORNER OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

POINT OF
BEGINNING

15' DRAINAGE
EASEMENT

TRACT "C", BELLAVISTA AT
MIROMAR LAKES
PB. 74, PG. 13-14

N LINE OF TRACT "C", BELLAVISTA AT
MIROMAR LAKES
PB. 74, PG. 13-14

LINE	BEARING	DISTANCE
L1	S 76°36'40" E	511.31'
L2	N 64°26'01" E	132.76'
L3	N 12°42'16" W	122.76'
L4	N 18°28'54" E	80.50'
L5	N 18°21'52" W	132.28'
L6	N 71°38'08" E	15.00'
L7	S 18°21'52" E	137.28'
L8	S 18°28'54" W	81.31'
L9	S 12°42'16" E	130.53'
L10	S 64°26'01" W	142.01'
L11	N 35°49'15" W	15.24'

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DRAINAGE EASEMENT 3 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2854

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L 3

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 2

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LEGAL DESCRIPTION:

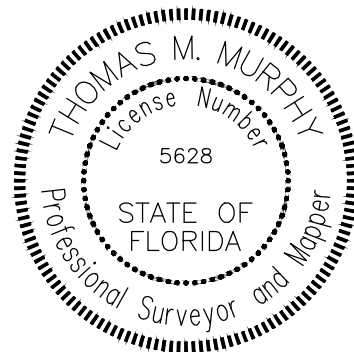
A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN S76°36'40"E FOR A DISTANCE OF 511.31 FEET; TO A POINT ON THE BOUNDARY OF TRACT "C" OF SAID BELLAVISTA THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N64°26'01"E LEAVING SAID BOUNDARY, FOR A DISTANCE OF 132.76 FEET; THENCE RUN N12°42'16"W FOR A DISTANCE OF 122.76 FEET; THENCE RUN N18°28'54"E FOR A DISTANCE OF 80.50 FEET; THENCE RUN N18°21'52"W FOR A DISTANCE OF 132.28 FEET; THENCE RUN N71°38'08"E FOR A DISTANCE OF 15.00 FEET; THENCE RUN S18°21'52"E FOR A DISTANCE OF 137.28 FEET; THENCE RUN S18°28'54"W FOR A DISTANCE OF 81.31 FEET; THENCE RUN S12°42'16"E FOR A DISTANCE OF 130.53 FEET; THENCE RUN S64°26'01"W FOR A DISTANCE OF 142.01 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "C"; THENCE RUN N35°49'15"W ALONG THE BOUNDARY OF SAID TRACT "C", FOR A DISTANCE OF 15.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7195.70 SQUARE FEET OR 0.17 ACRE, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N59°39'05"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

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DRAINAGE EASEMENT 3 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2854

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L 3

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

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This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS AND DRAINAGE EASEMENT

THIS ACCESS AND DRAINAGE EASEMENT (this “**Easement**”) is made and executed as of this ____ day of _____, 2025, by **BELLAVISTA AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”) in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 22301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns (“**Grantee**”).

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege over and across certain lands being located in Lee County, Florida and legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”) for the following purposes: (i) to construct, operate, maintain, repair and replace stormwater management and drainage facilities, structures, and improvements (collectively, the “**Drainage Facilities**”) as may be, from time to time, located upon or within the Easement Area; and (ii) pedestrian and vehicular ingress and egress over, in, upon, across and through the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein relating to the Drainage Facilities and for ingress and egress to and from the Drainage Facilities and/or other utility, stormwater management and drainage facilities owned and/or operated by Grantee (collectively, the “**Easement Activity**”).

Grantor grants to Grantee, its successors and assigns, the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. Grantee will be responsible for maintaining and repairing any District Facilities owned by Grantee within the Easement Area. Except for District Facilities owned by Grantee within the Easement Area, Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent of any damage to the Easement Area caused by Grantee’s negligence or intentional misconduct, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee’s right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**BELLAVISTA AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____
Address: _____

By: _____
Marie Kitsberg, President

Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2025, by Marie Kitsberg, as President of Bellavista at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
 (Type or Print)
My Commission Expires:

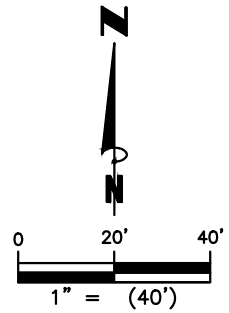
**Exhibit “A”
Easement Area**

MIROMAR LAKES GOLF CLUB LLC
INSTR. 2012000132761

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

NW CORNER OF
BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14



MIROMAR LAKES GOLF CLUB LLC
INSTR. 2012000132761

(BASIS OF BEARING)
NORTH LINE OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

15' DRAINAGE
EASEMENT

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

WEST LINE OF BELLAVISTA
AT MIROMAR LAKES
P.B. 74, PG. 13-14

L8

15' DRAINAGE
EASEMENT

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14

&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

LINE	BEARING	DISTANCE
L1	N 59°39'05" E	52.26'
L2	S 42°58'16" W	56.32'
L3	S 30°49'08" E	117.31'
L4	S 64°13'05" W	187.71'
L5	S 65°54'44" W	32.34'
L6	N 15°36'39" W	15.17'
L7	N 65°54'44" E	29.89'
L8	N 64°13'05" E	171.11'
L9	N 30°49'08" W	112.19'
L10	N 42°58'16" E	17.52'

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DRAINAGE EASEMENT 1 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2852

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 2

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LEGAL DESCRIPTION:

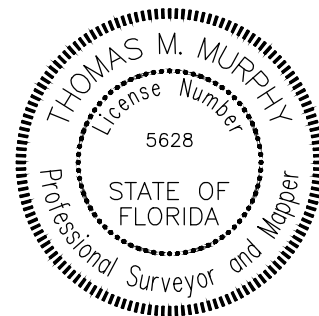
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COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N59°39'05"E ALONG THE NORTH LINE OF SAID BELLAVISTA FOR A DISTANCE OF 145.08 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N59°39'05"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 52.26 FEET; THENCE RUN S42°58'16"W LEAVING SAID NORTH LINE, FOR A DISTANCE OF 56.32 FEET; THENCE RUN S30°49'08"E FOR A DISTANCE OF 117.31 FEET; THENCE RUN S64°13'05"W FOR A DISTANCE OF 187.71 FEET; THENCE RUN S65°54'44"W FOR A DISTANCE OF 32.34 FEET TO A POINT ON THE WEST LINE OF SAID BELLAVISTA; THENCE RUN N15°36'39"W ALONG THE SAID WEST LINE FOR A DISTANCE OF 15.17 FEET; THENCE RUN N65°54'44"E LEAVING SAID WEST LINE FOR A DISTANCE OF 29.89 FEET; THENCE RUN N64°13'05"E FOR A DISTANCE OF 171.11 FEET; THENCE RUN N30°49'08"W FOR A DISTANCE OF 112.19 FEET; THENCE RUN N42°58'16"E FOR A DISTANCE OF 17.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5432.92 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N59°39'05"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

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DRAINAGE EASEMENT 1 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2852

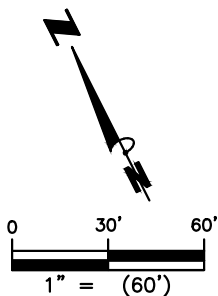
DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L.dwg 5/16/2025 2:48:45 PM Plotted by: jharm



BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

POINT OF COMMENCEMENT

NW CORNER OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

POINT OF BEGINNING

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

LINE	BEARING	DISTANCE
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L2	S 15°36'39" E	156.67'
L3	N 81°22'02" E	41.46'
L4	N 70°53'11" E	151.13'
L5	N 56°29'08" E	77.05'
L6	S 59°03'42" E	108.89'
L7	N 46°50'34" E	123.59'
L8	N 64°26'01" E	12.94'
L9	S 48°49'21" E	10.12'
L10	S 46°50'34" W	49.16'
L11	N 59°03'42" W	110.76'
L12	S 56°29'08" W	69.49'
L13	S 70°53'11" W	154.40'
L14	S 81°22'02" W	41.00'
L15	N 15°36'39" W	15.11'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	560.00'	10°09'05"	99.09'	S 46°15'11" W	99.22'

NOT A SURVEY

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DRAINAGE EASEMENT 2

SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001	DRAWING #: H-2853	DATE: May. 16, 2025
CADD FILE: 340013-01-001 S&L 2	SEC-TWN-RGE: 11-46-25	SHEET: 1 OF 2

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 2.dwg 5/16/2025 2:40:06 PM Plotted by: jhm

LEGAL DESCRIPTION:

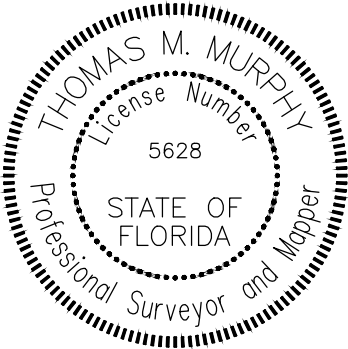
A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN S06°52'49"W ALONG THE WEST LINE OF SAID BELLAVISTA FOR A DISTANCE OF 112.92 FEET; THENCE RUN S15°36'39"E FOR A DISTANCE OF 156.67 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N81°22'02"E LEAVING SAID WEST LINE FOR A DISTANCE OF 41.46 FEET; THENCE RUN N70°53'11"E FOR A DISTANCE OF 151.13 FEET; THENCE RUN N56°29'08"E FOR A DISTANCE OF 77.05 FEET; THENCE RUN S59°03'42"E FOR A DISTANCE OF 108.89 FEET; THENCE RUN N46°50'34"E FOR A DISTANCE OF 123.59 FEET; THENCE RUN N64°26'01"E FOR A DISTANCE OF 12.94 FEET TO A POINT ON THE NORTH LINE OF TRACT "C" OF SAID BELLAVISTA THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; THENCE RUN ALONG THE SAID NORTH LINE AND THE SAID CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 10°09'05" AND BEING SUBTENDED BY A CHORD OF 99.09 FEET AT A BEARING OF S46°15'11"W, FOR AN ARC LENGTH OF 99.22 FEET; THENCE RUN S48°49'21"E ALONG THE BOUNDARY OF SAID TRACT "C", FOR A DISTANCE OF 10.12 FEET; THENCE RUN S46°50'34"W LEAVING SAID TRACT "C" FOR A DISTANCE OF 49.16 FEET; THENCE RUN N59°03'42"W FOR A DISTANCE OF 110.76 FEET; THENCE RUN S56°29'08"W FOR A DISTANCE OF 69.49 FEET; THENCE RUN S70°53'11"W FOR A DISTANCE OF 154.40 FEET; THENCE RUN S81°22'02"W FOR A DISTANCE OF 41.00 FEET TO A POINT ON THE SAID WEST LINE; THENCE RUN N15°36'39"W ALONG THE SAID WEST LINE FOR A DISTANCE OF 15.11 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6567.54 SQUARE FEET OR 0.15 ACRE, MORE OR LESS.

BEARINGS REFER TO THE WEST LINE BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S15°36'39"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc.

950 Encore Way

Naples, FL 34110

Phone: (239) 254-2000

www.bowman.com

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V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 2.dwg 5/20/2025 8:08:36 AM Plotted by: tmurphy

DRAINAGE EASEMENT 2

SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2853

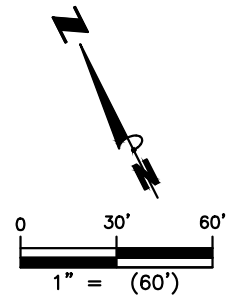
DATE: May. 20, 2025

CADD FILE: 340013-01-001 S&L 2

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

MIROMAR LAKES GOLF CLUB LLC
STRAP: 11-46-25-00-00001.004A
INSTR. 2012000132761



BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14
&
BELLAVISTA AT MIROMAR LAKES, A CONDOMINIUM
O.R. 4020, PG. 4357

(BASIS OF BEARING)
N59°39'05"E
NORTH LINE OF BELLAVISTA AT MIROMAR LAKES
P.B. 74, PG. 13-14

POINT OF
COMMENCEMENT
NW CORNER OF BELLAVISTA AT
MIROMAR LAKES
P.B. 74, PG. 13-14

POINT OF
BEGINNING

15' DRAINAGE
EASEMENT

TRACT "C", BELLAVISTA AT
MIROMAR LAKES
PB. 74, PG. 13-14

LINE	BEARING	DISTANCE
L1	S 76°36'40" E	511.31'
L2	N 64°26'01" E	132.76'
L3	N 12°42'16" W	122.76'
L4	N 18°28'54" E	80.50'
L5	N 18°21'52" W	132.28'
L6	N 71°38'08" E	15.00'
L7	S 18°21'52" E	137.28'
L8	S 18°28'54" W	81.31'
L9	S 12°42'16" E	130.53'
L10	S 64°26'01" W	142.01'
L11	N 35°49'15" W	15.24'

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DRAINAGE EASEMENT 3 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2854

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L 3

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 2

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 3.dwg 5/16/2025 2:26:27 PM Plotted by: jharm

LEGAL DESCRIPTION:

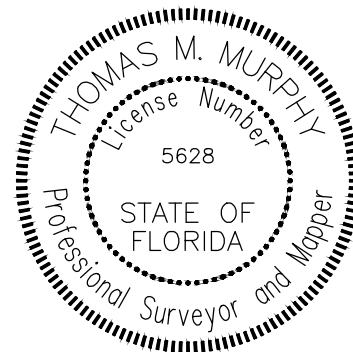
A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN S76°36'40"E FOR A DISTANCE OF 511.31 FEET; TO A POINT ON THE BOUNDARY OF TRACT "C" OF SAID BELLAVISTA THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N64°26'01"E LEAVING SAID BOUNDARY, FOR A DISTANCE OF 132.76 FEET; THENCE RUN N12°42'16"W FOR A DISTANCE OF 122.76 FEET; THENCE RUN N18°28'54"E FOR A DISTANCE OF 80.50 FEET; THENCE RUN N18°21'52"W FOR A DISTANCE OF 132.28 FEET; THENCE RUN N71°38'08"E FOR A DISTANCE OF 15.00 FEET; THENCE RUN S18°21'52"E FOR A DISTANCE OF 137.28 FEET; THENCE RUN S18°28'54"W FOR A DISTANCE OF 81.31 FEET; THENCE RUN S12°42'16"E FOR A DISTANCE OF 130.53 FEET; THENCE RUN S64°26'01"W FOR A DISTANCE OF 142.01 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "C"; THENCE RUN N35°49'15"W ALONG THE BOUNDARY OF SAID TRACT "C", FOR A DISTANCE OF 15.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7195.70 SQUARE FEET OR 0.17 ACRE, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N59°39'05"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

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DRAINAGE EASEMENT 3 SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2854

DATE: May. 16, 2025

CADD FILE: 340013-01-001 S&L 3

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 2

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This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS EASEMENT

THIS ACCESS EASEMENT (this “**Easement**”) is made and executed as of this _____ day of _____, 2025, by **BELLAVISTA AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”) in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 22301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns (“**Grantee**”).

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege for pedestrian and vehicular ingress and egress on, over, across and within those certain lands being located in Lee County, Florida and legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”) to be used by Grantee and Grantee’s employees, contractors, subcontractors, agents, and licensees for the purpose of constructing, operating, maintaining, repairing and replacing those stormwater management and drainage facilities, structures and improvements and/or public utility facilities, structures and improvements owned or operated by Grantee from time to time.

Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent said cost or expense is the result of misuse or damage caused by Grantee, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee’s right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**BELLAVISTA AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____
Address: _____

By: _____
Marie Kitsberg, President

Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2025, by Marie Kitsberg, as President of Bellavista at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

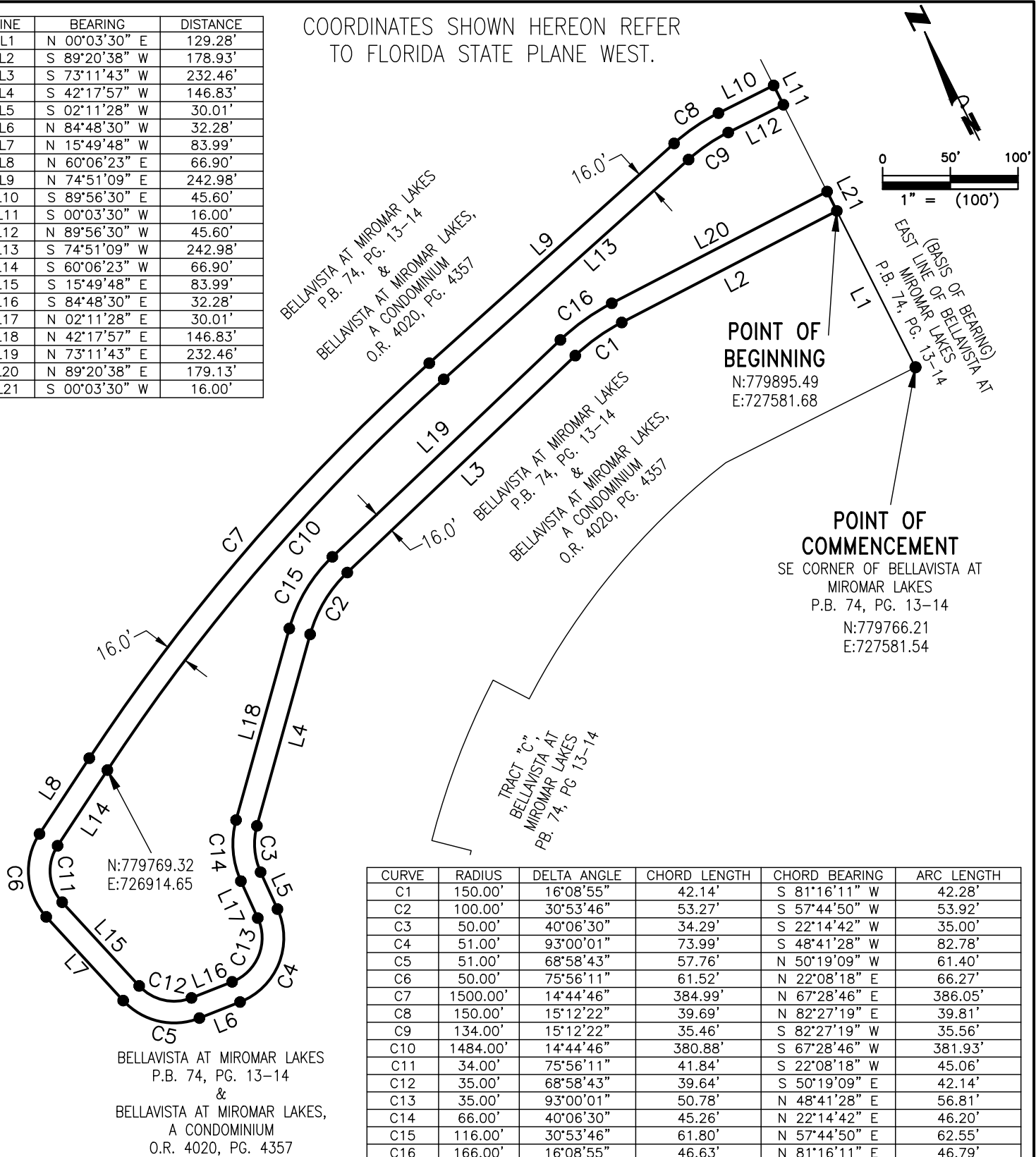
(SEAL)

NOTARY PUBLIC
Name: _____
 (Type or Print)
My Commission Expires:

**Exhibit “A”
Easement Area**

LINE	BEARING	DISTANCE
L1	N 00°03'30" E	129.28'
L2	S 89°20'38" W	178.93'
L3	S 73°11'43" W	232.46'
L4	S 42°17'57" W	146.83'
L5	S 02°11'28" W	30.01'
L6	N 84°48'30" W	32.28'
L7	N 15°49'48" W	83.99'
L8	N 60°06'23" E	66.90'
L9	N 74°51'09" E	242.98'
L10	S 89°56'30" E	45.60'
L11	S 00°03'30" W	16.00'
L12	N 89°56'30" W	45.60'
L13	S 74°51'09" W	242.98'
L14	S 60°06'23" W	66.90'
L15	S 15°49'48" E	83.99'
L16	S 84°48'30" E	32.28'
L17	N 02°11'28" E	30.01'
L18	N 42°17'57" E	146.83'
L19	N 73°11'43" E	232.46'
L20	N 89°20'38" E	179.13'
L21	S 00°03'30" W	16.00'

COORDINATES SHOWN HEREON REFER
TO FLORIDA STATE PLANE WEST.



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	150.00'	16°08'55"	42.14'	S 81°16'11" W	42.28'
C2	100.00'	30°53'46"	53.27'	S 57°44'50" W	53.92'
C3	50.00'	40°06'30"	34.29'	S 22°14'42" W	35.00'
C4	51.00'	93°00'01"	73.99'	S 48°41'28" W	82.78'
C5	51.00'	68°58'43"	57.76'	N 50°19'09" W	61.40'
C6	50.00'	75°56'11"	61.52'	N 22°08'18" E	66.27'
C7	1500.00'	14°44'46"	384.99'	N 67°28'46" E	386.05'
C8	150.00'	15°12'22"	39.69'	N 82°27'19" E	39.81'
C9	134.00'	15°12'22"	35.46'	S 82°27'19" W	35.56'
C10	1484.00'	14°44'46"	380.88'	S 67°28'46" W	381.93'
C11	34.00'	75°56'11"	41.84'	S 22°08'18" W	45.06'
C12	35.00'	68°58'43"	39.64'	S 50°19'09" E	42.14'
C13	35.00'	93°00'01"	50.78'	N 48°41'28" E	56.81'
C14	66.00'	40°06'30"	45.26'	N 22°14'42" E	46.20'
C15	116.00'	30°53'46"	61.80'	N 57°44'50" E	62.55'
C16	166.00'	16°08'55"	46.63'	N 81°16'11" E	46.79'

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NOT A SURVEY

ACCESS EASEMENT SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2864

DATE: Jun. 3, 2025

CADD FILE: 340013-01-001 S&L 5 (AE)

SEC-TWN-RGE: 11-46-25

SHEET: 1 OF 3

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 5 (AE).dwg 6/3/2025 11:20:42 AM Plotted by: jharm

LEGAL DESCRIPTION:

A PORTION OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13–14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13–14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN $N00^{\circ}03'30''E$ ALONG THE EAST LINE OF SAID BELLAVISTA FOR A DISTANCE OF 129.28 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN $S89^{\circ}20'38''W$ LEAVING SAID EAST LINE FOR A DISTANCE OF 178.93 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ}08'55''$ AND BEING SUBTENDED BY A CHORD OF 42.14 FEET AT A BEARING OF $S81^{\circ}16'11''W$, FOR AN ARC LENGTH OF 42.28 FEET; THENCE RUN $S73^{\circ}11'43''W$ FOR A DISTANCE OF 232.46 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF $30^{\circ}53'46''$ AND BEING SUBTENDED BY A CHORD OF 53.27 FEET AT A BEARING OF $S57^{\circ}44'50''W$, FOR AN ARC LENGTH OF 53.92 FEET; THENCE RUN $S42^{\circ}17'57''W$ FOR A DISTANCE OF 146.83 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF $40^{\circ}06'30''$ AND BEING SUBTENDED BY A CHORD OF 34.29 FEET AT A BEARING OF $S22^{\circ}14'42''W$, FOR AN ARC LENGTH OF 35.00 FEET; THENCE RUN $S02^{\circ}11'28''W$ FOR A DISTANCE OF 30.01 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF $93^{\circ}00'01''$ AND BEING SUBTENDED BY A CHORD OF 73.99 FEET AT A BEARING OF $S48^{\circ}41'28''W$, FOR AN ARC LENGTH OF 82.78 FEET; THENCE RUN $N84^{\circ}48'30''W$ FOR A DISTANCE OF 32.28 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF $68^{\circ}58'43''$ AND BEING SUBTENDED BY A CHORD OF 57.76 FEET AT A BEARING OF $N50^{\circ}19'09''W$, FOR AN ARC LENGTH OF 61.40 FEET; THENCE RUN $N15^{\circ}49'48''W$ FOR A DISTANCE OF 83.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF $75^{\circ}56'11''$ AND BEING SUBTENDED BY A CHORD OF 61.52 FEET AT A BEARING OF $N22^{\circ}08'18''E$, FOR AN ARC LENGTH OF 66.27 FEET; THENCE RUN $N60^{\circ}06'23''E$ FOR A DISTANCE OF 66.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 1500.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}44'46''$ AND BEING SUBTENDED BY A CHORD OF 384.99 FEET AT A BEARING OF $N67^{\circ}28'46''E$, FOR AN ARC LENGTH OF 386.05 FEET; THENCE RUN $N74^{\circ}51'09''E$ FOR A DISTANCE OF 242.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}12'22''$ AND BEING SUBTENDED BY A CHORD OF 39.69 FEET AT A BEARING OF $N82^{\circ}27'19''E$, FOR AN ARC LENGTH OF 39.81 FEET; THENCE RUN $S89^{\circ}56'30''E$ FOR A DISTANCE OF 45.60 FEET TO A POINT ON THE SAID EAST LINE; THENCE RUN $S00^{\circ}03'30''W$ ALONG THE SAID EAST LINE FOR A DISTANCE OF 16.00 FEET; THENCE RUN $N89^{\circ}56'30''W$ LEAVING SAID EAST LINE FOR A DISTANCE OF 45.60 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}12'22''$ AND BEING SUBTENDED BY A CHORD OF 35.46 FEET AT A BEARING OF $S82^{\circ}27'19''W$, FOR AN ARC LENGTH OF 35.56 FEET; THENCE RUN $S74^{\circ}51'09''W$ FOR A DISTANCE OF 242.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1484.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}44'46''$ AND BEING SUBTENDED BY A CHORD OF 380.88 FEET AT A BEARING OF $S67^{\circ}28'46''W$, FOR AN ARC LENGTH OF 381.93 FEET; THENCE RUN $S60^{\circ}06'23''W$ FOR A DISTANCE OF 66.90 FEET,

(CONTINUE NEXT PAGE)

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ACCESS EASEMENT SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340013-01-001

DRAWING #: H-2864

DATE: Jun. 3, 2025

CADD FILE: 340013-01-001 S&L 5 (AE)

SEC-TWN-RGE: 11-46-25

SHEET: 2 OF 3

V:\340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 5 (AE).dwg 6/3/2025 11:20:42 AM Plotted by: jharm

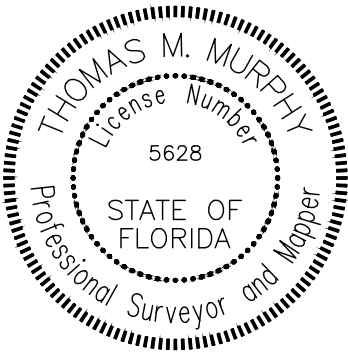
LEGAL DESCRIPTION CONTINUED:

TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 75°56'11" AND BEING SUBTENDED BY A CHORD OF 41.84 FEET AT A BEARING OF S22°08'18"W, FOR AN ARC LENGTH OF 45.06 FEET; THENCE RUN S15°49'48"E FOR A DISTANCE OF 83.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 68°58'43" AND BEING SUBTENDED BY A CHORD OF 39.64 FEET AT A BEARING OF S50°19'09"E, FOR AN ARC LENGTH OF 42.14 FEET; THENCE RUN S84°48'30"E FOR A DISTANCE OF 32.28 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 93°00'01" AND BEING SUBTENDED BY A CHORD OF 50.78 FEET AT A BEARING OF N48°41'28"E, FOR AN ARC LENGTH OF 56.81 FEET; THENCE RUN N02°11'28"E FOR A DISTANCE OF 30.01 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 40°06'30" AND BEING SUBTENDED BY A CHORD OF 45.26 FEET AT A BEARING OF N22°14'42"E, FOR AN ARC LENGTH OF 46.20 FEET; THENCE RUN N42°17'57"E FOR A DISTANCE OF 146.83 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 116.00 FEET, THROUGH A CENTRAL ANGLE OF 30°53'46" AND BEING SUBTENDED BY A CHORD OF 61.80 FEET AT A BEARING OF N57°44'50"E, FOR AN ARC LENGTH OF 62.55 FEET; THENCE RUN N73°11'43"E FOR A DISTANCE OF 232.46 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 166.00 FEET, THROUGH A CENTRAL ANGLE OF 16°08'55" AND BEING SUBTENDED BY A CHORD OF 46.63 FEET AT A BEARING OF N81°16'11"E, FOR AN ARC LENGTH OF 46.79 FEET; THENCE RUN N89°20'38"E FOR A DISTANCE OF 179.13 FEET TO A POINT ON THE SAID EAST LINE; THENCE RUN S00°03'30"W ALONG THE SAID EAST LINE FOR A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 28837.50 SQUARE FEET OR 0.66 ACRE, MORE OR LESS.

BEARINGS REFER TO THE EAST LINE BELLAVISTA AT MIROMAR LAKES, ACCORDING TO PLAT BOOK 74, PAGES 13-14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N00°03'30"E.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

<div><h1>Bowman</h1><p>Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000 950 Encore Way Naples, FL 34110 www.bowman.com</p><p>© Bowman Consulting Group, Ltd. Professional Surveyors and Mappers, Certificate NO. LB-8030</p></div>		*NOT A SURVEY*	
		<h2>ACCESS EASEMENT</h2> <h3>SKETCH AND LEGAL DESCRIPTION</h3>	
LEE COUNTY		FLORIDA	
PROJECT NO. 340013-01-001	DRAWING #: H-2864	DATE: Jun. 3, 2025	
CADD FILE: 340013-01-001 S&L 5 (AE)	SEC-TWN-RGE: 11-46-25	SHEET: 3 OF 3	
V: \340013 - Miromar Lakes CDD\340013-01-001 (SUR) - Miromar Lakes CDD\Survey\SKETCHES\340013-01-001 S&L 5 (AE).dwg 6/3/2025 11:20:42 AM Plotted by: jharm			

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS EASEMENT

THIS ACCESS EASEMENT (this “**Easement**”) is made and executed as of this _____ day of _____, 2025, by **BELLAVISTA AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”) in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 22301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns (“**Grantee**”).

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege for pedestrian and vehicular ingress and egress on, over, across and within those certain lands being located in Lee County, Florida and legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”) to be used by Grantee and Grantee’s employees, contractors, subcontractors, agents, and licensees for the purpose of constructing, operating, maintaining, repairing and replacing those stormwater management and drainage facilities, structures and improvements and/or public utility facilities, structures and improvements owned or operated by Grantee from time to time.

Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent said cost or expense is the result of misuse or damage caused by Grantee, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee’s right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**BELLAVISTA AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____
Address: _____

By: _____
Marie Kitsberg, President

Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2025, by Marie Kitsberg, as President of Bellavista at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
 (Type or Print)
My Commission Expires:

**Exhibit “A”
Easement Area**

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

July 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 Invasive Weed & Shoreline Treatments:
 - Lake's 3D, 3E, 6A, 6C, 6E, 6F, 6G, 6H, 6I, 6K, 6M, 6N, 6O, and 6P were treated for torpedo grass and other invasive weeds.
 - All golf course lakes were inspected and treated for torpedo grass and additional invasives.
 - Lakes 5 & 6 shorelines were treated for:
 - Torpedo grass, Fleabane, Dogfennel, Ragweed, Umbrella sedge, Various other nuisance weeds.
- Affected shoreline communities include Bellini, Ana Capri, Castelli, Sorrento, Portofino, Salerno, Navona, Peninsula, Verona Lago, Beach Club, Mirasol, Vivaldi, Isolabella, Caprini, Bellamare, Sardinia, Positano, and Costa Amalfi.
- Specialty Treatments (Gulf Spikerush was treated):
 - Outside littoral zones in inlets #1, #2, #3, and #4 on the northwest side of the lake.
 - Inside littoral zones, selectively rolled back to maintain native plant balance.
- Submerged vegetation was treated in:
 - Inlet #3, Navona, Salerno, and Murano channel.
 - Early signs of effectiveness are visible; follow-up treatment scheduled as needed.
 - Algae in Lake 6I is scheduled for treatment on 6/26.
 - One final submerged vegetation treatment is scheduled for 6/27, targeting main lake areas.
- Shoreline Restoration CIP - Riprap repairs:
 - Visconti Circle repairs have been completed.
 - Vendor has mobilized to Isabella, with repairs expected to finish by end of June.
- Upon completion, the contractor will transition to Geo tube repairs.

- CDD staff has begun receiving complaints regarding overgrown foliage in certain areas on the east berm that could be vulnerable to storm damage and potentially pose a risk to nearby residences. Specifically, concerns have been raised about the backyards at Esplanade Lake Club.
- CDD staff is actively working with the HOA to address these concerns and coordinate the trimming of larger, overgrown trees to reduce the risk of storm-related hazards.



Rip Rap Installation



Rip Rap Installation



East Berm – Overgrown Plantings

2. Fishery

- Historical Stocking Summary of grass carp:
 - 2012: 500 stocked.
 - 2023: 375 stocked (by Solitude).
 - 2025: 300 stocked (by Solitude).
- Current Estimate:
 - Approximate population: ~708 Grass Carp.
 - Based on 110–130 acres of vegetation, there are approximately 5.5–6.5 carp per acre.
- Recommendations:
 - Stock an additional 200 Grass Carp in FY2025 using the remaining fisheries budget.
 - This will raise the density to ~7–8 carp per acre, a safer and more effective range.

- Additional stocking in FY2026 will likely be necessary based on July and September vegetation data.
- May vegetation maps showed significant biomass increases compared to March and January.
- Vegetation growth is becoming increasingly aggressive.
- Future FY2026 Fisheries Budget may need to shift resources toward more extensive vegetation control.
- Next 4 months of vegetation data will be critical to guide FY2026 planning.

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

- Tadpole and juvenile toad activity persisted throughout June, with a noticeable increase following the first major rainfall events of the season.
 - Hotspot areas, including Bellini, Vivaldi, and the lake north of the main gate, remained active.
 - These areas required multiple service visits to help prevent toad spread into irrigated turf and landscaped beds.
- Strand & Larvae Management:
 - The return of regular rainfall prompted new egg strand development in shallow lake margins.
 - Larvae clusters were primarily removed from lakes with poor water circulation
- Juvenile Toad Capture:
 - Over 180 juvenile toads were captured in collection boxes during June.
 - The highest concentrations were observed in consistently damp or irrigated areas, reinforcing the connection between rainfall and population surge.
 - Crews will continue monitoring active zones and adjust treatment focus as rainfall patterns persist into July.
 - Additional attention will be given to low-flow zones and heavily vegetated lake margins, where toad activity is likely to shift.

4. Landscape

- CDD staff met with Miramar Lakes HOA to:
 - Review maintenance needs in several common areas.
 - Inspect new planting installations.
 - CDD will continue monitoring and provide updates as plantings mature.

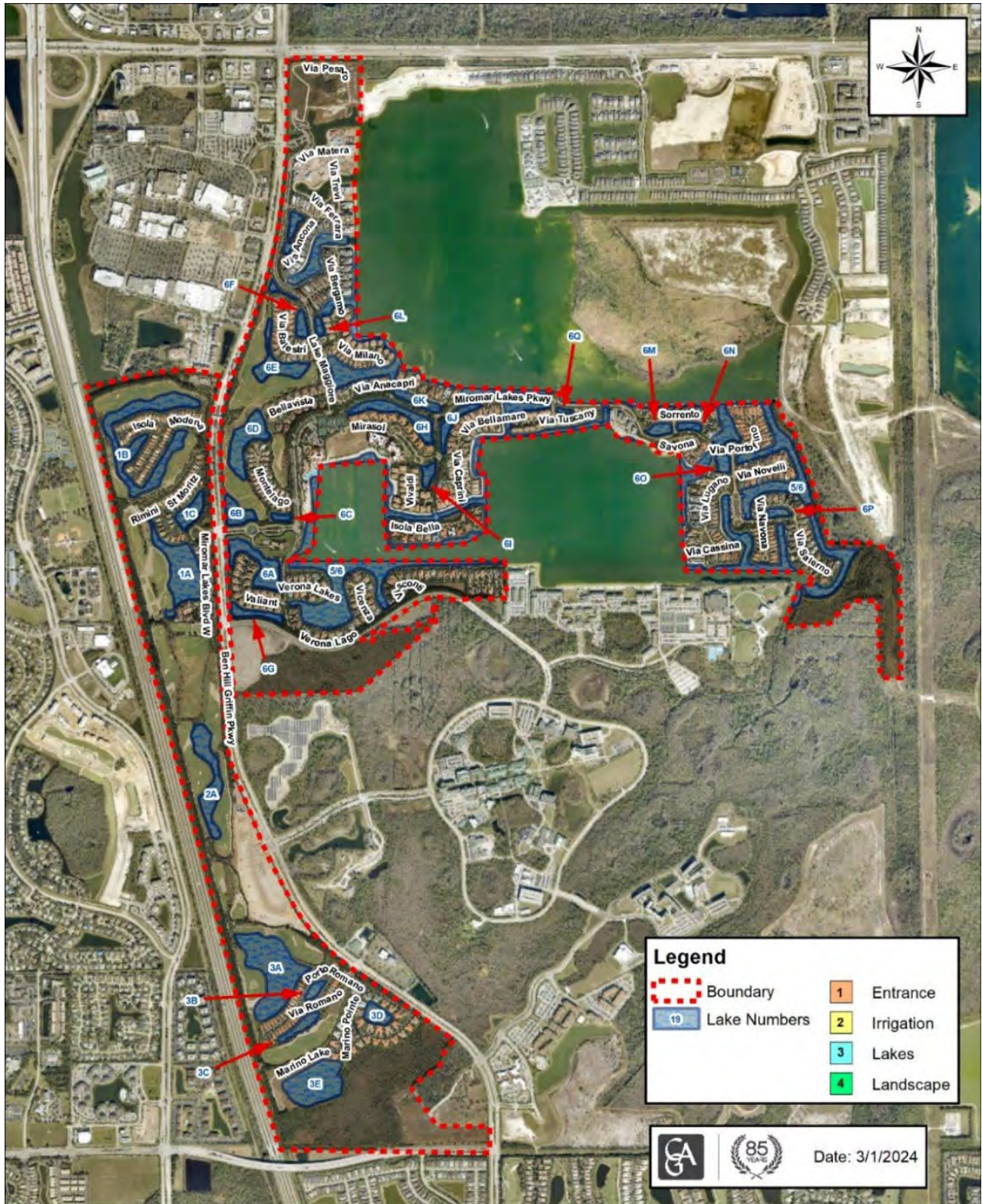


Ongoing rip rap repairs



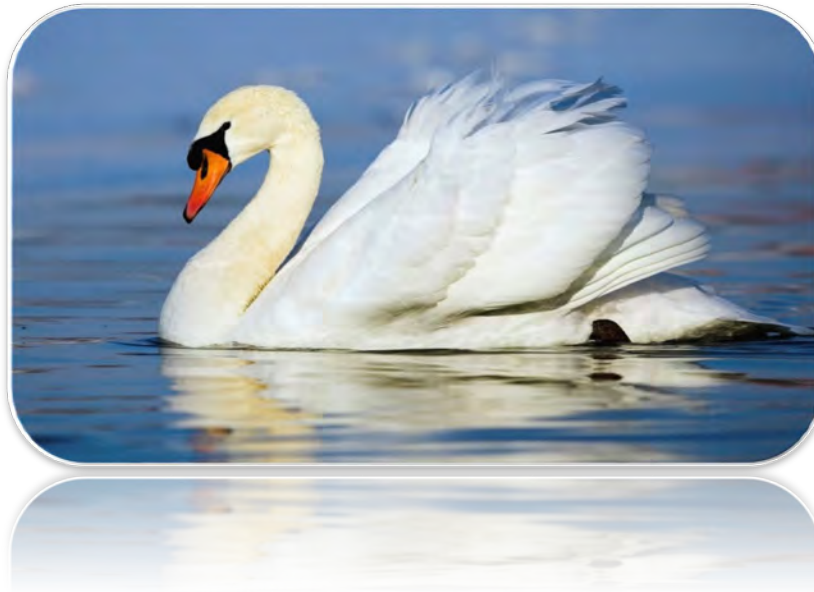
Potential landscape enhancements

5. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JUNE 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 June 30, 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	\$ 288,644								288,644
FMIT - Investment Account	1,827,288	-	-	-	-	-	-	-	1,827,288
Debt Service Fund									
Interest Account	-	-	-	34,861	-	-	-	-	34,861
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	-	30,000
Revenue	-	-	93,707	401,727	-	-	-	-	495,434
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,260	-	-	-	1,260
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	-	-	-	-	-	93,707	-	-	93,707
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,196,293	-	-	11,196,293
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	-	33,453,961
Total Assets	\$ 2,115,931	\$ -	\$ 93,707	\$ 466,588	\$ 1,260	\$ 11,290,000	\$ 33,453,961	\$ -	\$ 47,421,447

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 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)	(93,092)	466,588	1,260	-	-	(626,244)	
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	1,275,029	-	-	-	-	-	-	1,275,029	
Reserve For First Three Months Operations	290,380	-	-	-	-	-	-	290,380	
Results of Current Operations	550,522	-	-	-	-	-	-	550,522	
Total Fund Equity and Other Credits	\$ 2,115,931	\$ (0)	\$ 93,707	\$ 466,588	\$ 1,260	\$ -	\$ 33,453,961	\$ 36,131,447	
Total Liabilities, Fund Equity and Other Credits	\$ 2,115,931	\$ (0)	\$ 93,707	\$ 466,588	\$ 1,260	\$ 11,290,000	\$ 33,453,961	\$ 47,421,447	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	2,973	3,449	6,422	12,844	100%
Special Assessment Revenue												
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	10,657	5,825	835,551	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	\$ 9,274	\$ 979,963	\$ 1,161,522	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	-	2,000	9,000	12,000	75%
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	3,675	33,075	44,100	75%
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	1,500	12,750	18,000	71%
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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	-	264	1,758	1,600	110%
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	2,986	17,900	8,000	224%
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	10,175	131,627	155,843	84%

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

Description	October	November	December	January	February	March	April	May	June	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	4,792	38,333	57,500	67%
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	4,000	27,950	37,000	76%
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	-	-	68,210	71,710	98,000	73%
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	-	-	-	2,960	6,160	101,100	6%
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	79,962	293,698	593,175	50%

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

Description	October	November	December	January	February	March	April	May	June	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	\$ 90,136	\$ 429,442	\$ 1,148,678	37%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	(26,280)	(80,862)	550,522	12,844	
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	2,196,793	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	\$ 2,115,931	\$ 2,115,931	\$ 1,578,254	

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

Description	October	November	December	January	February	March	April	May	June	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 June 30, 2025

Description	October	November	December	January	February	March	April	May	June	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	298	14,373	20,606	70%
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	4,854	696,254	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	\$ 5,152	\$ 710,627	\$ 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)	5,152	(93,092)	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	803,766	88,555	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 803,766	\$ 88,555	\$ 93,707	\$ 93,707	\$ 207,405	

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

Description	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income							
Reserve Account	-	17	105	108	230	-	0%
Interest Account	-	20	121	125	266	-	0%
Sinking Fund Account	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	0%
Revenue Account	-	-	877	1,400	2,277	-	0%
Escrow Fund Account	-	-	-	-	-	-	0%
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	10,123	5,533	15,656	-	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	\$ 7,166	\$ 466,588	\$ -	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	7,166	466,588	-	
Fund Balance - Beginning	-	64,595	448,196	459,421	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 459,421	\$ 466,588	\$ 466,588	\$ -	

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

Description	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income						
Construction Account	-	-	-	-	-	-
Cost of Issuance	-	1	4	5	10	-
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	\$ 5	\$ 6,559,096	\$ -
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	5	1,260	-
Fund Balance - Beginning	-	1,250	1,251	1,255	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,255	\$ 1,260	\$ 1,260	\$ -