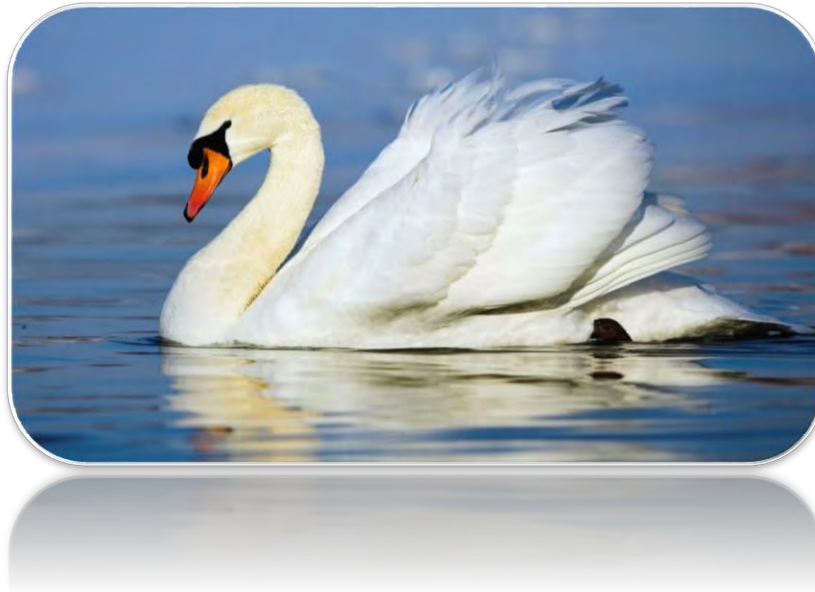


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 14, 2025

PREPARED BY:

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

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

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

August 7, 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, August 14, 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=m5767b4f9e57fa87242097c58431f4ef2>

Access Code: **2349 507 7372**, Event Password: **Jpward**

Or phone: **408-418-9388** enter the access code: **2349 507 7372**, 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. July 10, 2025 – Regular Meeting.
3. Consideration of **Resolution 2025-12**, A Resolution Of The Board Of Supervisors Of Miromar Lakes Community Development District Approving An Amendment To The Facilities Maintenance Agreement; Adding Monument Signs; Rescinding Prior Action Taken By The Board Relating To The Maintenance Of The District's Monument Signs; Providing For Severability, Conflicts And An Effective Date.
4. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - a) FPL - Miromar Lakes / FGCU electrical easement project plan.

- III. District Asset Manager
 - a) Asset Managers Report August 1, 2025.
 - b) Waterway Inspection Report dated July 30, 2025.
- IV. District Manager
 - a) Financial Statement for the period ending July 31, 2025 (unaudited).
- 5. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.
 - II. Inspection Report of Buffer Enhancement Project.

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 – **September 11, 2025**

Quorum Call for September 11, 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 July 10, 2025.

The third order of business is the consideration of **Resolution 2025-12**, A Resolution Of The Board Of Supervisors Of Miromar Lakes Community Development District Approving An Amendment To The Facilities Maintenance Agreement; Adding Monument Signs; Rescinding Prior Action Taken By The Board Relating To The Maintenance Of The District's Monument Signs; Providing For Severability, Conflicts And An Effective Date.

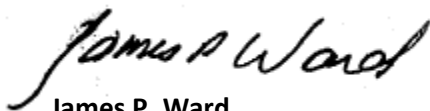
The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Financial Statements (unaudited) for the period ending July 31, 2025.

The sixth 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 9, 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**

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

23 Alan Refkin	Chairperson
24 Michael Weber	Vice Chairperson
25 Patrick Reidy	Assistant Secretary
26 Mary LeFevre	Assistant Secretary
27 Doug Ballinger	Assistant Secretary

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Also present were:

35 James P. Ward	District Manager
36 Greg Urbancic	District Attorney
37 Charlie Krebs	District Engineer
38 Richard Freeman	Asset Manager

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Audience:

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

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Consideration of Minutes

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June 12, 2025 – Public Hearings and Regular Meeting Minutes

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

76 Mr. Alan Refkin asked if Mr. Ward corrected the October meeting date as directed by the Board during
77 the last meeting.
78

79 Mr. Ward stated he thought he had changed the date but apparently had not. He indicated he would
80 make sure the date was corrected. He asked Cori to correct the date; the October meeting would be
81 held on the second Thursday of the month.
82

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, the June 12, 2025 Public Hearing Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-11**

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

Mr. Ward stated Resolution 2025-11 was the "Alan Refkin Resolution." He said through much perseverance the Bellavista documents were complete.

Mr. Refkin indicated they were not quite complete. He was still waiting for one page from Marie.

Mr. Greg Urbancic indicated it was okay; the page could be added.

Mr. Refkin asked to move forward and approve the Resolution without the final page to move things forward.

Mr. Ward stated this was the standard package, the standard resolution, to accept the conveyances; it included Bills of Sale, easement documents and necessary legal descriptions for access and maintenance for all the facilities. He noted all the documents were received this morning, except for one page which was missing a signature. He indicated he would get the page signed. He asked if there were any questions; hearing none, he called for a motion to adopt the resolution subject to the one signature.

On MOTION made by Mary LeFevre, seconded by Michael Weber, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

Mr. Ward asked if Mr. Urbancic prepared a memo regarding the Legislative Session.

Mr. Urbancic responded there was not much which affected the CDD, most bills failed, but he could prepare a memo for next month.

Mr. Ward indicated Cori would send some information to Mr. Urbancic for Mr. Urbancic's use.

96
97 **II. District Engineer**
98

99 Mr. Charlie Krebs reported the Kaufman project was still being reviewed by the County. He stated
100 there were two reviewers who had not responded yet. He indicated the due date for completion by
101 the County was July 7, so he would contact the County to see what was going on. He noted there
102 were several applications into the County which were 60 to 90 days past the due dates, so the
103 County was likely just behind.
104

105 Mr. Ward asked if pushing the County was out of the question.
106

107 Mr. Krebs responded he would reach out to the County reviewers; he knew both reviewers and was
108 comfortable talking with them about the applications.
109

110 **III. Asset Manager**

111 **a) Asset Managers Report July 1, 2025**
112

113 Mr. Richard Freeman stated the fishery program biologist did some mapping recently and it was
114 noted the submerged vegetation was getting out of control. He said the recommendation was to
115 stock additional grass carp. He noted the program had already stocked 675 grass carp, and an
116 additional 200 grass carp were recommended using money from the capital fund. He explained
117 the extra grass carp would help keep the submerged vegetation in check.
118

119 Mr. Michael Weber stated he agreed the vegetation was getting out of control.
120

121 Mr. Freeman indicated next fiscal year's budget would focus on additional mapping and stocking
122 additional bait fish for bass fishing.
123

124 Ms. Mary LeFevre stated she did not hear any complaints about fishing anymore.
125

126 Mr. Doug Ballinger noted his grandchildren went fishing off his dock yesterday, but the vegetation
127 made fishing off the dock difficult.
128

129 Mr. Freeman indicated now was the time to stock the additional 200 grass carp, so this would be
130 done. He stated he had the proposal from the vendor and was just waiting for the go-ahead from
131 the Board.
132

133 Mr. Refkin said go ahead.
134

135 Mr. Freeman discussed the east berm which needed trimming. He said he was working with
136 Heather to make sure this was taken care of.
137

138 **IV. District Manager**

139 **a) Financial Statement for period ending June 30, 2025 (unaudited)**
140

141 No report.
142
143

FIFTH ORDER OF BUSINESS**Supervisor's Requests****Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.**

Ms. LeFevre discussed the (indecipherable). She said one issue was defining who owned and was responsible for maintenance of the monuments. She stated last month this was discussed a bit, and she understood there was a separate maintenance agreement for the monuments, but she did not know how much was the CDD's responsibility. She indicated the monuments were a mess. She asked if the CDD was responsible for maintaining the monuments.

Mr. Ward stated he and Mr. Urbancic spoke before the meeting, searched their memories, and the CDD did approve something in October of 2014, an agreement with the Master HOA, and there was an agreement in the system, but it was never executed. He stated the agreement required the Master HOA to maintain all the monuments, but it was a very old agreement, and it never got signed; however, the Master HOA had been maintaining the monuments since that time. He said theoretically the Master HOA was supposed to be maintaining the monuments.

Ms. LeFevre stated she gave a copy to Mark Bataglia and would see what Mr. Bataglia had to say. She noted the monument closest to Gulf Coast Town Center could be a great piece for the community but was a mess right now. She said the other monument was very disheveled and had broken lights. She stated the monuments should be on somebody's list for maintenance. She stated the bottom line was, however, that they did a great job doing what they said they were going to do in the report. She noted there were areas which needed attention and were mentioned in the follow up suggestions; on Ben Hill Griffin there were some overgrown trees which should be on a regular maintenance schedule, but she worried there was no regular maintenance schedule. She said as far as she was concerned, her report was complete.

SIXTH ORDER OF BUSINESS**Public Comments**

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

Mr. Ward asked if there were any audience comments; there were none. There were no audience member present in person.

SEVENTH ORDER OF BUSINESS**Announcement of Next Meeting**

Next Meeting – August 14, 2025

EIGHTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:15 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION NO. 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDMENT
TO THE FACILITIES MAINTENANCE AGREEMENT; ADDING MONUMENT
SIGNS; RESCINDING PRIOR ACTION TAKEN BY THE BOARD RELATING TO
THE MAINTENANCE OF THE DISTRICT'S MONUMENT SIGNS; PROVIDING
FOR SEVERABILITY, CONFLICTS AND 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, the District is the owner of two monument signs located along located along I-75 at the north and south end of the Miromar Lakes development (collectively, the "**Monument Signs**"); and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to enter into an amendment to the existing Facilities Maintenance Agreement with the Miromar Lakes Master Association, Inc., a Florida not-for-profit corporation (the "**Association**"), whereby the Association shall, in addition to the landscaping described in the Agreement, also operate, maintain, repair and replace the Monument Signs; and

WHEREAS, prior action taken by the Board on October 9, 2014, relating to the execution of an agreement with the Association for the operation and maintenance of the Monument Signs shall be rescinded, as the agreement was never finalized by the parties.

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

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. RESCISSION OF PRIOR ACTION. That certain prior action taken on October 9, 2014, whereby the Board approved the execution of an agreement with the Association to provide ongoing operations and maintenance of the Monument Signs is hereby rescinded.

SECTION 3. APPROVAL OF AMENDMENT TO FACILITIES MAINTENANCE AGREEMENT. The Amendment to Facilities Maintenance Agreement attached hereto as Exhibit "A" (the "**Amendment**") is hereby approved. The Chair or the Vice Chair (in the Chair's absence) of the District's Board of Supervisors is hereby authorized to execute the Amendment on behalf of the District. The Vice Chair, Secretary, and Assistant Secretary of the Board are hereby authorized to countersign the Amendment, 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

RESOLUTION NO. 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDMENT TO THE FACILITIES MAINTENANCE AGREEMENT; ADDING MONUMENT SIGNS; RESCINDING PRIOR ACTION TAKEN BY THE BOARD RELATING TO THE MAINTENANCE OF THE DISTRICT'S MONUMENT SIGNS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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 14th day of August 2025.

Attest:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairman

Exhibit "A"

AMENDMENT TO FACILITIES MAINTENANCE AGREEMENT

THIS AMENDMENT TO FACILITIES MAINTENANCE AGREEMENT (this “**Amendment**”) is made and entered into as of this _____ day of August, 2025, by and between **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (“**District**”) and **MIROMAR LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Association**”). The District and the Association are sometimes collectively referred to as the “**Parties**”.

RECITALS:

A. The Parties previously entered into that certain Facilities Maintenance Agreement dated as of June 7, 2018 (the “**Agreement**”) for the provision of landscaping services by the Association to the District. The Agreement is still in full force and effect.

B. The Parties have decided to amend the Agreement to include the operation, maintenance, repair and replacement by the Association of the two monument signs owned by the District (individually, a “**Monument Sign**” and collectively, the “**Monument Signs**”) that are located upon property currently being maintained by the Association pursuant to the Agreement. The northern Monument Sign is located within the real property bearing Lee County Property Appraiser Strap No. 10-46-25-00-00001.0030 and the southern Monument Sign is located within the real property bearing Lee County Property Appraiser Strap No. 23-46-25-00-00001.1120.

C. Further, the Parties desire to make various other updates to the Agreement.

NOW, THEREFORE, the Parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated into this Amendment by reference.

2. Definitions. Unless otherwise specifically defined herein, capitalized terms used in this Amendment shall have the meaning set forth in the Agreement.

3. Monument Signs. In addition to the Landscaping, the Association agrees to operate, maintain, repair and replace the Monument Signs. All maintenance requirements relating to the Landscaping shall also apply to the Monument Signs.

4. Notices. Applicable addresses for notices under Section 20 of the Agreement are updated as follows:

To District:

Miromar Lakes Community Development District
2301 Northeast 37th Street
Fort Lauderdale, FL 33308
Attention: James P. Ward, District Manager
jimward@jpwardassociates.com

With a copy to:

Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attention: Gregory L. Urbancic, Esq.

gurbancic@cyklawfirm.com

To Association: **Miromar Lakes Master Association, Inc.**
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
Attention: Rich Pomeroy, President
rpomeroy@miromar.com

With a copy to:
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
Attn: Mark W. Geschwendt, Esq.
mgeschwendt@miromar.com

5. Conflicts. Except as modified hereby, the terms and conditions of the Agreement shall remain in full force and effect. To the extent of a conflict between this Amendment and the Agreement, this Amendment shall prevail.

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

IN WITNESS WHEREOF, the parties execute this Amendment as of the date first written above.

DISTRICT:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

James P. Ward, Secretary

By: _____
Alan Refkin, Chairman

Dated: _____

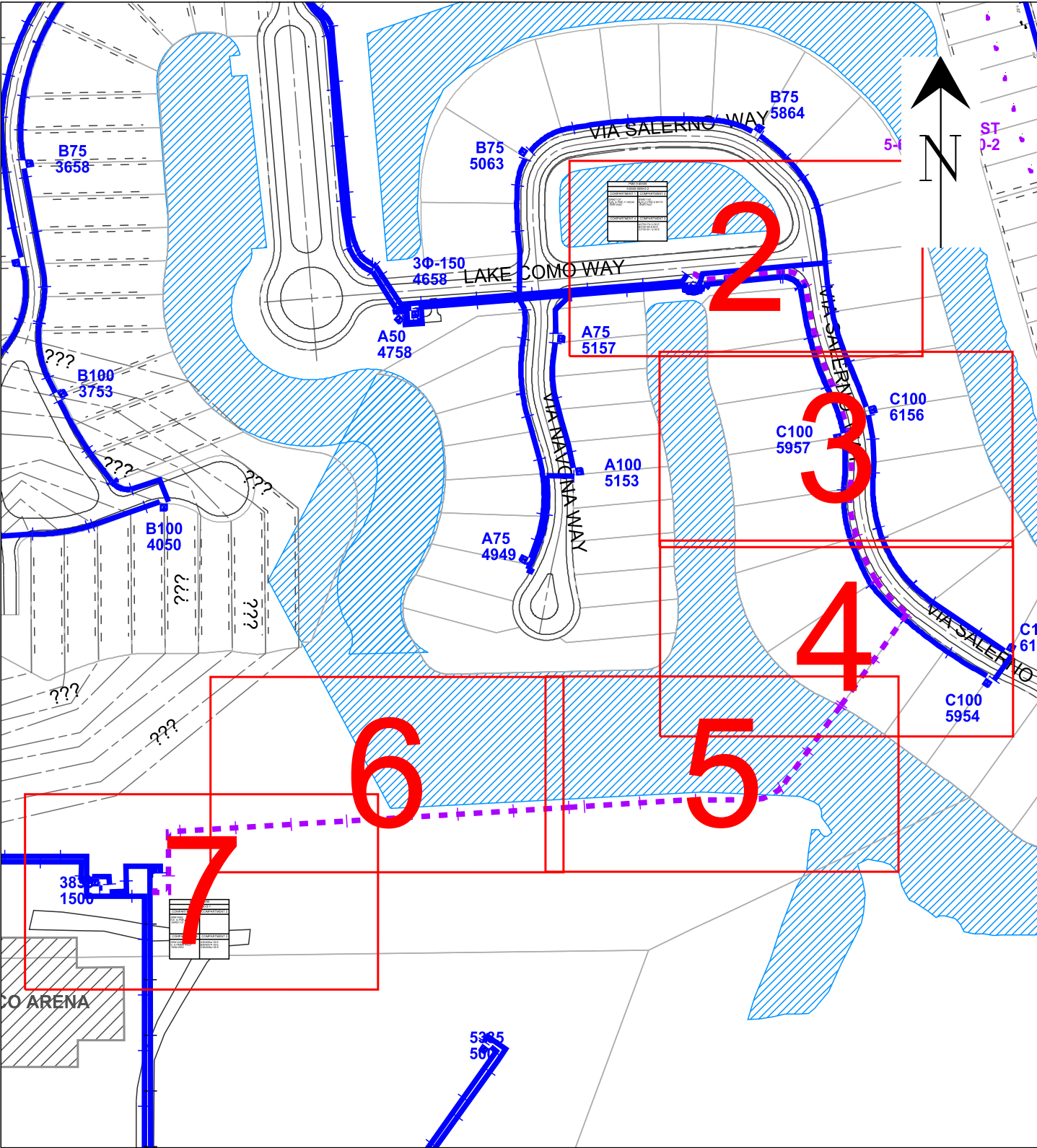
ASSOCIATION:

**MIROMAR LAKES MASTER
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____
Rich Pomeroy, President

Dated: _____

Cover Sheet: WR#14051597



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- THE MATERIAL CONTAINED HEREIN MAY CONTAIN INACCURACIES. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES.
- THE USER IS WARNED TO UTILIZE AT HIS/HER OWN RISK. USER ASSUMES RISK OF ANY AND ALL LOSS.

CAUTION
- THIS DRAWING IS MERELY AN APPROXIMATION. EXACT LOCATION OF FPL COMPANY UNDERGROUND FACILITIES MUST BE DETERMINED PRIOR TO ANY SUBSURFACE OPERATIONS IN THIS AREA.
- ALL BOUNDARIES ARE APPROXIMATE. ONLY ACCURATE ON THE DAY OF THIS TRANSMISSION. FACILITY LOCATION AND DEPTH SUBJECT TO CHANGE WITHOUT NOTICE. NOT TO BE USED FOR SURVEY OR EXCAVATION PURPOSES.

NOTE: THE LOCATION AND EXISTENCE OF ANY FACILITIES MAY NOT BE RELIED UPON BY THE SUPPLIER IN RESPONDING TO A BID OR IN COMPLYING WITH ANY CONTRACT. SUPPLIER IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS BOTH ABOVE AND BELOW GROUND INCLUDING UNDERGROUND FACILITY LOCATIONS.

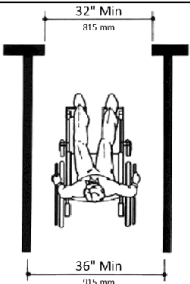
PLEASE BE ADVISED THAT RECEIPT OF THIS DRAWING AND/OR SURVEY, WHICH IS AN APPROXIMATION, DOES NOT RELIEVE YOU OF ANY STATUTORY OBLIGATIONS, INCLUDING THE PROVISIONS CONTAINED IN SECTION 556, FLORIDA STATUTES.
CALL 811 (Sunshine811) PRIOR TO ANY EXCAVATION ACTIVITIES

**CALL SUNSHINE #811
48 HOURS BEFORE YOU DIG
LOCATE MARKINGS COLOR CODE**

RED	ELECTRIC	BLUE	WATER
YELLOW	GAS-OIL-STEAM	GREEN	SEWER
PINK	TEMP. SURVEY MARKINGS	ORANGE	CABLE TV
WHITE	PROPOSED EXCAVATION		

American Disabilities Act

If pole placement location does not meet the minimum single point distance of 32" from edge of curb or back of sidewalk, contact your Production Lead, for further instructions.



CONSTRUCTION NOTES:

REQUIRED DRAWINGS:

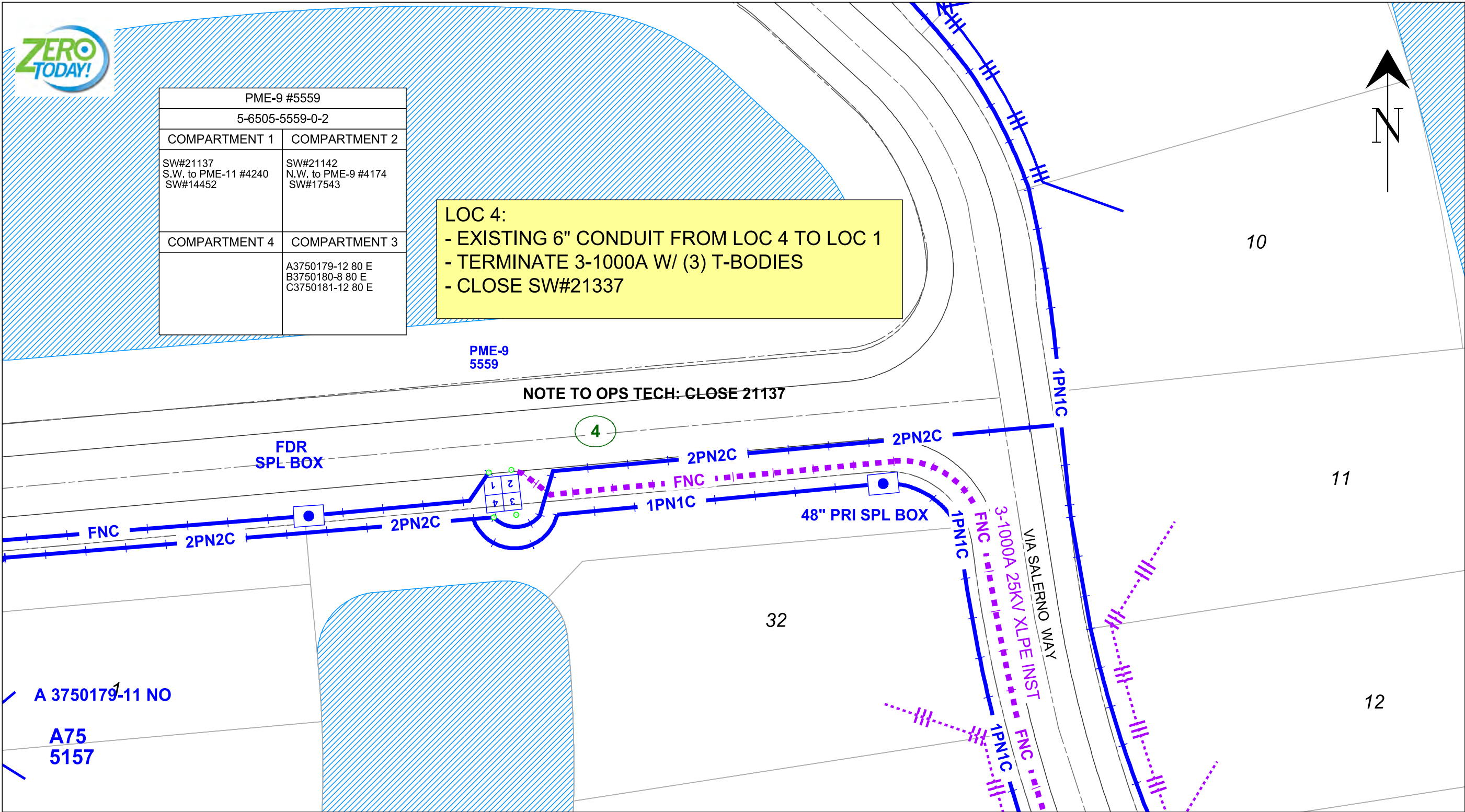
- TRENCH:**
- CENTERLINE OF TRENCH IS 5 FT OUTSIDE R/W
EASEMENT:
- 10 FEET FRONT, 5 FEET SIDE, 8 FEET REAR
- MAINTAIN A MINIMUM OF 12" SEPERATON FROM ALL OTHER UTILITIES
- INSTALL #12C WIRE ALONGSIDE EMPTY COUNDUIT RUNS
- EXTEND PVC 10FT FROM TX FOR FUTURE SERVICES
- CUSTOMER INSTALLED CONDUIT: ALL CABLE:
- 1PN1C IS 1CC #1/0A 25KV-XLPE IN 1-2" PVC WITH 36" MIN COVER
- SECONDARY IS #4/0 TPX HM-HD IN 1-2" PVC WITH 24" MIN COVER (UNLESS NOTED)
- ALL CABLE AND/OR CONDUIT ENDS ARE TO BE MARKED WITH AN ELECTRONIC MARKER
- (XXX') DENOTES CABLE PULL DISTANCE
- UNDERGROUND OBSTRUCTIONS ARE TO BE LOCATED PRIOR TO DIGGING
- INSTALL NEUTRAL BOND FOR COMMUNICATION COMPANIES AT ALL SINGLE PHASE TRANSFORMERS PER D.C.S. G-11.0.0
- ALL HANDHOLES ARE 24" (UNLESS NOTED)
- ALL TRANSFORMERS ARE LOW STYLE (UNLESS NOTED)
- EXTEND SERVICE PVC 10 ft INTO CUSTOMER PROPERTY FUSING:
- FUSE ALL PHASES AT 50K
STREET LIGHTS:
- STREET LIGHTS ARE 9500L HPSV TRADITIONAL ON 20 FT FIBERGLASS POLES - FPL OWNED AND MAINTAINED



Easement? []		Tree Work? []		Tree Access? []		Tree Staking Req'd? []	
Designer/Stake? []		CT/Special Mtr? []		Work with SMO? []		Survey/Stake? []	
POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:		TRENCH FT:		DUCT BANK FT:	
PERMIT REQ'D	CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []	FAA []		
	WMD []	RR XING []	DR. DIST. []	TRANSM. []			
Requested Tel. Co. Set Poles? []		Requested Tel. Co. Transfer? []		Request CATV Transfer? []			



Job Owner:	Robert Proben	M/A: NA	Township: 46 Range: 25 Section 13
Designer:	Robert Proben	CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION - MIROMAR LAKES/FGCU	
Date:	05/08/2025		
Scale: 1" = 229'		F507466 VIA SALERNO WAY, MIROMAR LAKES, FL, 33913	
0' 229' 458'		Dwg No. 14051597_11x17 UG.xml	Map No. HE0391
		WR: 14051597	Page 1 of 7



PAGE 3

Size: 11 x 17

PRINTED BY: rxp0rmp

PLOT DATE/TIME: 05/08/2025 14:41:58

IPC	DATE
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AS-BUILT CREW PRINT		AS-BUILT COPY	
Foreman's Signature	Date	Initials	Cert. Date
Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.			
Supervisor's Signature		Date	
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.			
Foreman's Signature		Date	


Easement? []		Tree Work? []		Tree Access? []		Tree Staking Req'd? []	
Designer/Stake? []		CT/Special Mtr? []		Work with SMO? []		Survey/Stake? []	
POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:		TRENCH FT:		DUCT BANK FT:	
PERMIT REQ'D	CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []	FAA []		
	WMD []	RR XING []	DR. DIST. []	TRANSM. []			
Requested Tel. Co. Set Poles? []			Requested Tel. Co. Transfer? []			Request CATV Transfer? []	



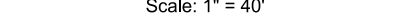
Job Owner:	Robert Proben	M/A: NA	Township: 46 Range: 25 Section 13
Designer:	Robert Proben	CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION - MIROMAR LAKES/FGCU	
Date:	05/08/2025		
Scale: 1" = 40'		F507466 VIA SALERNO WAY, MIROMAR LAKES, FL, 33913	
0' 40' 80'		Dwg No. 14051597_11x17 UG.xml	Map No. HE0391
		WR: 14051597	Page 2 of 7

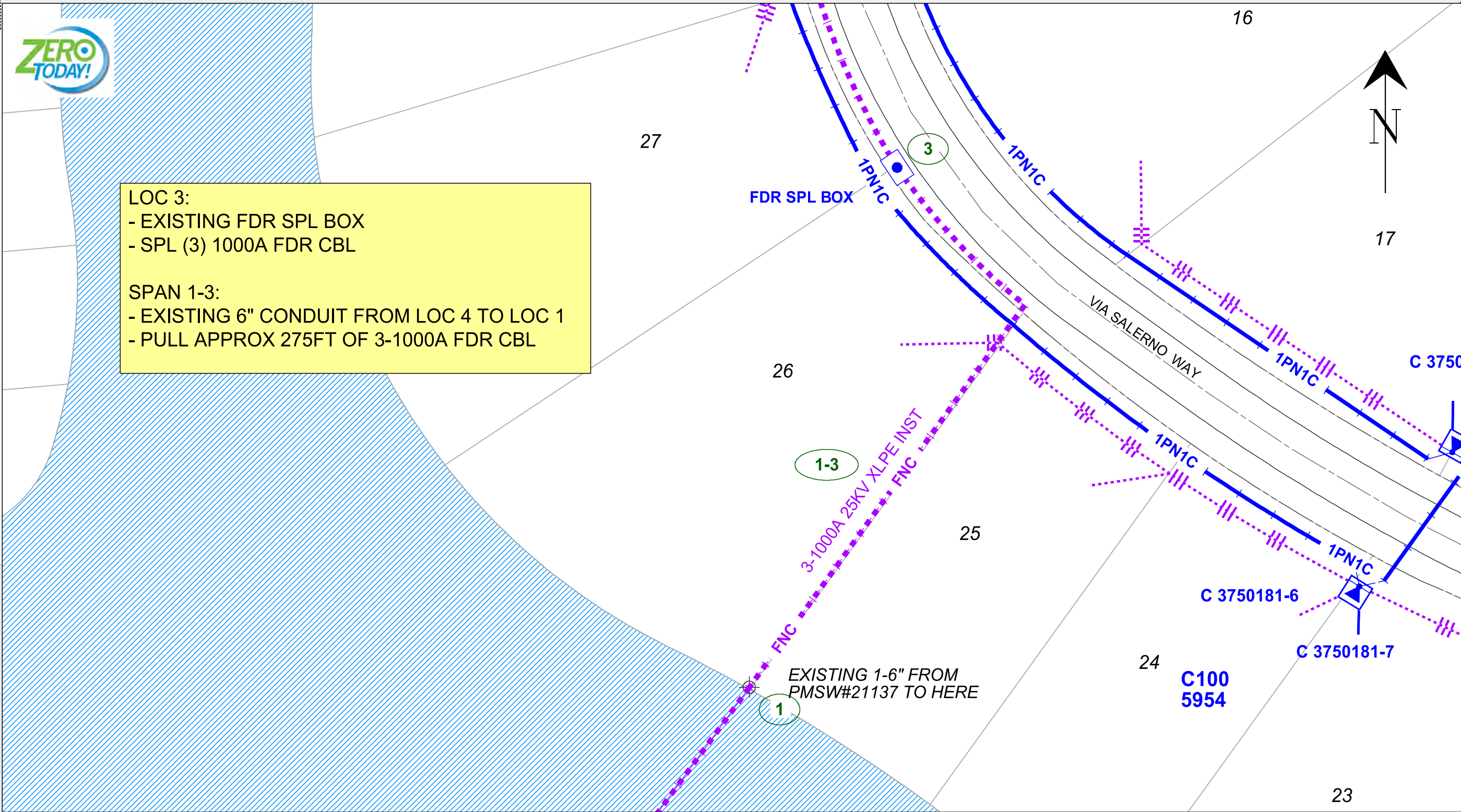
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AS-BUILT CREW PRINT				AS-BUILT COPY							
Foreman's Signature		Date		Initials		Cert. Date					
Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.				Easement? []		Tree Work? []		Tree Access? []		Tree Staking Req'd? []	
				Designer/Stake? []		CT/Special Mtr? []		Work with SMO? []		Survey/Stake? []	
				POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:		TRENCH FT:		DUCT BANK FT:	
Supervisor's Signature				Date		PERMIT REQ'D		CITY []		COUNTY RD []	
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.						COUNTY AIR []		STATE RD []		FAA []	
				WMD []		RR XING []		DR. DIST. []		TRANSM. []	
				Requested Tel. Co. Set Poles? []		Requested Tel. Co. Transfer? []		Request CATV Transfer? []			
Foreman's Signature				Date							



FPL

Job Owner:	Robert Proben	M/A: NA	Township: 46 Range: 25 Section 13
Designer:	Robert Proben	CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION - MIROMAR LAKES/FGCU	
Date:	05/08/2025		
Scale: 1" = 40'		F507466 VIA SALERNO WAY, MIROMAR LAKES, FL, 33913	
0'	40'	80'	Dwg No. 14051597_11x17 UG.xml
			Map No. HE0391
			WR: 14051597 <div style="float: right;">Page 3 of 7</div>



REVISION

DATE

IPC

Size: 11 x 17

PRINTED BY: rxp0rmp

PLOT DATE/TIME: 05/08/2025 14:42:01

AS-BUILT CREW PRINT		AS-BUILT COPY	
Foreman's Signature	Date	Initials	Cert. Date
Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.			
Supervisor's Signature		Date	
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.			
Foreman's Signature		Date	
Easement? <input type="checkbox"/>		Tree Work? <input type="checkbox"/>	
Designer/Stake? <input type="checkbox"/>		CT/Special Mtr? <input type="checkbox"/>	
Tree Access? <input type="checkbox"/>		Tree Staking Req'd? <input type="checkbox"/>	
Work with SMO? <input type="checkbox"/>		Survey/Stake? <input type="checkbox"/>	
POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:	
TRENCH FT:		DUCT BANK FT:	
PERMIT REQ'D		CITY <input type="checkbox"/>	
CITY <input type="checkbox"/>		COUNTY RD <input type="checkbox"/>	
COUNTY RD <input type="checkbox"/>		COUNTY AIR <input type="checkbox"/>	
STATE RD <input type="checkbox"/>		FAA <input type="checkbox"/>	
WMD <input type="checkbox"/>		RR XING <input type="checkbox"/>	
DR. DIST. <input type="checkbox"/>		TRANSM. <input type="checkbox"/>	
Requested Tel. Co. Set Poles? <input type="checkbox"/>		Requested Tel. Co. Transfer? <input type="checkbox"/>	
Request CATV Transfer? <input type="checkbox"/>			
		Job Owner: Robert Proben	
		M/A: NA	
		Township: 46 Range: 25 Section 13	
		Designer: Robert Proben	
		CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION - MIROMAR LAKES/FGCU	
		Date: 05/08/2025	
		Scale: 1" = 40'	
		F507466 VIA SALERNO WAY, MIROMAR LAKES, FL, 33913	
		0' 40' 80'	
		Dwg No. 14051597_11x17 UG.xml	
		Map No. HE0391	
		WR: 14051597	
		Page 4 of 7	

EXISTING 1-6" FROM
PMSW#21137 TO HERE

FDR SPL BOX INST

FNC

FNC

3-1000A 25KV XLPE INST

FNC

5

1-5



1

PLOT DATE/TIME: 05/08/2025 14:42:02

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1

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AS-BUILT COPY

Initials	Cert. Date
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Easement? []	Tree Work? []	Tree Access? []	Tree Staking Req'd? []
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POLE LINE FT:	POLE LINE FT. ON TRANSM. POLES:	TRENCH FT:	DUCT BANK FT:
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PERMIT REQ'D				
WMD []	RR XING []	DR DIST []	TRANSM []	

Requested Tel. Co. Set Poles? []		Requested Tel. Co. Transfer? []		Request CATV Transfer? []	
-----------------------------------	--	----------------------------------	--	----------------------------	--

Date _____

Date _____



Robert Proben

Township: 46 Range: 25 Section 13

CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION -
MIROMAR LAKES/FGCU

507466 VIA SALERNO WAY, MIROMAR LAKES, FL 33913

Dwg No. 14051597 11x17 IIG.xml

Page 5 of 7

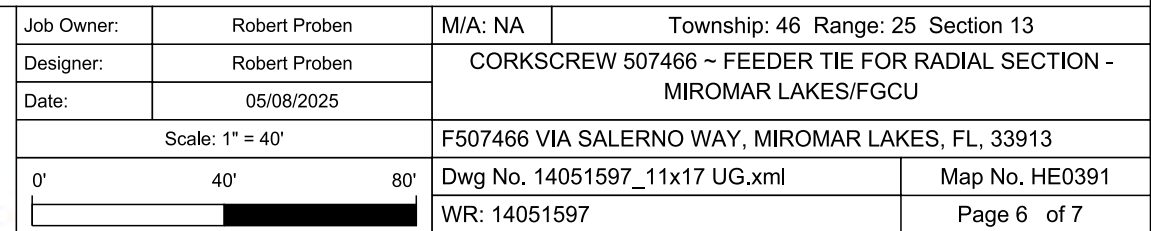


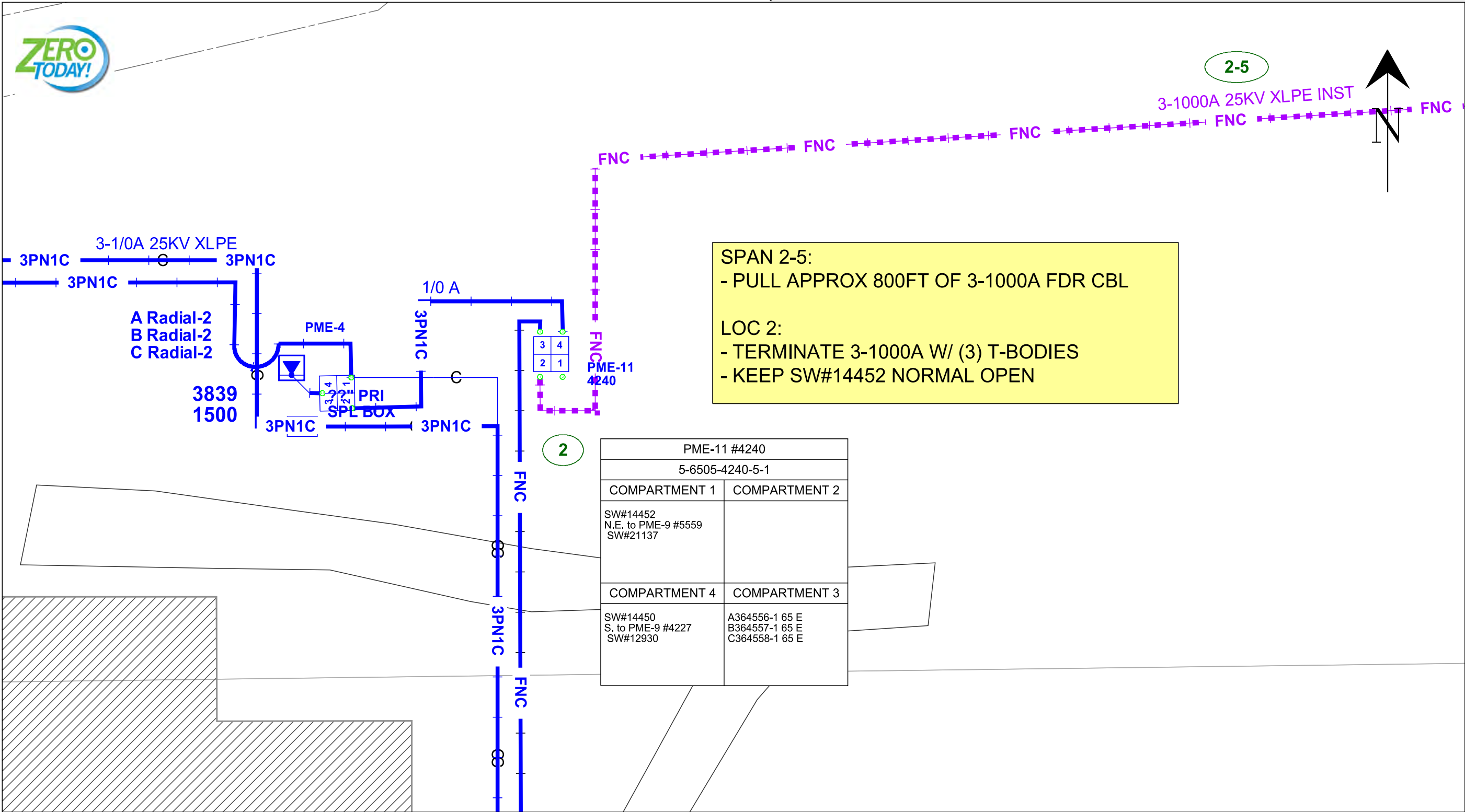
3-1000A 25KV XLPE INST

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PAGE 5

Easement? []		Tree Work? []		Tree Access? []		Tree Staking Req'd? []	
Designer/Stake? []		CT/Special Mtr? []		Work with SMO? []		Survey/Stake? []	
POLE LINE FT:		POLE LINE FT. ON TRANSM. POLES:		TRENCH FT:		DUCT BANK FT:	
PERMIT REQ'D	CITY []	COUNTY RD []	COUNTY AIR []	STATE RD []	FAA []		
	WMD []	RR XING []	DR. DIST. []	TRANSM. []			
Requested Tel. Co. Set Poles? []			Requested Tel. Co. Transfer? []			Request CATV Transfer? []	





REVISION

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PRINTED BY: rxp0rmp

PLOT DATE/TIME: 05/08/2025 14:42:06

Size: 11 x 17

AS-BUILT CREW PRINT		AS-BUILT COPY	
Foreman's Signature _____ Date _____		Initials _____ Cert. Date _____	
Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.		Easement? []	
Supervisor's Signature _____ Date _____		Tree Work? []	
All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.		Tree Access? []	
Foreman's Signature _____ Date _____		Tree Staking Req'd? []	
PERMIT REQ'D		Designer/Stake? []	
CITY []		CT/Special Mtr? []	
COUNTY RD []		Work with SMO? []	
COUNTY AIR []		Survey/Stake? []	
STATE RD []		TRENCH FT:	
FAA []		DUCT BANK FT:	
WMD []		RR XING []	
DR. DIST. []		TRANS. []	
Requested Tel. Co. Set Poles? []		Requested Tel. Co. Transfer? []	
Request CATV Transfer? []			

Job Owner:	Robert Proben	M/A: NA	Township: 46 Range: 25 Section 13
Designer:	Robert Proben	CORKSCREW 507466 ~ FEEDER TIE FOR RADIAL SECTION - MIROMAR LAKES/FGCU	
Date:	05/08/2025	F507466 VIA SALERNO WAY, MIROMAR LAKES, FL, 33913	
Scale: 1" = 40'		Dwg No. 14051597_11x17 UG.xml	
0' 40' 80'		Map No. HE0391	
WR: 14051597		Page 7 of 7	

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For:

James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

August 1, 2025

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Lake Maintenance
2. Fishery
3. Cane Toad Program
4. Landscaping

1. Lake Maintenance

- All CDD lakes were treated for shoreline weeds, including torpedo grass, sedges, fleabane, dog fennel, and ragweed.
- Specific attention was given to the golf course lakes, where Gulf spikerush was sprayed around inlets 1–4, alongside other invasive species.
- Shoreline weeds were also treated along the riprap of the main lake, the Miromar-FGCU border, and the beach areas.
- Submerged aquatic vegetation was targeted along dock areas in Isabella Peninsula, Verona Lago, Caprini, Bellamare, Sardinia, Positano, Costa Amalfi, and other key locations. Early indicators show the treatments have been effective, and follow-up monitoring is ongoing.
- Planktonic algae was treated in Lake 6R.
- Additional grass carp were stocked in the main lake to bolster aquatic vegetation control.
- Water levels across the system have returned to normal following recent rainfall.
- Several aeration motors located throughout the golf course area have been replaced under warranty. As a result, all affected aeration systems are now fully operational.
- Lake bank restoration near Vivaldi is nearing completion. All GeoTube installations have been finalized, and the vendor is now focused on grading and sodding the new shoreline. This work is expected to be completed by the first week of August.
- Additional riprap installation for Fiscal Year 2025 is scheduled for August. CDD staff has identified three locations requiring reinforcement, including the control weir near FGCU.



Lake Bank Restoration Near Vivaldi



Lake Bank Restoration Near Vivaldi

2. Fishery

- In mid-July, 200 grass carp (12–14 inches in length) were stocked to assist with aquatic vegetation control.
- Vegetation mapping of the lakes is scheduled for July 28. This data will inform future management strategies for submerged vegetation.
- Bi-Monthly Aquatic Vegetation Mapping: Continue mapping aquatic vegetation every two months, using the same approach successfully implemented this year. This will help monitor growth trends and guide treatment decisions.
- Stock Grass Carp as Needed: Introduce additional Grass Carp only if vegetation growth warrants it, based on the mapping data and biological assessments.
- Harvest Nuisance and Intermediate-Sized Predator Fish: Prioritize the removal of intermediate-sized and nuisance predator fish. This is the most critical step toward improving the overall size and health of the Largemouth Bass population.
- Supplement Bluegill Population (If Budget Allows): Stocking additional Bluegill can be beneficial but should be considered secondary to predator harvesting in terms of impact and cost-efficiency.
- Conduct Electrofishing Survey: Perform an electrofishing assessment to evaluate current fish population dynamics and determine if any management adjustments are needed.



Grass Carp

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

- Recent rainfall has increased tadpole and juvenile toad activity, particularly around Vivaldi and the lake north of the main gate. These areas experienced recurring strand algae buildup, which required multiple treatments to control shoreline spread.
- Light to moderate amphibian activity was also noted in Castelli and Lagoon 4 near Volterra. Algal blooms in several lakes complicated removal efforts but did not prevent full treatment.
- Box trap captures for nuisance species increased slightly this month, reflecting seasonal movement and wetter conditions.

4. **Landscape**

- CDD staff continues to coordinate with the HOA regarding landscaping and brush management along the east berm. The HOA has committed to trimming dead trees and overgrown foliage in that area, with work anticipated to take place sometime in August.
- Recently installed shrubs along 75 berms and CDD-owned property throughout the community are performing well and showing signs of healthy growth due to consistent rainfall.

5. Location Map





Miromar Lakes CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2025-07-30

Prepared for:

**Miromar Lakes CDD
10160 Miromar Lakes Blvd.
Fort Myers, Florida 33913**

Prepared by:

Mason Maher, Field Operations Manager- Environmental Scientist

FORT MYERS FIELD OFFICE
SOLITUDELAKEMANAGEMENT.COM
888.480. LAKE (5253)

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PONDS 3C 6A 6B	5
PONDS 6C 6D 6E	6
PONDS 6F 6G 6H	7
PONDS 6I 6J 6K	8
PONDS 6L 6M 6N	9
PONDS 6O 6P 6R	10
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Site: 1A**Comments:**

Normal growth observed

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 1B****Comments:**

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 1C****Comments:**

Normal growth observed

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2A**Comments:**

Normal growth observed
Shoreline has minimal weed regrowth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 3A****Comments:**

Normal growth observed
Shoreline has some weed regrowth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 3B****Comments:**

Site looks good
Shoreline is well maintained. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 3C**Comments:**

Requires attention

Shoreline is well maintained.
Algae behind the littorals will need to be treated.

Action Required:

Treat within 7 days

Target:

Surface algae

**Site: 6A****Comments:**

Treatment in progress

Small amount of surface algae present. Shoreline in good condition.

Action Required:

Treat within 7 days

Target:

Surface algae

**Site: 6B****Comments:**

Requires attention

Shoreline is well maintained.
Algae behind littorals will need to be treated.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6C

Comments:

Normal growth observed
Shoreline is well maintained.
Algae and submersed are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6D

Comments:

Site looks good
Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels. Grass clippings present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6E

Comments:

Normal growth observed
Shoreline has been recently treated. Algae and submersed vegetation are at controlled levels. Grass clippings noted in the water.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6F

Comments:

Normal growth observed

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6G

Comments:

Requires attention

Shoreline is well maintained.
Algae requires treatment.

Action Required:

Treat within 7 days

Target:

Surface algae



Site: 6H

Comments:

Normal growth observed

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6I

Comments:

Site looks good

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6J

Comments:

Normal growth observed

Shoreline is well maintained.
Submersed and algae at
controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6K

Comments:

Requires attention

Shoreline is well maintained.
Minor algae behind littorals.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6L**Comments:**

Site looks good

Shoreline well maintained. No algae present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6M****Comments:**

Requires attention

Shoreline is well maintained. Algae and submersed vegetation present and will need to be treated.

Action Required:

Treat within 7 days

Target:

Surface algae

**Site: 6N****Comments:**

Normal growth observed

Shoreline has been treated and will need to be monitored. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 6O**Comments:**

Normal growth observed

Shoreline is has some torpedo grass regrowth. Some surface algae observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6P****Comments:**

Normal growth observed

Shoreline is well maintained. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6R****Comments:**

Site looks good

Shoreline grasses and weeds are at controlled levels. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5/6-1**Comments:**

Site looks good

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 5/6-2****Comments:**

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 5/6-3****Comments:**

Normal growth observed

Shoreline has minimal weed
regrowth. Algae and submerged
vegetation are at controlled
levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 5/6-4**Comments:**

Normal growth observed

Shoreline will need to be treated. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next vis:

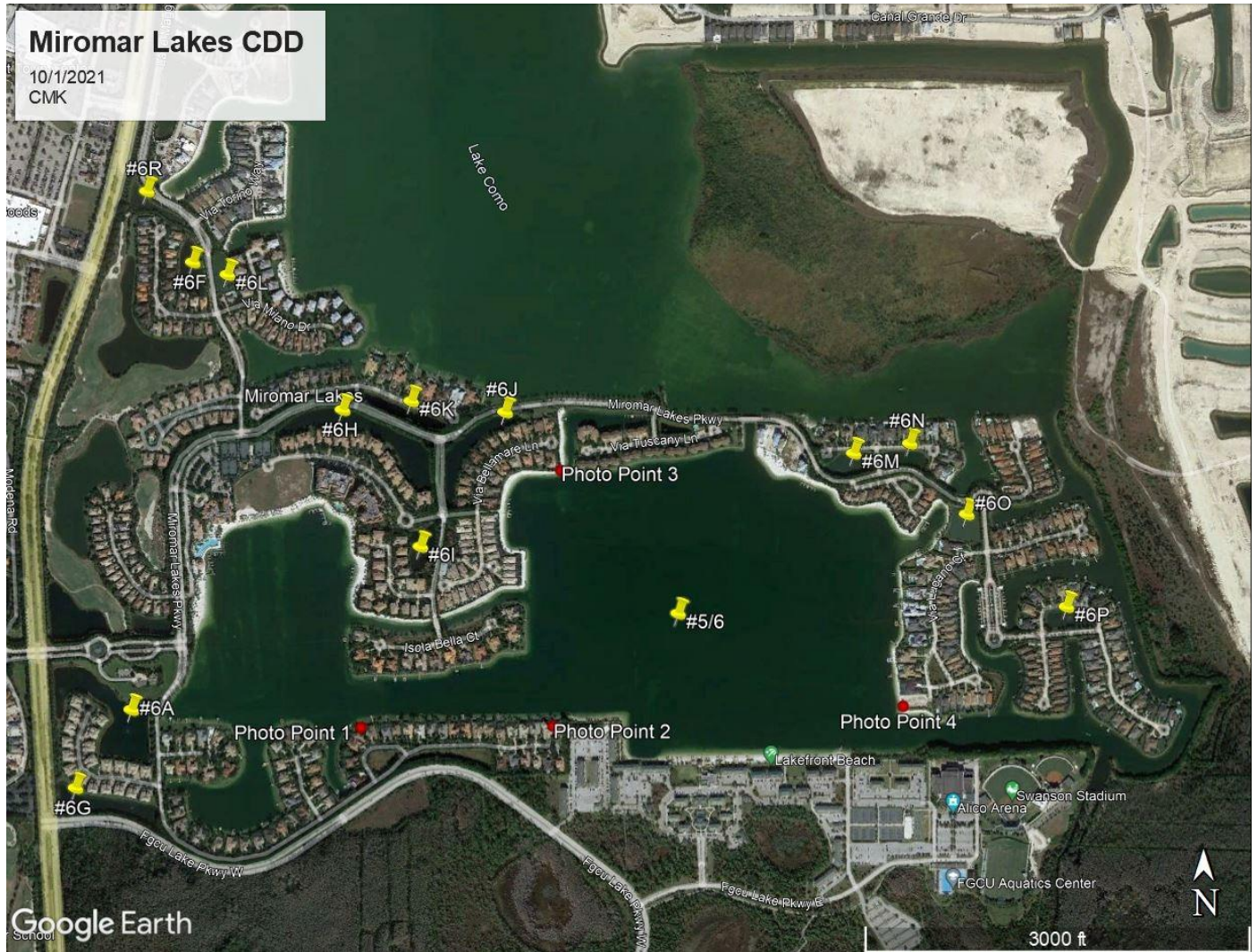
**Target:**

Torpedograss

Management Summary**Observations and Action Items:**

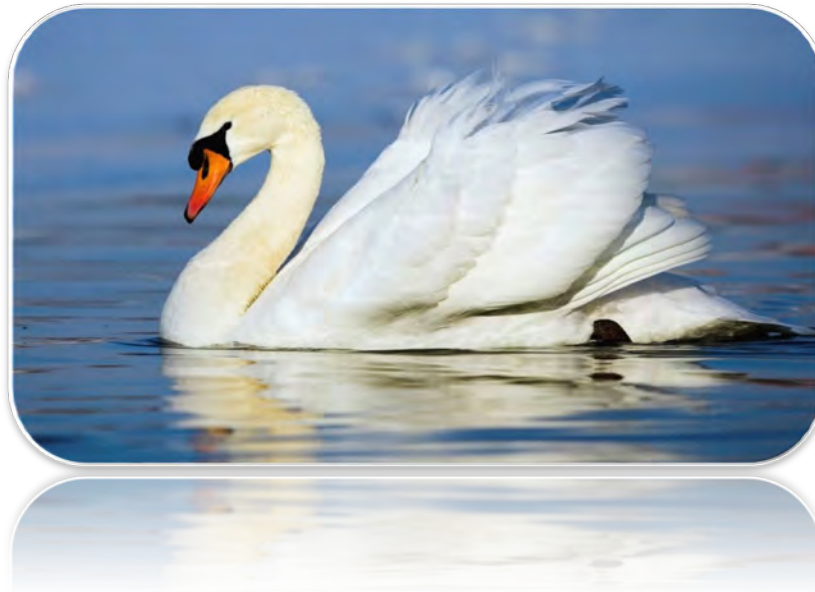
- Overall the lakes are in good condition. The community lakes and the golf course have minimal algae and submerged vegetation issues. Algae issues have been reviewed with the tech.
- Water levels are almost full.
- Next inspection report will be conducted October 2025.

Site	Comments	Target	Action Required
1A	Normal growth observed	Species non-specific	Routine maintenance next visit
1B	Site looks good	Species non-specific	Routine maintenance next visit
1C	Normal growth observed	Species non-specific	Routine maintenance next visit
2A	Normal growth observed	Species non-specific	Routine maintenance next visit
3A	Normal growth observed	Species non-specific	Routine maintenance next visit
3B	Site looks good	Species non-specific	Routine maintenance next visit
3C	Requires attention	Surface algae	Treat within 7 days
6A	Treatment in progress	Surface algae	Treat within 7 days
6B	Requires attention	Surface algae	Routine maintenance next visit
6C	Normal growth observed	Species non-specific	Routine maintenance next visit
6D	Site looks good	Species non-specific	Routine maintenance next visit
6E	Normal growth observed	Species non-specific	Routine maintenance next visit
6F	Normal growth observed	Species non-specific	Routine maintenance next visit
6G	Requires attention	Surface algae	Treat within 7 days
6H	Normal growth observed	Species non-specific	Routine maintenance next visit
6I	Site looks good	Species non-specific	Routine maintenance next visit
6J	Normal growth observed	Species non-specific	Routine maintenance next visit
6K	Requires attention	Surface algae	Routine maintenance next visit
6L	Site looks good	Species non-specific	Routine maintenance next visit
6M	Requires attention	Surface algae	Treat within 7 days
6N	Normal growth observed	Torpedograss	Routine maintenance next visit
6O	Normal growth observed	Species non-specific	Routine maintenance next visit
6P	Normal growth observed	Species non-specific	Routine maintenance next visit
6R	Site looks good	Species non-specific	Routine maintenance next visit
5/6-1	Site looks good	Species non-specific	Routine maintenance next visit
5/6-2	Site looks good	Species non-specific	Routine maintenance next visit
5/6-3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5/6-4	Normal growth observed	Torpedograss	Routine maintenance next visit





MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – JULY 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 July 31, 2025

	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt		General Fixed Assets		
	General Fund	Series 2015	Series 2022	Series 2025					
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 249,721								249,721
FMIT - Investment Account	1,835,893	-	-	-	-	-	-	-	1,835,893
Debt Service Fund									
Interest Account	-	-	-	34,983	-	-	-	-	34,983
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	-	30,000
Revenue	-	-	103,669	414,216	-	-	-	-	517,885
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,264	-	-	-	1,264
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	-	-	-	-	-	103,669	-	-	103,669
Amount to be Provided by Debt Service Funds	-	-	-	-	-	11,186,331	-	-	11,186,331
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	-	33,453,961
Total Assets	\$ 2,085,614	\$ -	\$ 103,669	\$ 479,199	\$ 1,264	\$ 11,290,000	\$ 33,453,961	\$ -	\$ 47,413,706

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

	Governmental Funds						Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				General Long Term Debt	General Fixed Assets				
	General Fund	Series 2015	Series 2022	Series 2025						
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	
Other Developer	-	-	-	-	-	-	-	-	-	
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2015	-	-	-	-	-	-	-	-	-	
Series 2022	-	-	-	-	-	665,000	-	665,000		
Series 2025	-	-	-	-	-	490,000	-	490,000		
Long Term										
Series 2015	-	-	-	-	-	-	-	-	-	
Series 2022	-	-	-	-	-	4,390,000	-	4,390,000		
Series 2025	-	-	-	-	-	5,745,000	-	5,745,000		
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ 11,290,000		
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	33,453,961		
Fund Balance	-	-	-	-	-	-	-	-	-	
Restricted										
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	1,187,799		
Results from Current Operations	-	(1,001,000)	(83,130)	479,199	1,264	-	-	(603,667)		
Unassigned										
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-	
Allocation of Fund Balance										
System-Wide Reserves	1,270,727	-	-	-	-	-	-	1,270,727		
Reserve For First Three Months Operations	294,683	-	-	-	-	-	-	294,683		
Results of Current Operations	520,204	-	-	-	-	-	-	520,204		
Total Fund Equity and Other Credits	\$ 2,085,614	\$ (0)	\$ 103,669	\$ 479,199	\$ 1,264	\$ -	\$ 33,453,961	\$ 36,123,706		
Total Liabilities, Fund Equity and Other Credits	\$ 2,085,614	\$ (0)	\$ 103,669	\$ 479,199	\$ 1,264	\$ 11,290,000	\$ 33,453,961	\$ 47,413,706		

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

Description	October	November	December	January	February	March	April	May	June	July	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	8,605	15,027	30,055	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	11,573	847,124	1,004,886	84%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	-	-	45,997	183,987	183,987	100%
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	\$ 66,175	\$ 1,046,139	\$ 1,178,733	89%
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	1,000	10,000	12,000	83%
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	3,675	36,750	44,100	83%
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	1,500	14,250	18,000	79%
Arbitrage	-	-	500	-	-	-	-	500	-	500	1,500	1,000	150%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	0%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services													
Legal Advertising	-	-	-	-	-	-	-	-	-	2,703	2,703	3,500	77%
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	-	-	-	-	-	-	-	-	-	112	112	250	45%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services													
Postage, Freight & Messenger	76	-	77	228	-	172	79	87	-	191	910	2,000	46%
Insurance	18,105	-	-	-	-	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	40	-	264	196	1,953	1,600	122%
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	-	810	4,908	18,000	27%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	-	-	-	1,097	-	0%
Legal - Bellavista	-	-	-	-	-	-	-	-	-	1,936	1,936	-	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	506	18,406	8,000	230%
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	13,128	144,755	155,843	93%

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

Description	October	November	December	January	February	March	April	May	June	July	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	4,792	43,125	57,500	75%
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	-	1,171	4,893	6,500	75%
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	6,489	7,998	-	14,201	63,107	80,000	79%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	-	-	-	-	5,150	12,140	19,000	64%
Water Control Structures	-	-	8,000	-	-	40,000	-	-	-	2,800	50,800	28,000	181%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cane Toad Removal	-	4,450	-	5,300	2,600	3,600	-	8,000	4,000	4,000	31,950	37,000	86%
Midge Fly Control	-	-	-	-	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	603	828	-	3,212	17,175	8,000	215%
Fish Re-Stocking	-	-	-	1,750	-	1,750	-	-	68,210	7,115	78,825	98,000	80%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	15,375	0%
Wetland System													
Routine Maintenance	-	3,715	3,715	3,715	3,915	3,715	3,715	3,715	-	7,430	33,635	54,000	62%
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	33,494	39,654	101,100	39%
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	83,365	377,063	593,175	64%

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

Description	October	November	December	January	February	March	April	May	June	July	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	\$ 96,493	\$ 525,935	\$ 1,148,678	46%
 Net Increase/ (Decrease) in Fund Balance	 23,438	 150,327	 481,714	 25,956	 (8,477)	 (64,192)	 48,898	 (26,280)	 (80,862)	 (30,318)	 520,204	 30,055	
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	2,115,931	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	\$ 2,085,614	\$ 2,085,614	\$ 1,595,464	

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

Description	October	November	December	January	February	March	April	May	June	July	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 July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	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	318	14,691	20,606	71%
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	9,644	705,898	837,416	84%
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	\$ 9,962	\$ 720,589	\$ 824,525	87%
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	9,962	(83,130)	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	803,766	88,555	93,707	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	\$ 103,669	\$ 103,669	\$ 207,405	

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income								
Reserve Account	-	17	105	108	105	335	-	0%
Interest Account	-	20	121	125	122	388	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Revenue Account	-	-	877	1,400	1,391	3,668	-	0%
Escrow Fund Account	-	-	-	-	-	-	-	0%
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	10,123	5,533	10,993	26,649	-	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	\$ 12,611	\$ 479,199	\$ -	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	12,611	479,199	-	
Fund Balance - Beginning	-	64,595	448,196	459,421	466,588	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 459,421	\$ 466,588	\$ 479,199	\$ 479,199	\$ -	

Prepared by:
JPWard and Associates, LLC

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income							
Construction Account	-	-	-	-	-	-	-
Cost of Issuance	-	1	4	5	4	14	-
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	\$ 4	\$ 6,559,100	\$ -
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	-	-	-	-
Financial and Administrative							
Assesmmment 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	4	1,264	-
Fund Balance - Beginning	-	1,250	1,251	1,255	1,260	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,255	\$ 1,260	\$ 1,264	\$ 1,264	\$ -

Prepared by:
JWARD and Associates, LLC

From: [Mark Battaglia](#)
To: [Cori Dissinger](#)
Cc: [Heather Chapman](#); [Mark Geschwendt](#)
Subject: RE: Miromar Lakes CDD - Status of Landscaping improvements
Date: Wednesday, August 6, 2025 5:17:29 PM
Attachments: [image002.png](#)

Cori,

Regarding the update below from last week. I have a few items to add.

- The monument signs have been pressure-washed and look to be in excellent condition. We will add painting for the signs to the future budget.
- The lighting for the monument signs has been reconditioned and is also in excellent condition.
- We had the Cortona Petra plants fertilized, trimmed, and the dead ones removed. There is no need to replace them. We will ensure that this area is included in our regular landscape maintenance.

Please let me know if you need any additional information or clarification.

Thank you,

Mark

From: Mark Battaglia
Sent: Monday, July 28, 2025 2:43 PM
To: Cori Dissinger <coridissinger@jpwardassociates.com>
Subject: RE: Miromar Lakes CDD - Status of Landscaping improvements

Hi Cori,

I wanted to follow up and confirm whether you received the attached report.

A few updates regarding the items listed:

- The Croton Petra plants will be replaced next month with a more suitable plant species that meets the specified conditions.
- The trees lining Ben Hill Griffin Parkway referenced in the report are currently being sourced, and pricing is underway.
- The sections of the I-75 corridor that experienced washouts earlier this rainy season are also out for bid.
- The two monument signs mentioned in the report are currently being bid as well.
- The non-CDD property is under review for potential improvements.

Please let me know if you need any additional information or clarification.

Mark

From: Cori Dissinger <coridissinger@jpwardassociates.com>
Sent: Monday, July 28, 2025 10:58 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Subject: Miromar Lakes CDD - Status of Landscaping improvements

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Good Morning Mark,

We are building the agenda for the CDD's August Regular meeting and wanted to reach out to see if you had updates on the Landscaping. The agenda goes out to the Board 7/7 so will need any info before then please. Thanks in advance.

Cori



Mr. Cori Dissinger
Administrative Assistant

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

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To: Jim Ward and Mark Battaglia
From: Mary LeFevre

July 10, 2025

Re: Report on the inspection of the CDD Buffer Enhancement Project

On Thursday, June ,12, 2025 an inspection of the CDD Buffer Enhancement Project was performed by the following:

Mary LeFevre - CDD Supervisor
Richard Freeman, CDD Asset Manager
Bob Adams – CDD Assistant Asset Manager
Hunter Warren – Miromar Lakes
Walter Morales - Landscape Manager, Miromar Lakes
Mr. Mark Battaglia was absent due to illness.

The group inspected all of the CDD owned properties where improvements were to be made consistent with the Buffer Enhancement Project.

- Ben Hill Griffin Corridor – this area is of major significance in the landscape scheme as it is the first opportunity for guests and buyers to form an opinion regarding standards expected of the esthetics, beauty and lushness of the community as a whole.

All berms owned by the CDD abutting the east and west sides of Ben Hill Griffin have been cleared of debris, refreshed and in many areas replanted and looks excellent with one exception. The croton petra plants which line the west berm from the golf course entrance off Ben Hill Griffin to the golf club overpass are unsightly as many have died or gotten leggy and have not been replaced. Those planted near tree roots have died and caused the hedge to be uneven. We would suggest that these plants either be replaced with plantings that can sustain the sun/shade and root systems in the area or be removed. In addition, while pine straw was noted elsewhere on the Ben Hill Griffin berms, there was none in this stretch of the property.

It was noted that many of the trees lining Ben Hill Griffin have not been trimmed in many years and would benefit from a routine plan of maintenance.

NOT IDENT.
ON ORIGINAL
CDD REPORT

- The interior Ben Hill Griffin berm located on Modena Road has been refreshed and new plantings have been installed in several areas improving the visual appearance and also adding girth to the berm for safety purposes. On the north east corner, the sod has been completely replaced and looks significantly better than it had in the past.
- I-75 Corridor: The I-75 corridor is also a pivotal location as it abuts the highway and is an additional opportunity for travelers to get a first opinion of the property. It is important to maintain a dense barrier as a point of safety. Travelers and residents do not want to see bare areas in the border. Significant debris has been removed and substantial foliage has been added to the corridor. It was noted that a section of the corridor had recently been washed away by heavy rains and was being NOTED replaced.

The team made note that there is an opportunity for improvement in the areas of the two monuments which are seen by travelers on I-75. The northern landmark represents a tremendous opportunity as it is clearly seen from I-75 with few trees blocking its view. The landmark is very rundown and not maintained. It needs painting and the immediate area around the structure could be greatly enhanced with some upgraded and improved landscaping. It is clear that the inspection of this and the southern monument are not on a routine maintenance schedule and should be. With a little work, this particular area could be a notable community beacon. The south monument is in disarray with broken lighting strewn on the ground and has not been maintained. This landmark is not well seen from 75 as trees have grown in the area between the monument and I-75 (owned by the county) blocking traveler's view. Responsibility for the upkeep of these landmarks to be determined.

- FGCU Lake Berm:
The berms behind the FGCU arena near the weir have been cleaned out and refreshed with new plantings providing depth and an enhanced view for Navona and Cassina homeowners.

Non-CDD property

While this area is not owned by the CDD, we did want to report that the area between the golf course overpass to the entrance to the golf course maintenance area on the west side of Ben Hill Griffin is in need of attention. The bougainvillea

bushes are overgrown and gnarly and while they have been trimmed, they remain an eyesore. This small section of landscaping is completely inconsistent with the other beautiful landscaping on Ben Hill Griffin. There is debris within the branches and the grass in that area is eroded due to cart traffic. It appears that no one is paying attention to this area from a landscape perspective and should probably be on someone's routine maintenance list.

General Comments:

The Master completed the Buffer Enhancement Project and for the most part, it looks terrific. It was clear that many hours and dollars were spent to bring the areas up to standard and on its way back from the previous devastating hurricane damage.

Suggestions are as follows: ✓

- 1.) Upgrade or replace the crotons lining the west side of Ben Hill Griffin between the entrance to the Golf course off of Ben Hill Griffin to the Golf Course overpass. Add pine straw as appropriate.
- 2.) The CDD would expect routine maintenance schedules to be developed and implemented for all of the CDD buffer areas including tree trimming (particularly on Ben Hill Griffin near the main gate), replacements and upgrades as needed.
- 3.) Consider using native plants (i.e., palmettos) and grasses as replacements in the future as they are adaptable to the environment and require little if any maintenance.

General suggestion

- 1.) Implement actions to upgrade the area between the golf course overpass to the entrance to the golf course maintenance area.
- 2.) Identify the responsible party and consider upgrading the I-75 monuments, particularly the north monument.