

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, December 4, 2023, at 7:00 p.m.
Meeting to be held at:**

**SouthShore Regional Library
15816 Beth Shields Way
Ruskin, FL 33573**



2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544
(813) 652-2454

Mira Lago West Community Development District

Board of Supervisors

Lennie Fine, Chairman
Hector Ortiz, Vice Chairman
Jennifer Parra, Assistant Secretary
Justin Goushaw, Assistant Secretary
Sam Schmieder, Assistant Secretary

Staff:

Jennifer Goldyn, District Manager
Scott Steady, District Counsel
Stephen Brletic, District Engineer

Meeting Agenda

Monday, December 4, 2023 – 7:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
3. **Staff Reports**
 - A. Aquatic Maintenance Report Page 3
 - B. District Counsel
 1. Discussion Regarding BOS Ethics Training Requirements..... Page 14
 - C. District Engineer
 - D. District Manager
4. **Business Items**
 - A. Ratification of Resolution 2024-01, Adopting Amended FY 22-23 Budget Page 17
 - B. Consideration of Landscape Maintenance Contract Page 23
5. **Business Administration**
 - A. Consideration of the 1st Audit Meeting and Regular Meeting Minutes from August 14, 2023 Page 39
 - B. Review of Check Register Page 45
 - C. Review of Financial Statements..... Page 78
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Monday, March 4, 2024

MIRA LAGO WEST

Lake Report



Completed November 22nd, 2023

By: Danny Dunn



Pond 1



No algae, submersed vegetation or grasses present. Small band of grasses that were treated and dying off along the edges. I would recommend beneficial plants to help absorb some of the nutrients and help with the aesthetics of the pond.

Pond 2



No algae, submersed or grasses present. Fountain was running properly. I would recommend beneficial plants to help absorb some of the nutrients and help with the aesthetics of the pond.

Pond 3



No algae, submersed or shoreline grasses present. . I would recommend beneficial plants to help the aesthetics and health of the pond.

Pond 4



Small amount of algae starting to form that will be treated next visit. This pond could also benefit from shoreline restoration and aquatic plants.

Pond 5



Small amount of alligator weed along the edges that will be treated next visit. Pond appears to be healthy and thriving. I did notice old restoration work on the east side of the pond. The geofabric has become exposed and it appears that either the rip rap needs to be replenished or it needs compacted fill dirt, coco fiber and sod.

Area 6



The buffer zones have a small amount of invasive grasses that will be treated next visit.

Pond 7



There is a large amount of torpedo grass mixed in with the beneficials. The technician has been made aware and will treat next visit. I did notice this fountain was also not running.

Pond 8





The shoreline restoration still looks flawless. There are some grasses present in the beneficials that will be treated next visit.

Pond 9



There are more invasives present than I would like to see. I spoke with the technician, and he will get them treated next visit. We will follow up with a manual removal if needed.

MEMORANDUM

TO: Harmony Community Development District Board of Supervisors

FROM: Kate V. John

DATE: November 16, 2023

RE: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](#). Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00.

¹ The COE website also has a link for voting conflict training for State Officers; however, the video suggests that Local Officers watch the voting conflict training for Local Officers linked hereinabove.

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Mira Lago West Community Development District (the “**District**”) previously adopted its budget for fiscal year 2022-2023;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2022-2023 (the “**Amended Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget**. The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2022-2023.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Mira Lago West Community Development District for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within 5 days after adoption and remain on the website for at least 2 years.
3. **Severability**. If any section or part of a section of this Resolution is 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.
4. **Conflicts**. This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2022-2023, which remains in full force and effect. This Resolution and the original

resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted on November ____, 2023.

Attest:

**Mira Lago West
Community Development District**

Name: _____
Secretary/Assistant

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Amended Budget

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ 191	\$ 191
Interest - Tax Collector	-	-	-	19	19
Special Assmnts- Tax Collector	187,397	-	187,397	194,503	7,106
TOTAL REVENUES	187,397	-	187,397	194,713	7,316
EXPENDITURES					
<u>Administration</u>					
P/R-Board of Supervisors	4,000	-	4,000	4,000	-
ProfServ-Trustee Fees	3,775	-	3,775	4,041	(266)
Assessment Roll	5,200	-	5,200	5,200	-
District Counsel	3,500	-	3,500	1,023	2,477
District Engineer	5,000	-	5,000	8,035	(3,035)
Administrative Services	4,914	-	4,914	2,880	2,034
District Manager	20,592	-	20,592	28,472	(7,880)
Accounting Services	15,650	-	15,650	9,932	5,718
Auditing Services	4,000	-	4,000	3,750	250
Website Hosting/Email services	2,500	-	2,500	2,000	500
Public Officials Insurance	3,391	-	3,391	3,038	353
Legal Advertising	3,000	-	3,000	4,938	(1,938)
Financial & Revenue Collections	5,200	-	5,200	3,033	2,167
Dues, Licenses, Subscriptions	175	-	175	175	-
Total Administration	80,897	-	80,897	80,517	380
<u>Electric Utility Services</u>					
Utility Services	5,500	-	5,500	7,783	(2,283)
Total Electric Utility Services	5,500	-	5,500	7,783	(2,283)
<u>Stormwater Control</u>					
R&M Lake & Pond Bank	44,000	40,000	84,000	46,130	37,870
Fountain Maintenance	1,500	10,000	11,500	9,605	1,895
Mitigation Area Monitoring & Maintenance	2,783	-	2,783	-	2,783
Aquatic Maintenance	15,325	-	15,325	21,982	(6,657)
Aquatic Plant Replacement	2,000	-	2,000	-	2,000
Total Stormwater Control	65,608	50,000	115,608	77,717	37,891
<u>Other Physical Environment</u>					
Insurance - General Liability	3,537	-	3,537	3,474	63
Landscape Maintenance	30,000	-	30,000	29,796	204
Total Other Physical Environment	33,537	-	33,537	33,270	267
<u>Contingency</u>					
Misc-Contingency	1,855	-	1,855	750	1,105
Total Reserves	1,855	-	1,855	750	1,105

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES & RESERVES	187,397	50,000	237,397	200,037	37,360
Excess (deficiency) of revenues Over (under) expenditures	-	(50,000)	(50,000)	(5,324)	44,676
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	-	35,557	35,557
TOTAL FINANCING SOURCES (USES)	-	-	-	35,557	35,557
Net change in fund balance	-	(50,000)	(50,000)	30,233	80,233
FUND BALANCE, BEGINNING (OCT 1, 2022)	187,661	-	187,661	187,661	-
FUND BALANCE, ENDING	\$ 187,661	\$ (50,000)	\$ 137,661	\$ 217,894	\$ 80,233

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LANDSCAPE CONTRACTOR

Contract for Services

Prepared September 9, 2022

Presented by Carl Koegler

Mira Lago CDD



Alexander's Property Maintenance, Inc.

Corporate Office
6400 123rd Avenue North
Largo, FL 33773
Phone: (727) 535-7314



Company Details

Alexander's Property Maintenance, Inc. (APM) has been servicing the Tampa Bay area for nearly 25 years in the Landscaping and Property Maintenance industry. Alexander's Property Maintenance, Inc. has earned a reputation of incomparable professionalism and reliability. Our proposals are tailored to address the unique characteristics of each property to meet and exceed our clients' needs. Alexander's Property Maintenance, Inc. is committed to providing quality services at competitive prices year after year.

Corporate Address:

6400 123rd Avenue N
Largo, FL 33773
Office: (727) 535-7314
Fax: (727) 532-6939

James Alexander – President/Chief Executive Officer

Office: (727) 535-7314

Leigh Magadan – Controller/Office Manager

info@alexanderspm.com

Office: (727) 535-7314

Carl Koegler – Branch Manager/Pest and Fert Manager

ckoegler@alexanderspm.com

Cell: (813) 240-3177

Sam Pitts – Production Manager

spitts@alexanderspm.com

Cell: (727) 647-9033

Mike Mitchell – Tree Manager

Tree@alexanderspm.com

Cell: (727) 365-3623

Brian Colbath – PC/Landscape Manager

BColbath@alexanderspm.com

Cell: (727) 300-9942

Gary Alfaro – Production Manager

GAlfaro@alexanderspm.com

Cell: (727) 365-3661

Standards of Performance

Property to be Maintained

Name: **Mira Lago CDD**
 Ruskin, FL
 Contact: **Jenifer Goldyn**
 Inframark
 313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
 201 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services
 Email: jennifer.goldyn@inframark.com
 (M) (813) 652-2454

Areas to be maintained:

Turf Maintenance		Frequency - Approximate
Mowing of all turf areas per the following schedule, except for unavoidable delays or missed services caused by acts of nature and holidays.		Approximately 42 per year
April, May, June, July, August, September, and October		1x per Week
November, December, January, February and March		2x per Month
Standard of Performance		
1.	Mowed areas to be blown clean of mow clippings the same day as cutting. All paved surfaces will be blown clean of lawn debris after each mow, with the exception of heavy leaf drop. Typically, leaf drop is heaviest during the months of February and March. If needed, a leaf cleanup proposal will be presented for approval.	Per visit
2.	Edging of all hard surfaces (excludes hard surface at rear of building) will be done on a weekly basis, or as needed. Edging of all asphalt will be done bi-weekly. Will edge from street to first post on driveway. Soft edging will be done on a monthly, or as needed.	Per visit
3.	Grass around trees, posts, fences, dumpsters and other obstacles will be line trimmed.	Per visit
4.	New or freshly sharpened blades to be used for each cutting.	Per visit
5.	Edge planted beds to redefine turf areas with appropriate edging machine (not weed eater)	Every other visit

Standards of Performance

Hedges, Beds and Trees		Frequency - Approximate
Maintain hedges, shrubs and plants per the following schedule. Except for unavoidable delays or missed services caused by acts of nature and holidays.		12 visits per year
Standard of Performance		
1.	Hedges, shrubs and ornamental plants will be sheared and pruned to maintain plant shape and size according to their growth pattern.	1x per Month
2.	Remove clippings and cuttings created by shearing and pruning from property as work is performed.	Per visit
3.	Maintain lateral line height of tree canopies at 6' to 10' depending on tree location and species.	1x per Month
4.	Spray beds and hard surface cracks with a post emergent herbicide to kill weeds.	As needed
5.	Hand pull weeds as needed in flower beds.	As needed
6.	Ground cover beds will be chemically treated to kill weeds.	1x per Month
7.	Flowering plants will be cut back to encourage flowering.	1x per Year
8.	Flowering trees will be trimmed to remove dead flowers and seeds to encourage next year's flowers.	1x per year

Cost:	Monthly	Annually
Lawn Maintenance and Hedges, Beds and Tree services as per above Standards of Performance	\$2,520.00	\$30,240.00

This pricing is good for 60 days, unless otherwise agreed upon, in writing, by APM.

Additional Services and Costs – after 2 years of rollovers prices subject to change			
Alexander's Property Maintenance, Inc. can provide any of the following services. Initial any of the services you or your board of directors has approved. Once approved below, this work will be automatically scheduled and performed, at the costs secured below.			
Service	Description	Cost	Initial
Palm Tree Trimming	Queen and Sabal Palms \$45 - \$55 each Washingtonia \$85 each	To be billed at time of service	
	All other Palm species quoted upon request		
Mulch	Cypress and Pine Bark Mulch for common area	\$65.00 per yard, billed at the time of service	
Sweeper Truck Service	Sweeping of all hard surfaces - barring inclement weather, or unforeseen circumstances	Not Included	

Notes:

1. Obtaining necessary permits, which may be required for any additional requested services are the responsibility of the Client.

Additional Services and Costs – after 2 years of rollovers prices subject to change				
Alexander's Property Maintenance, Inc. can provide any of the following services. Initial any of the services you or your board of directors has approved. Once approved below, this work will be automatically scheduled and performed, at the costs secured below.				
Service	Description	Quantity	Cost	Initial
Seasonal Color Program	Annual 4" Flowers \$2.75 each		Quoted upon request, billed at time of service	
	Alexander's Property Maintenance, Inc. recommends bedding soil change 1x per year minimum		\$65.00 per yard	

Notes	Description	Frequency
1.	Clean beds and hand or machine cultivate.	Per rotation
2.	Plants installed at a triangular spacing of 9" O.C. between.	Per rotation
3.	Proper Fertilizer and fungicide will be added to beds at time of installation.	
4.	Follow up fertilization, fungicide and insecticide, as needed..	

Warranty	Any seasonal bedding plant that dies from soil burn disease or insect damage will be replaced free of charge under the Alexander's Property Maintenance, Inc. Warranty.
	Not covered under Alexander's Property Maintenance, Inc. Warranty are freeze, theft, vandalism, aerial disease, or irrigation related problems, unless irrigation maintenance contract is managed by Alexander's Property Maintenance, Inc. and any recommended irrigation repairs have been made before time of incident.

Property Maintenance Contract

This agreement is made and entered into between Alexander's Property Maintenance, Inc. (APM), presently of Pinellas County, Florida, by and through its authorized representative, James T. Alexander, hereinafter referred to as Contractor and **Mira Lago CDD**, by and through its authorized representative, hereinafter referred to as Client.

Whereas, Alexander's Property Maintenance, Inc. has been providing Tampa Bay Area a full array of landscaping services at the request of the Landscape Maintenance industry for nearly twenty-five (25) years; and

Whereas, Client has requested performance of services for the property identified herein; and

Whereas, the parties have delineated the nature and frequency of services to be performed as set forth on the "Standards of Performance" attached hereto and incorporated herein by reference.

Now, therefore, be it agreed as follows:

- I. Services: Alexander's Property Maintenance, Inc. shall perform those landscaping maintenance and care services as described in the "Standards of Performance." Further, APM to the following:
 - A. To supply all labor, tools, materials, equipment and transportation for the proper execution and completion of services, except as may be otherwise stated in the "Standards of Performance." Contractor shall be responsible for all labor costs including but not limited to: salaries, wages and benefits to its employee, federal and state required, income tax, social security, workers' compensation insurance and any taxes payable with respect to such employment; and
 - B. While performing services, Contractor shall comply with all applicable laws, codes, regulations, and shall meet all OSHA safety standards.

- II. Duration: This agreement shall be in effect for the two (2) year period commencing **January 1, 2024, through December 31, 2025**, and will automatically renew for an additional one (1) year on each subsequent anniversary date unless terminated in writing by either party ninety (90) days prior to the anniversary date, or as otherwise provided for herein. The notice of termination shall be in writing and delivered to the address set forth herein, by certified mail.

- III. Compensation Terms: Client shall pay contractor the sum **\$30,240.00** for the first year of this Agreement, in equal monthly installments of **\$2,520.00** for the services defined in the "Standards of Performance." It is agreed that payment shall be made as follows:
 - A. Regular monthly compensation shall be remitted to APM on the 1st day of each month. Payments not received by the 1st day of the month shall be assessed a late charge of ten percent (10%) of the billing amount; and
 - B. APM may adjust the compensation amount by 6% for services on an annual basis upon 2nd year commencement date, and each year thereafter.
 - C. Increased costs to APM due to distribution shortages, price increases, rising labor costs, labor shortages, and economic strains out of our control, etc., may perpetuate the need for an increase above the forecasted 6%; subject to increases in accordance with the CPI Increase.

All additional services and/or materials for repair or otherwise, requested by Client, shall be paid within ten (10) days of invoicing. In the event that an outstanding balance is not paid as agreed, APM may charge late fees, and/or place a lien on the contracted property, and/or place the account for collection. APM shall be entitled to collect all costs associated with such action, including attorney's fees. All returned checks will be charged a \$25.00 handling fee.

- IV. Insurance: Alexander's Property Maintenance, Inc. shall maintain in full force and effect throughout the term of this Agreement the following insurance protection:
- A. General Liability Coverage; and
 - B. Workman's Compensation Insurance; and
 - C. Comprehensive General and Automotive Liability Insurance
- V. Damages: Alexander's Property Maintenance, Inc. shall not be held responsible for the following:
- A. Any damage caused by or to garden hoses left on turf or shrubbery.
 - B. Any damage to personal items such as toys, pet items, lawn and garden tools, extension cords, clothing, lawn furniture, Christmas lights or decorations, or any other items not associated with a reasonable landscape design left on turf or shrub areas.
 - C. The normal wear and tear on outdoor carpeting, ceramic tile, sidewalks, decorative landscape borders and painted porches or driveways caused by use of the power edger, weed eater, or lawn mower. Slight border damage of these areas is inevitable if the mowing process is to be performed thoroughly.
 - D. Any damage to screened in porches which directly border turf/shrub area without the presence of a kick plate or landscape border.
 - E. Any damage to vinyl siding which directly borders turf/shrub areas without the presence of a kick plate or landscape border.
 - F. Any damage by or to exposed wiring or piping running from any solid structure directly to the turf and not protected by shrubbery or a landscape border.
 - G. Any damage by or to down spouts that do not maintain at least a four-inch clearance of turf areas.
 - H. Any damage to hidden underground or surface wires and/or pipes which may be damaged in the process of mowing and/or edging.
- VI. Termination for Cause: This Agreement may be terminated for cause upon notice submitted in writing and sent via certified mail, subject to the following:
- A. All cancellations must pertain to the contract Standards of Performance and be submitted via certified mail with a detailed list of performance deficiencies. APM shall have thirty (30) days to correct these deficiencies. When Contractor completes and/or corrects the deficiencies, the cancellation notice shall be withdrawn at that time.
 - B. Cancellations shall have a sixty (60) day cancellation notice requirement. Work services shall be performed by Contractor and reimbursed by Client through the notice period.
- VII. Agreement:
- A. It is hereby understood and agreed by both parties hereto that this Agreement shall not be varied, modified, or otherwise amended except in writing and executed by both parties hereto with the same formality as the Agreement, and further that this Agreement contains the entire understanding of the agreement of the parties hereto.
 - B. If any legal action or other proceeding is brought for the enforcement of this contract, or because of alleged dispute, breach, default, claim of misrepresentation arising out of or in connections with any of the provisions of this Contract, the prevailing party shall be entitled to recover its reasonable attorney fees, court costs and cost of experts and investigations.



IN WITNESS WHEREOF, the parties have executed this Agreement the day and year set forth below each signature.

Contractor: Alexander's Property Maintenance, Inc. **Client:** Mira Lago CDD

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____



Mira Lago West CDD Maintenance 2023

Date 8/2/2023

Customer Jennifer Goldyn | Inframark | 501 S. Falkenburg Rd, , Unit C-3 | Tampa, FL 33619

Property Mira Lago West cdd | Mira Lago West Circle | Ruskin, FL 33570

Dear Jennifer,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	36	\$833.33	\$29,999.88
Annual Maintenance Price			\$29,999.88

Payment Schedule

Schedule	Price	Sales Tax	Total Price
October	\$2,500.00	\$0.00	\$2,500.00
November	\$2,500.00	\$0.00	\$2,500.00
December	\$2,500.00	\$0.00	\$2,500.00
January	\$2,500.00	\$0.00	\$2,500.00
February	\$2,500.00	\$0.00	\$2,500.00
March	\$2,500.00	\$0.00	\$2,500.00
April	\$2,500.00	\$0.00	\$2,500.00
May	\$2,500.00	\$0.00	\$2,500.00
June	\$2,500.00	\$0.00	\$2,500.00
July	\$2,500.00	\$0.00	\$2,500.00
August	\$2,500.00	\$0.00	\$2,500.00
September	\$2,500.00	\$0.00	\$2,500.00
	\$30,000.00	\$0.00	\$30,000.00

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter

Customer Initials _____

foreign matter.

- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows: Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

Customer Initials _____

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the

Customer Initials _____

invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or

Customer Initials _____

arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By 

John Amarosa

Date 8/2/2023

Pine Lake Services, LLC

By _____

Jennifer Goldyn

Date _____

Inframark

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MINUTES OF MEETING

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

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

The 1st Audit Meeting of the Mira Lago West Community Development District was held on **Monday, August 14, 2023, at 7:06 p.m.**, at the **SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573**. The following is the agenda for this meeting.

Present and constituting a quorum were:

Lennie Fine	Committee Member
Hector Ortiz	Committee Member
Jennifer Parra	Committee Member
Justin Goushaw	Committee Member
Sam Schmieder	Committee Member

Also present were:

Jennifer Goldyn	Representative, Inframark
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Goldyn called the meeting to order at 7:06 p.m.

SECOND ORDER OF BUSINESS

**Presentation of Auditor Selection
Evaluation Criteria**

On a Motion from Mr. Ortiz, seconded by Mr. Goushaw, the Board unanimously approved the Auditor Selection Evaluation Criteria with price, for the Mira Lago West Community Development District.

THIRD ORDER OF BUSINESS

**Presentation of Audit Proposal
Instructions**

On a Motion from Mr. Ortiz, seconded by Mr. Goushaw, with all in favor, the Board unanimously approved the Audit Proposal Instructions, for the Mira Lago West Community Development District.

41 **FOURTH ORDER OF BUSINESS**
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**Presentation of Notice of RFP for
Audit Services**

On a Motion from Ms. Parra, seconded by Mr. Fine, the Board unanimously approved Staff to advertise the RFP for Audit Services, for the Mira Lago West Community Development District.

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44 **FIFTH ORDER OF BUSINESS**

Adjournment

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46 The meeting was adjourned at 7:10 p.m.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

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MINUTES OF MEETING

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

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Mira Lago West Community Development District regular meeting of the Board of Supervisors was held on **Monday, August 14, 2023, at 7:11 p.m.** at the **SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Lennie Fine	Board Supervisor, Chair
Hector Ortiz	Board Supervisor, Vice Chair
Jennifer Parra	Board Supervisor, Asst. Secretary
Justin Goushaw	Board Supervisor, Asst. Secretary
Sam Schmieder	Board Supervisor, Asst. Secretary

Also present were:

Jennifer Goldyn	District Manager, Inframark
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Goldyn called the meeting to order at 7:11 p.m.

On a Motion from Mr. Ortiz, seconded by Mr. Goushaw, with all in favor, the Board approved Mr. Schmieder to participate and vote via telecommunication, for the Mira Lago West Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

A resident questioned how to pay CDD fees and had HOA concerns. The Board informed the resident that CDD fees are included in your tax bill and that HOA concerns must be addressed with the HOA.

45 **THIRD ORDER OF BUSINESS** **Staff Reports**

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47 **1. Aquatic Maintenance Report**

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49 The Board reviewed the Aquatic Maintenance Report and requested that Area
50 6 in the report have the collection of trash removed. The Board also requested
51 that the overgrowth in the rip rap at Pond 8 be addressed.

On a Motion from Mr. Ortiz, seconded by Mr. Fine, with all in favor, the Board approved monthly double the treatment for midge flies until the end of the year, for the Mira Lago West Community Development District.

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53 **2. District Counsel**

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55 Not present and no report.

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57 **3. District Engineer**

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59 Not present and no report.

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61 **4. District Manager**

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63 Ms. Goldyn informed the Board that their next meeting will be held on
64 December 4, 2023, at the South Shore Regional Library.

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66 **FOURTH ORDER OF BUSINESS** **Public Hearing on FY 2024 Budget**

On a Motion from Ms. Parra, seconded by Mr. Goushaw, with all in favor, the Board opened the Public Hearing for the FY 2024 Budget, for the Mira Lago West Community Development District.

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68 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-08,**
69 **Adopting FY 2024 Budget**

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On a Motion from Mr. Fine, seconded by Mr. Ortiz, with all in favor, the Board adopted Resolution 2023-08, Adopting FY 2024 Budget, for the Mira Lago West Community Development District.

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On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board closed the Public Hearing on FY 2024 Budget, for the Mira Lago West Community Development District.

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SIXTH ORDER OF BUSINESS **Public Hearing on Levying O&M Assessment**

On a Motion from Mr. Ortiz, seconded by Mr. Fine, with all in favor, the Board opened the Public Hearing on Levying the O&M Assessment, for the Mira Lago West Community Development District.

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SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-09, Levying O&M Assessment**

On a Motion from Mr. Fine, seconded by Mr. Ortiz, with all in favor, the Board adopted Resolution 2023-09, Levying the O&M Assessment, for the Mira Lago West Community Development District.

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On a Motion from Mr. Fine, seconded by Mr. Goushaw, with all in favor, the Board closed the Public Hearing on Levying O&M Assessment, for the Mira Lago West Community Development District.

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EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2023-10, FY 2024 Meeting Schedule**

On a Motion from Mr. Fine, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2023-10, FY 2024 Meeting Schedule, for the Mira Lago West Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Resolution 2023-11, Designating Assistant Secretary**

On a Motion from Mr. Fine, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2023-11, Designating Assistant Secretary, for the Mira Lago West Community Development District.

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TENTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Contract**

The Board tabled this until the December 4, 2023, meeting to gather more proposals. Ms. Goldyn informed the Board that the request for proposals was distributed to a few companies, but many chose not to bid due to the budget constraints.

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ELEVENTH ORDER OF BUSINESS **Consideration of the Meeting Minutes from June 5, 2023**

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board approved the Minutes of the Meeting from June 5, 2023, for the Mira Lago West Community Development District.

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TWELFTH ORDER OF BUSINESS

Review of Check Register

On a Motion from Mr. Fine, seconded by Mr. Goushaw, with all in favor, the Board approved the Check Register, for the Mira Lago West Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Review of Financial Statements

Ms. Goldyn presented the financial statements to the Board for review. There were no questions or concerns.

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FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fine stated that there are no lights on in the Northern Fountain and would like a proposal for LED lighting in the fountains.

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FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Ortiz, seconded by Ms. Parra, with all in favor, the Board of Supervisors approved to adjourn the meeting at 8:18 p.m., for the Mira Lago West Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1024								
001	09/06/23	TAMPA BAY TIMES	0000295792	NOTICE OF MEETING 7/9/23	Legal Advertising	548002-51301	\$3,508.00	
							Check Total	<u>\$3,508.00</u>
CHECK # 1025								
001	09/06/23	US BANK	6903084	ADMIN FEES 4/1/23-3/31/24	Trustees Fees	531045-51301	\$4,040.63	
							Check Total	<u>\$4,040.63</u>
CHECK # 1026								
001	09/11/23	BDI ENGINEERINNG	1219	ENGINEERING SRV 8/28/2023	District Engineer	531147-51301	\$230.00	
							Check Total	<u>\$230.00</u>
CHECK # 1027								
001	09/27/23	CROSSCREEK ENVIROMENTAL INC	14904	INSTALL LEDS FOR THE FOUNTAIN PANEL TIMER	Fountain Service Repairs & Maintenance	546472-53805	\$5,910.00	
001	09/27/23	CROSSCREEK ENVIROMENTAL INC	14960	SEPT POND MAINTENANCE	Aquatic Maintenance	546995-53805	\$1,291.00	
							Check Total	<u>\$7,201.00</u>
CHECK # DD1009								
001	09/07/23	TECO ACH	082823-7815 ACH	BILLPRD 7/25-8/22/23	Utility Services	543063-53100	\$479.23	
							Check Total	<u>\$479.23</u>
CHECK # DD1010								
001	09/07/23	TECO ACH	082823-7989 ACH	BILLPRD 07/25-08/22/2023	Utility Services	543063-53100	\$195.18	
							Check Total	<u>\$195.18</u>
							Fund Total	<u>\$15,654.04</u>

Total Checks Paid	\$15,654.04
--------------------------	--------------------

Tampa Bay Times

tampabay.com

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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 9/23		MIRA LAGO WEST CDD	
Billing Date		Sales Rep	Customer Account
07/09/2023		Deirdre Bonett	329982
Total Amount Due			Ad Number
\$3,508.00			0000295792

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/09/23	07/09/23	0000295792	Times	Legals CLS	O&M Assessments	1	4x12.00 IN	\$3,504.00
07/09/23	07/09/23	0000295792	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x12.00 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 9/23		MIRA LAGO WEST CDD	
Billing Date		Sales Rep	Customer Account
07/09/2023		Deirdre Bonett	329982
Total Amount Due			Ad Number
\$3,508.00			0000295792

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

MIRA LAGO WEST CDD
 C/O INFRAMARK
 210 N UNIVERSITY DR, SUITE 702
 POMPANO BEACH, FL 33071

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss


Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/ 9/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

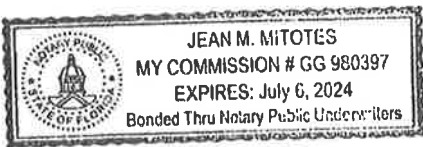
Sworn to and subscribed before me this **.07/09/2023**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Mira Lago West Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 14, 2023, at 7:00 p.m. at Southshore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website (miralagowestcdd.org) at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at Jennifer.goldyn@inframark.com or via phone at (954) 603-0034.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$225,907.00
COLLECTION COSTS @2%	\$4,806.53
EARLY PAYMENT DISCOUNT	\$9,613.06
TOTAL O&M ASSESSMENT	\$240,326.60

LOT SIZE	UNITS	PER LOT O&M	2023/2024 INCREASE
SINGLE FAMILY 50' LOT	343	\$396.53	\$50.00
SINGLE FAMILY 60' LOT	263	\$396.53	\$50.00
TOTAL UNITS	606		

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

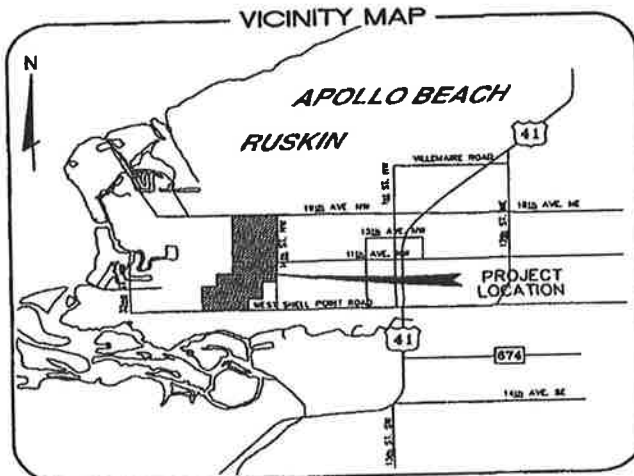
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay

Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jennifer Goldyn
District Manager





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6903084



000002210 02 SP 106481723542108 P

MIRA LAGO WEST CDD
ATTN DISTRICT MANAGER
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6903084
Account Number: 266155000
Invoice Date: 04/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

MIRA LAGO WEST CDD
ATTN DISTRICT MANAGER
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND, SERIES 2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**MIRA LAGO WEST COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND, SERIES 2022 REVENUE FUND**

Invoice Number: 6903084
Account Number: 266155000
Current Due: \$4,040.63

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 266155000
Invoice # 6903084
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 6903084
 Invoice Date: 04/25/2023
 Account Number: 266155000
 Direct Inquiries To: LEANNE DUFFY
 Phone: 407-835-3807

MIRA LAGO WEST COMMUNITY DEVELOPMENT
 DISTRICT CAPITAL IMPROVEMENT REVENUE
 REFUNDING BOND, SERIES 2022 REVENUE FUND

Accounts Included 266155000 266155001 266155002 266155003
 In This Relationship:

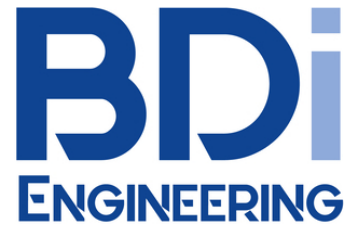
CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2023 - 03/31/2024				\$3,750.00
Incidental Expenses 04/01/2023 to 03/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Mira Lago West CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1219
DATE 09/01/2023
TERMS Net 30
DUE DATE 10/01/2023

PROJECT NAME
Mira Lago West CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Aug 28]	2:00	115.00	230.00
BALANCE DUE				\$230.00



Mira Lago West COMMUNITY DEVELOPMENT DISTRICT
Aug-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing		\$200	S. Brletic	\$0.00
Pond 8 Outfall Inspection & Debris Clearing	2.00	\$115	J. Whited	\$230.00
INVOICE TOTAL				2.00
				\$230.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 9/18/2023

Invoice # 14904

Bill To
Mira Lago West CDD c/o Inframark 501 S. Falkenburg Rd, Unit C-3 Tampa, FL 33619

Project Info

P.O. #

Terms Net 30

Ship Date 9/18/2023

Due Date 10/18/2023

Description	Qty	Price	Amount
Pond #1 and #2 (Entrance) Supply & Installation of a color changing LED system for the fountain. Lights to be hooked up on a separate control panel with timer. Lighting system to include a remote control which can be used to change the lights to the exact desired color. New light cable to be fed through existing PVC piping. Systems come with a full three (3) year manufacturers warranty. Lightning system to have a total of four (4) 11W LED lights.	2	2,955.00	5,910.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			0.00

Thank you for your business

Crosscreek Environmental Inc.

Subtotal	\$5,910.00
Sales Tax (0.0%)	\$0.00
Total	\$5,910.00
Payments/Credits	\$0.00
Balance Due	\$5,910.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 9/19/2023

Invoice # 14960

Bill To

Mira Lago West CDD
c/o Inframark
501 S. Falkenburg Rd, Unit C-3
Tampa, FL 33619

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

10/19/2023

Description	Amount
<p>Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the nine (9) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.</p> <p>Maintenance services to include the following:</p> <ul style="list-style-type: none"> * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor. <p>Pond #4 Monthly application of larvacide to surface of pond to help control midge flies. Applications to be done during normal vegetation management treatment events.</p> <p>Total maintenance cost = \$1,210/Month (\$14,520 Annually) plus \$81.00 a month for pond #4</p> <p>**No price increases to monthly maintenance cost for 2022 & 2023, Possible price increase for 2024 not to exceed 3%**</p> <p>If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 30 days written notice to Crosscreek Environmental Inc.</p>	1,291.00

Thank you for your business	Subtotal	\$1,291.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,291.00
	Payments/Credits	\$0.00
	Balance Due	\$1,291.00

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



MIRA LAGO WEST COMMUNITY
402 19TH ST NW
RUSKIN, FL 33570-2960

Statement Date: August 28, 2023

Amount Due: \$479.23

Due Date: September 18, 2023

Account #: 211008707815

DO NOT PAY. Your account will be drafted on September 18, 2023


Account Summary

Current Service Period: July 25, 2023 - August 22, 2023	
Previous Amount Due	\$526.50
Payment(s) Received Since Last Statement	-\$526.50
Current Month's Charges	\$479.23
Amount Due by September 18, 2023	\$479.23

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

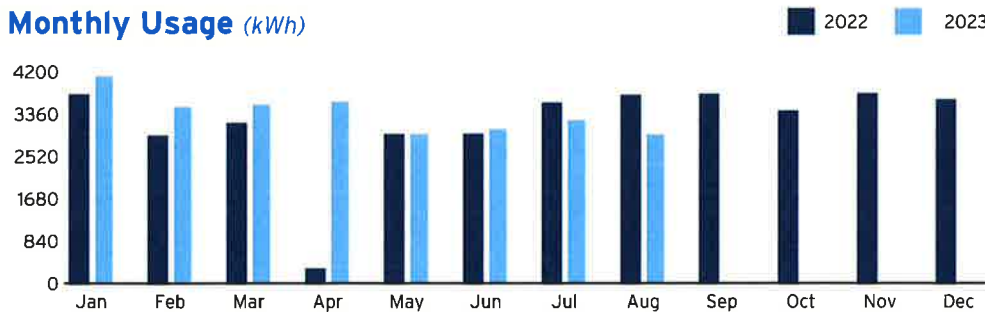
Your Energy Insight

- Your average daily kWh used was **15% lower** than the same period last year.
- Your average daily kWh used was **.99% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211008707815

Due Date: September 18, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$479.23

Payment Amount: \$ _____

618050742224

Your account will be drafted on September 18, 2023

MIRA LAGO WEST COMMUNITY
3434 COLWELL AVENUE, STE200
TAMPA, FL 33614

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
402 19TH ST NW
RUSKIN, FL 33570-2960

Account #: 211008707815
Statement Date: August 28, 2023
Charges Due: September 18, 2023

Meter Read

Service Period: Jul 25, 2023 - Aug 22, 2023

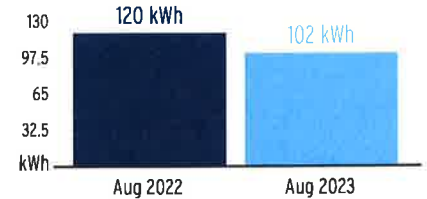
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	08/22/2023	83,374	80,427	2,947 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,947 kWh @ \$0.07990/kWh	\$235.47
Fuel Charge	2,947 kWh @ \$0.05239/kWh	\$154.39
Storm Protection Charge	2,947 kWh @ \$0.00400/kWh	\$11.79
Clean Energy Transition Mechanism	2,947 kWh @ \$0.00427/kWh	\$12.58
Storm Surcharge	2,947 kWh @ \$0.01061/kWh	\$31.27
Florida Gross Receipt Tax		\$11.98
Electric Service Cost		\$479.23

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges \$479.23

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
402 19TH ST NW
RUSKIN, FL 33570-2960

Account #: 211008707815
Statement Date: August 28, 2023
Charges Due: September 18, 2023

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.



MIRA LAGO WEST COMMUNITY
704 YORK DALE DR, B PMP
RUSKIN, FL 33570-3212

Statement Date: August 28, 2023

Amount Due: \$195.18

Due Date: September 18, 2023

Account #: 211008707989

DO NOT PAY. Your account will be drafted on September 18, 2023

Account Summary

Current Service Period: July 25, 2023 - August 22, 2023	
Previous Amount Due	\$354.04
Payment(s) Received Since Last Statement	-\$354.04
Current Month's Charges	\$195.18
Amount Due by September 18, 2023	\$195.18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

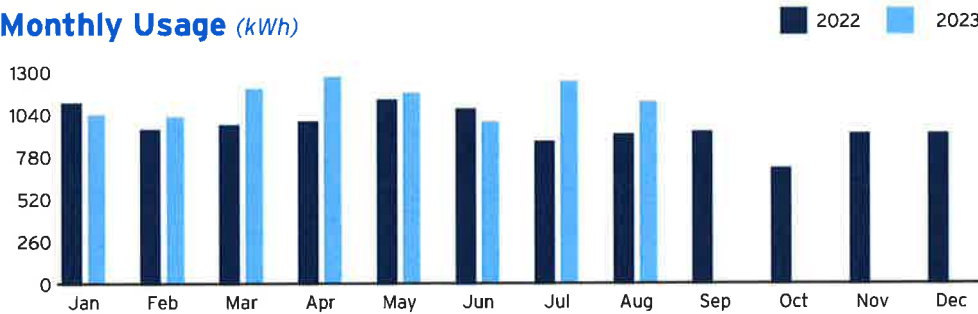
Your average daily kWh used was **31.03% higher** than the same period last year.

Your average daily kWh used was **2.56% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211008707989

Due Date: September 18, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$195.18

Payment Amount: \$ _____

618050742225

Your account will be drafted on September 18, 2023

MIRA LAGO WEST COMMUNITY
3434 COLWELL AVENUE, STE200
TAMPA, FL 33614

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
704 YORK DALE DR
B PMP, RUSKIN, FL 33570-3212

Account #: 211008707989
Statement Date: August 28, 2023
Charges Due: September 18, 2023

Meter Read

Meter Location: # B Pmp

Service Period: Jul 25, 2023 - Aug 22, 2023

Rate Schedule: General Service - Non Demand

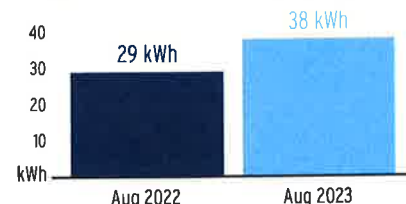
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	08/22/2023	40,967	39,852	1,115 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,115 kWh @ \$0.07990/kWh	\$89.09
Fuel Charge	1,115 kWh @ \$0.05239/kWh	\$58.41
Storm Protection Charge	1,115 kWh @ \$0.00400/kWh	\$4.46
Clean Energy Transition Mechanism	1,115 kWh @ \$0.00427/kWh	\$4.76
Storm Surcharge	1,115 kWh @ \$0.01061/kWh	\$11.83
Florida Gross Receipt Tax		\$4.88
Electric Service Cost		\$195.18

Total Current Month's Charges \$195.18

Avg kWh Used Per Day



Important Messages

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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- Residential Customer Care:** 813-223-0800 (Hillsborough)
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MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1028								
001	10/09/23	CROSSCREEK ENVIROMENTAL INC	14563	SUPPLY / INSTALL 6000 GAMBUSIA MINNOWS	Aquatic Maintenance	546995-53805	\$510.00	
							Check Total	<u>\$510.00</u>
CHECK # 1029								
001	10/09/23	INFRAMARK	98428	JUL'23 MANAGEMENT FEES	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	98428	JUL'23 MANAGEMENT FEES	Administrative Services	531148-51301	\$4.80	
001	10/09/23	INFRAMARK	99915	MANAGEMENT SRV AUG 2023	Accounting Services	532001-51301	\$802.49	
001	10/09/23	INFRAMARK	99915	MANAGEMENT SRV AUG 2023	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	101202	MANAGEMENT SRV SEPT 2023	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	101908	POSTAGE SEPT 2023	Administrative Services	531148-51301	\$6.93	
							Check Total	<u>\$10,690.22</u>
CHECK # 1030								
001	10/20/23	SCARLET GROVE LANDSCAPE LLC	3553	LANDSCAPE MAINT SEPT 2023	Landscape Maintenance	546300-53900	\$2,483.00	
							Check Total	<u>\$2,483.00</u>
CHECK # 1031								
001	10/27/23	CROSSCREEK ENVIROMENTAL INC	15222	OCT POND MAINTENANCE	Aquatic Maintenance	546995-53901	\$1,291.00	
							Check Total	<u>\$1,291.00</u>
CHECK # 1032								
001	10/27/23	INFRAMARK	97004	MANAGEMENT SRC JUNE 2023	District Management	531150-51301	\$3,292.00	
001	10/27/23	INFRAMARK	95169	MANAGEMENT SRV MAY 2023	District Management	531150-51301	\$3,292.00	
001	10/27/23	INFRAMARK	95169	MANAGEMENT SRV MAY 2023	Administrative Services	531148-51301	\$1.50	
							Check Total	<u>\$6,585.50</u>
CHECK # 1033								
001	10/27/23	SCARLET GROVE LANDSCAPE LLC	3570	LANDSCAPE MAINT OCT 2023	Contracts-Landscape	534050-53901	\$2,483.00	
							Check Total	<u>\$2,483.00</u>
CHECK # 1034								
001	10/27/23	TAMPA BAY TIMES	0000303754	MEETING SCHEDULE - 23/24 LEGAL CLS	Legal Advertising	548002-51301	\$587.00	
							Check Total	<u>\$587.00</u>
CHECK # DD1012								
001	10/20/23	TECO ACH	092823-7989 ACH	SRVC PRD8/23-9/22/23	Utility Services	543063-53100	\$208.03	
							Check Total	<u>\$208.03</u>
CHECK # DD1013								
001	10/20/23	TECO ACH	092823-7815 ACH	SRVC PRD 8/23-9/22/23	Utility Services	543063-53100	\$512.54	
							Check Total	<u>\$512.54</u>
							Fund Total	<u>\$25,350.29</u>

Total Checks Paid	\$25,350.29
--------------------------	--------------------



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 7/20/2023

Invoice # 14563

Bill To
Mira Lago West CDD c/o Inframark 501 S. Falkenburg Rd, Unit C-3 Tampa, FL 33619

Project Info

P.O. #
Terms Net 30

Ship Date 7/20/2023
Due Date 8/19/2023

Description	Qty	Price	Amount
Pond #4			
Supply & Installation of 6,000 Gambusia Minnows into the pond to help control midge fly larvae. Please allow for up to 2 weeks for fish to be stocked.	6,000	0.085	510.00

Thank you for your business Crosscreek Environmental Inc.	Subtotal	\$510.00
	Sales Tax (0.0%)	\$0.00
	Total	\$510.00
	Payments/Credits	\$0.00
	Balance Due	\$510.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#101908

DATE

9/28/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

10/28/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Variable Charges for the Month of: September 2023					
Postage	1	Ea	6.93		6.93
Subtotal					6.93

Subtotal	\$6.93
Tax	\$0.00
Total Due	\$6.93

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#101202

DATE

9/7/2023

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

10/7/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: September 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Subtotal					3,292.00

Subtotal	\$3,292.00
Tax	\$0.00
Total Due	\$3,292.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#99915

DATE

8/22/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

9/21/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: August 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Postage	1	Ea	400.59		400.59
7/19/2023 Mailing Notice	1	Ea	212.10		212.10
Copies	1	Ea	189.80		189.80
Subtotal					4,094.49

Subtotal	\$4,094.49
Tax	\$0.00
Total Due	\$4,094.49

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98428

DATE

7/26/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

8/25/2023

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: July 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Postage	1	Ea	4.80		4.80
Subtotal					3,296.80

Subtotal	\$3,296.80
Tax	\$0.00
Total Due	\$3,296.80

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE 3553

Scarlet Grove Landscape

P.O. Box 2491
Land O Lakes, FL 34639
(813) 994-7263

Mira Lago West CDD
Jennifer Goldyn
210 N. University Drive Suite 702
Coral Springs, FL 33071

Invoice #: 3553
Invoice Date: 9/15/2023
Due Date: 9/15/2023
Payment Terms: Due On Receipt

Description	Quantity	Price	Amount
Lawn Maintenance	1.00	\$2,483.00 /Each	\$2,483.00
		Subtotal:	\$2,483.00
		Sales Tax:	\$0.00
		Total:	\$2,483.00
		BALANCE DUE:	\$2,483.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 10/16/2023

Invoice # 15222

Bill To

Mira Lago West CDD
c/o Inframark
501 S. Falkenburg Rd, Unit C-3
Tampa, FL 33619

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

11/15/2023

Description	Amount
<p>Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the nine (9) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.</p> <p>Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.</p> <p>Pond #4 Monthly application of larvacide to surface of pond to help control midge flies. Applications to be done during normal vegetation management treatment events.</p> <p>Total maintenance cost = \$1,210/Month (\$14,520 Annually) plus \$81.00 a month for pond #4</p> <p>**No price increases to monthly maintenance cost for 2022 & 2023, Possible price increase for 2024 not to exceed 3%**</p> <p>If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 30 days written notice to Crosscreek Environmental Inc.</p>	1,291.00

Thank you for your business	Subtotal	\$1,291.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,291.00
	Payments/Credits	\$0.00
	Balance Due	\$1,291.00

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#97004

DATE

6/29/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

7/29/2023

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: June 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Subtotal					3,292.00

Subtotal	\$3,292.00
Tax	\$0.00
Total Due	\$3,292.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#95169

DATE

5/31/2023

BILL TO

Mira Lago West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

6/30/2023

Services provided for the Month of: May 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: May 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Postage	1	Ea	1.50		1.50
Subtotal					3,293.50

Subtotal	\$3,293.50
Tax	\$0.00
Total Due	\$3,293.50

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE 3570

Scarlet Grove Landscape

P.O. Box 2491
Land O Lakes, FL 34639
(813) 994-7263

Mira Lago West CDD
Jennifer Goldyn
210 N. University Drive Suite 702
Coral Springs, FL 33071

Invoice #: 3570
Invoice Date: 10/15/2023
Due Date: 10/15/2023
Payment Terms: Due On Receipt

Description	Quantity	Price	Amount
Lawn Maintenance	1.00	\$2,483.00 /Each	\$2,483.00
		Subtotal:	\$2,483.00
		Sales Tax:	\$0.00
		Total:	\$2,483.00
		BALANCE DUE:	\$2,483.00

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 1/23		MIRA LAGO WEST CDD	
Billing Date		Sales Rep	Customer Account
10/01/2023		Deirdre Bonett	329982
Total Amount Due			Ad Number
\$587.00			0000303754

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/01/23	10/01/23	0000303754	Times	Legals CLS	Meetings Schedule	1	2x54 L	\$583.00
10/01/23	10/01/23	0000303754	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x54 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/ 1/23		MIRA LAGO WEST CDD	
Billing Date		Sales Rep	Customer Account
10/01/2023		Deirdre Bonett	329982
Total Amount Due			Ad Number
\$587.00			0000303754

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

MIRA LAGO WEST CDD
 C/O INFRAMARK
 210 N UNIVERSITY DR, SUITE 702
 POMPANO BEACH, FL 33071

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of **10/ 1/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **10/01/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF PUBLIC MEETING DATES MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mira Lago West Community Development District will hold its regular meetings for Fiscal Year 2023/2024 at 7:00 PM at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, Florida 33573 on the dates as follows:

- December 4, 2023
- March 4, 2024
- June 3, 2024
- August 5, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747 (813) 652-2454, during normal business hours or online at www.miralago-westcdd.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Mira Lago West CDD
Jennifer Goldyn, District Manager Run Date: 10-01-2023 0000303754



MIRA LAGO WEST COMMUNITY
704 YORK DALE DR, B PMP
RUSKIN, FL 33570-3212

Statement Date: September 28, 2023

Amount Due: \$208.03

Due Date: October 19, 2023

Account #: 211008707989

DO NOT PAY. Your account will be drafted on October 19, 2023

Your Energy Insight

Your average daily kWh used was **26.67% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



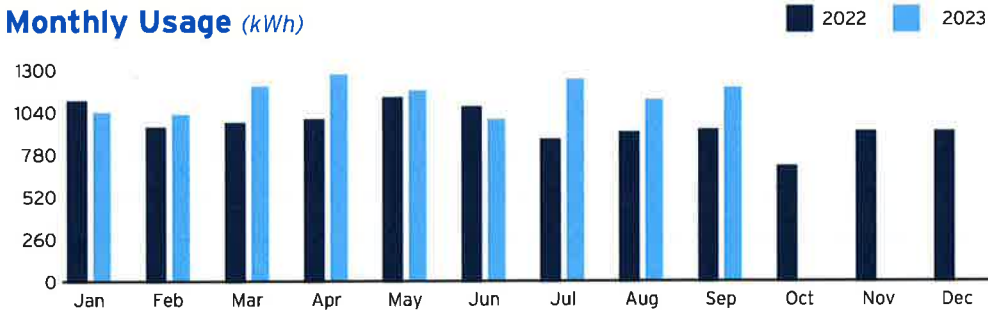
Scan here to view your account online.

Account Summary

Current Service Period: August 23, 2023 - September 22, 2023	
Previous Amount Due	\$195.18
Payment(s) Received Since Last Statement	-\$195.18
Current Month's Charges	\$208.03
Amount Due by October 19, 2023 \$208.03	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211008707989

Due Date: October 19, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$208.03

Payment Amount: \$ _____

681013494951

Your account will be drafted on October 19, 2023

MIRA LAGO WEST COMMUNITY
210 N UNIVERSITY DRIVE, 702
CORAL SPRINGS, FL 33071

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 704 YORK DALE DR
 B PMP, RUSKIN, FL 33570-3212

Account #: 211008707989
Statement Date: September 28, 2023
Charges Due: October 19, 2023

Meter Read

Meter Location: # B Pmp

Service Period: Aug 23, 2023 - Sep 22, 2023

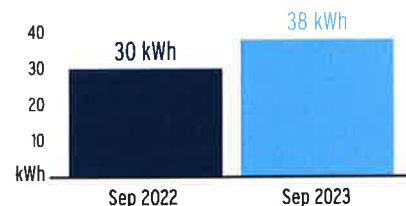
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	09/22/2023	42,155	40,967		1,188 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,188 kWh @ \$0.07990/kWh	\$94.92
Fuel Charge	1,188 kWh @ \$0.05239/kWh	\$62.24
Storm Protection Charge	1,188 kWh @ \$0.00400/kWh	\$4.75
Clean Energy Transition Mechanism	1,188 kWh @ \$0.00427/kWh	\$5.07
Storm Surcharge	1,188 kWh @ \$0.01061/kWh	\$12.60
Florida Gross Receipt Tax		\$5.20
Electric Service Cost		\$208.03

Avg kWh Used Per Day



Total Current Month's Charges \$208.03

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



MIRA LAGO WEST COMMUNITY
402 19TH ST NW
RUSKIN, FL 33570-2960

Statement Date: September 28, 2023

Amount Due: \$512.54

Due Date: October 19, 2023

Account #: 211008707815

DO NOT PAY. Your account will be drafted on October 19, 2023

Your Energy Insight



Your average daily kWh used was **15% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

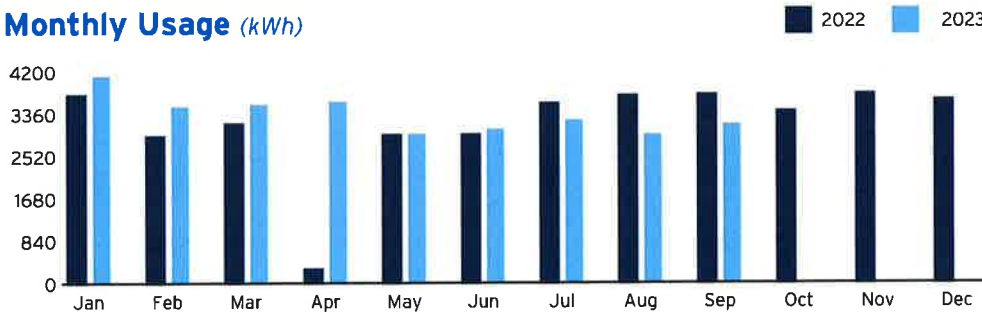
Current Service Period: August 23, 2023 - September 22, 2023	
Previous Amount Due	\$479.23
Payment(s) Received Since Last Statement	-\$479.23
Current Month's Charges	\$512.54
Amount Due by October 19, 2023	\$512.54



Scan here to view your account online.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211008707815

Due Date: October 19, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$512.54

Payment Amount: \$ _____

681013494950

Your account will be drafted on October 19, 2023

MIRA LAGO WEST COMMUNITY
210 N UNIVERSITY DRIVE, 702
CORAL SPRINGS, FL 33071

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
402 19TH ST NW
RUSKIN, FL 33570-2960

Account #: 211008707815
Statement Date: September 28, 2023
Charges Due: October 19, 2023

Meter Read

Service Period: Aug 23, 2023 - Sep 22, 2023

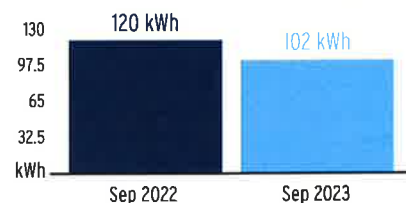
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	09/22/2023	86,526	83,374		3,152 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	3,152 kWh @ \$0.07990/kWh	\$251.84
Fuel Charge	3,152 kWh @ \$0.05239/kWh	\$165.13
Storm Protection Charge	3,152 kWh @ \$0.00400/kWh	\$12.61
Clean Energy Transition Mechanism	3,152 kWh @ \$0.00427/kWh	\$13.46
Storm Surcharge	3,152 kWh @ \$0.01061/kWh	\$33.44
Florida Gross Receipt Tax		\$12.81
Electric Service Cost		\$512.54

Avg kWh Used Per Day



Total Current Month's Charges \$512.54

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

MIRA LAGO WEST
Community Development District

Financial Report

September 30, 2023

Prepared by:



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MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 249,903	\$ -	\$ -	\$ 249,903
Assessments Receivable - Tax Collector	3,919	-	4,855	8,774
Due From Other Funds	-	10,197	11,956	22,153
Investments:				
Money Market Account	10,184	-	-	10,184
Revenue Fund	-	-	38,658	38,658
Deposits	735	-	-	735
TOTAL ASSETS	\$ 264,741	\$ 10,197	\$ 55,469	\$ 330,407
<u>LIABILITIES</u>				
Accounts Payable	\$ 20,269	\$ -	\$ -	\$ 20,269
Accrued Expenses	4,425	-	-	4,425
Due To Other Funds	22,153	-	-	22,153
TOTAL LIABILITIES	46,847	-	-	46,847
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	-	55,469	55,469
Unassigned:	217,894	10,197	-	228,091
TOTAL FUND BALANCES	\$ 217,894	\$ 10,197	\$ 55,469	\$ 283,560
TOTAL LIABILITIES & FUND BALANCES	\$ 264,741	\$ 10,197	\$ 55,469	\$ 330,407

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 191	\$ 191	0.00%
Interest - Tax Collector	-	-	19	19	0.00%
Special Assmnts- Tax Collector	187,397	187,397	194,503	7,106	103.79%
TOTAL REVENUES	187,397	187,397	194,713	7,316	103.90%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	4,000	4,000	4,000	-	100.00%
ProfServ-Trustee Fees	3,775	3,775	4,041	(266)	107.05%
Assessment Roll	5,200	5,200	5,200	-	100.00%
District Counsel	3,500	3,500	1,023	2,477	29.23%
District Engineer	5,000	5,000	8,035	(3,035)	160.70%
Administrative Services	4,914	4,914	2,880	2,034	58.61%
District Manager	20,592	20,592	28,472	(7,880)	138.27%
Accounting Services	15,650	15,650	9,932	5,718	63.46%
Auditing Services	4,000	4,000	3,750	250	93.75%
Website Hosting/Email services	2,500	2,500	2,000	500	80.00%
Public Officials Insurance	3,391	3,391	3,038	353	89.59%
Legal Advertising	3,000	3,000	4,938	(1,938)	164.60%
Financial & Revenue Collections	5,200	5,200	3,033	2,167	58.33%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
Total Administration	80,897	80,897	80,517	380	99.53%
<u>Electric Utility Services</u>					
Utility Services	5,500	5,500	7,783	(2,283)	141.51%
Total Electric Utility Services	5,500	5,500	7,783	(2,283)	141.51%
<u>Stormwater Control</u>					
R&M Lake & Pond Bank	44,000	6,000	51,294	(45,294)	116.58%
Fountain Maintenance	1,500	1,500	9,605	(8,105)	640.33%
Mitigation Area Monitoring & Maintenance	2,783	2,783	-	2,783	0.00%
Aquatic Maintenance	15,325	15,325	16,818	(1,493)	109.74%
Aquatic Plant Replacement	2,000	2,000	-	2,000	0.00%
Total Stormwater Control	65,608	27,608	77,717	(50,109)	118.46%
<u>Other Physical Environment</u>					
Insurance - General Liability	3,537	3,537	3,474	63	98.22%
Landscape Maintenance	30,000	30,000	29,796	204	99.32%
Total Other Physical Environment	33,537	33,537	33,270	267	99.20%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>					
Misc-Contingency	1,855	39,855	750	39,105	40.43%
Total Reserves	1,855	39,855	750	39,105	40.43%
TOTAL EXPENDITURES & RESERVES	187,397	187,397	200,037	(12,640)	106.75%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	(5,324)	(5,324)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	35,557	35,557	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	35,557	35,557	0.00%
Net change in fund balance	\$ -	\$ -	\$ 30,233	\$ 30,233	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	187,661	187,661	187,661		
FUND BALANCE, ENDING	\$ 187,661	\$ 187,661	\$ 217,894		

Notes to the Financial Statements

September 30, 2023

General Fund

▶ **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Assessments Receivable** - Checking with Hillsborough County on receivable.
- **Due From Other Funds** - Assessment collections due to Debt Service to be paid to trustee in November.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Utilities & Audit fees.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to be made to US Bank in November.

Notes to the Financial Statements
September 30, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 103% collected.
- ▶ General Fund expenditures are 107% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	\$ 3,775	\$ 4,041	107%	Trustee fees for series 2022.
District Engineer	\$ 5,000	\$ 8,035	161%	Board meetings, attendance & reports.
District Manager	\$ 20,592	\$ 28,472	138%	Management fees YTD.
Legal Advertising	\$ 3,000	\$ 4,938	165%	Meeting and budget notices.
<u>Electric Utility Services</u>				
Utility Services	\$ 5,500	\$ 7,783	142%	TECO electric fees year to date.
<u>Stormwater Control</u>				
R&M Lake & Pond Bank	\$ 6,000	\$ 51,294	855%	Restoring of shoreline erosion.
Fountain Maintenance	\$ 1,500	\$ 9,605	640%	New LED lights & panel timer.
Aquatic Maintenance	\$ 15,325	\$ 16,818	110%	Monthly maintenance plus fish kill clean up.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 38	\$ 38	0.00%
Special Assmnts- Tax Collector	10,000	10,000	10,197	197	101.97%
TOTAL REVENUES	10,000	10,000	10,235	235	102.35%
<u>EXPENDITURES</u>					
<u>Reserves</u>					
Capital Reserve	10,000	10,000	-	10,000	0.00%
Total Reserves	10,000	10,000	-	10,000	0.00%
TOTAL EXPENDITURES & RESERVES	10,000	10,000	-	10,000	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	10,235	10,235	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	(35,557)	(35,557)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(35,557)	(35,557)	0.00%
Net change in fund balance	\$ -	\$ -	\$ (25,322)	\$ (25,322)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	35,519	35,519	35,519		
FUND BALANCE, ENDING	\$ 35,519	\$ 35,519	\$ 10,197		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

September 30, 2023

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 1,406	\$ 1,406	0.00%
Special Assmnts- Tax Collector	244,504	244,504	251,362	6,858	102.80%
TOTAL REVENUES	244,504	244,504	252,768	8,264	103.38%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	176,000	176,000	176,000	-	100.00%
Interest Expense	68,504	68,504	70,373	(1,869)	102.73%
Total Debt Service	244,504	244,504	246,373	(1,869)	100.76%
TOTAL EXPENDITURES	244,504	244,504	246,373	(1,869)	100.76%
Excess (deficiency) of revenues Over (under) expenditures	-	-	6,395	6,395	0.00%
Net change in fund balance	\$ -	\$ -	\$ 6,395	\$ 6,395	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	49,074	49,074	49,074		
FUND BALANCE, ENDING	\$ 49,074	\$ 49,074	\$ 55,469		

MIRA LAGO WEST
Community Development District

Supporting Schedules

September 30, 2023

Cash and Investment Report

September 30, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 249,903 1
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.12%	\$ 10,184
General Fund Subtotal					\$ 260,087
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 38,658
Grand Total					\$ 298,744

Note (1) - Transferring \$12K to US Bank for Debt Service in November.

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 07/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1011								
001	07/14/23	CROSSCREEK ENVIROMENTAL INC	13662	APR 23 POND MAINT	Prepaid Items	155000	\$1,291.00	
CHECK # 1012								
001	07/14/23	SCARLET GROVE LANDSCAPE LLC	3479	LAWN MAINT. JUNE, 2023	Prepaid Items	155000	\$2,483.00	
001	07/14/23	SCARLET GROVE LANDSCAPE LLC	3443	MONTHLY LAWN MAINT. - MAY, 2023	Prepaid Items	155000	\$2,483.00	
							Check Total	\$4,966.00
CHECK # 1013								
001	07/21/23	SCARLET GROVE LANDSCAPE LLC	3504	MONTHLY LAWN MAINT. - JUL 23	Landscape Maintenance	546300-53900	\$2,483.00	
CHECK # 1014								
001	08/16/23	CROSSCREEK ENVIROMENTAL INC	14456	JULY 23 POND MAINT	Prepaid Items	155000	\$1,291.00	
CHECK # 1015								
001	08/16/23	TAMPA BAY TIMES	0000295780	ADVERTISEMENT - BUDGET MEETING	Legal Advertising	548002-51301	\$412.00	
CHECK # 1016								
001	08/23/23	CROSSCREEK ENVIROMENTAL INC	14699	AUG POND MAINT	Aquatic Maintenance	546995-53805	\$1,291.00	
CHECK # 1017								
001	08/23/23	SCARLET GROVE LANDSCAPE LLC	3535	LANDSCAPE MAINT AUG 2023	Landscape Maintenance	546300-53900	\$2,483.00	
CHECK # 1018								
001	08/23/23	TAMPA BAY TIMES	0000293852	NOTICE OF 1ST AUDIT MEETING 8/6/23	Legal Advertising	548002-51301	\$477.00	
CHECK # 1019								
001	08/29/23	HECTOR ORTIZ	081423	BOARD PAY 8/14/23 - HECTOR ORTIZ	Supervisor Fees	511001-51101	\$200.00	
CHECK # 1020								
001	08/29/23	JENNIFER RAE PARRA	081423-BP	BOARD PAY 8/14/23 - JENNIFER PARRA	Supervisor Fees	511001-51101	\$200.00	
CHECK # 1021								
001	08/29/23	JUSTIN GOUSHAW	081423-BP	BOARD PAY 8/14/23 - JUSTIN GOUSHAW	Supervisor Fees	511001-51101	\$200.00	
CHECK # 1022								
001	08/29/23	LENNIE FINE	081423-BP	BOARD PAY 8/14/23 - LENNIE FINE	Supervisor Fees	511001-51101	\$200.00	
CHECK # 1023								
001	08/29/23	SIMON J. SCHMIEDER	081423-BP	BOARD PAY 8/14/23 - SIMON SCHMIEDER	Supervisor Fees	511001-51101	\$200.00	
CHECK # 1024								
001	09/06/23	TAMPA BAY TIMES	0000295792	NOTICE OF MEETING 7/9/23	Legal Advertising	548002-51301	\$3,508.00	
CHECK # 1025								
001	09/06/23	US BANK	6903084	ADMIN FEES 4/1/23-3/31/24	Trustees Fees	531045-51301	\$4,040.63	
CHECK # 1026								
001	09/11/23	BDI ENGINEERING	1219	ENGINEERING SRV 8/28/2023	District Engineer	531147-51301	\$230.00	
CHECK # 1027								
001	09/27/23	CROSSCREEK ENVIROMENTAL INC	14904	INSTALL LEDS FOR THE FOUNTAIN PANEL TIMER	Fountain Service Repairs & Maintenance	546472-53805	\$5,910.00	
001	09/27/23	CROSSCREEK ENVIROMENTAL INC	14960	SEPT POND MAINTENANCE	Aquatic Maintenance	546995-53805	\$1,291.00	
							Check Total	\$7,201.00

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 07/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD1003							
001	08/31/23	TECO ACH	062823-7815	BILL PRD 5/24-6/22/23	Utility Services	543063-53100	\$497.21
CHECK # DD1004							
001	08/31/23	TECO ACH	072823-7815 ACH	BILLPRD 6/23-7/24/23	Utility Services	543063-53100	\$526.50
CHECK # DD1005							
001	08/31/23	TECO ACH	053023-7989	BILL PRD 04/25-05/23	Utility Services	543063-53100	\$221.68
CHECK # DD1006							
001	08/31/23	TECO ACH	053023-7815	bill prd 4/258-5/23/23	Utility Services	543063-53100	\$583.41
CHECK # DD1007							
001	08/31/23	TECO ACH	072823-7989 ACH	BILL PRD 6/23-7/21/23	Utility Services	543063-53100	\$354.04
CHECK # DD1008							
001	08/31/23	TECO ACH	062823-7989 ACH	BILL PRD 5/24-6/22/23	Utility Services	543063-53100	\$177.35
CHECK # DD1009							
001	09/07/23	TECO ACH	082823-7815 ACH	BILLPRD 7/25-8/22/23	Utility Services	543063-53100	\$479.23
CHECK # DD1010							
001	09/07/23	TECO ACH	082823-7989 ACH	BILLPRD 07/25-08/22/2023	Utility Services	543063-53100	\$195.18
CHECK # DD1011							
001	09/14/23	TECO ACH	08282023-7815	SERVICE PERIOD 7/25-8/22/23	Utility Services	543063-53100	\$479.23
Fund Total							\$34,187.46

Total Checks Paid	\$34,187.46
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MIRA LAGO WEST
Community Development District

Financial Report

October 31, 2023

Prepared by:



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MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

October 31, 2023

Balance Sheet
October 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 225,032	\$ -	\$ -	\$ 225,032
Due From Other Funds	-	10,197	11,956	22,153
Investments:				
Money Market Account	10,229	-	-	10,229
Revenue Fund	-	-	38,658	38,658
Deposits	735	-	-	735
TOTAL ASSETS	\$ 235,996	\$ 10,197	\$ 50,614	\$ 296,807
<u>LIABILITIES</u>				
Accounts Payable	\$ 4,483	\$ -	\$ -	\$ 4,483
Accrued Expenses	4,129	-	-	4,129
Due To Other Funds	22,153	-	-	22,153
TOTAL LIABILITIES	30,765	-	-	30,765
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	-	50,614	50,614
Unassigned:	205,231	10,197	-	215,428
TOTAL FUND BALANCES	\$ 205,231	\$ 10,197	\$ 50,614	\$ 266,042
TOTAL LIABILITIES & FUND BALANCES	\$ 235,996	\$ 10,197	\$ 50,614	\$ 296,807

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 46	\$ 46	0.00%
Special Assmnts- Tax Collector	214,197	-	-	-	0.00%
TOTAL REVENUES	214,197	-	46	46	0.02%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	-	-	-	0.00%
ProfServ-Engineering	5,000	417	-	417	0.00%
ProfServ-Legal Services	3,500	292	-	292	0.00%
ProfServ-Mgmt Consulting	39,500	3,292	3,292	-	8.33%
ProfServ-Trustee Fees	3,800	-	-	-	0.00%
Auditing Services	4,050	-	-	-	0.00%
Insurance - General Liability	3,500	3,500	-	3,500	0.00%
Legal Advertising	3,075	256	1,031	(775)	33.53%
Misc-Web Hosting	2,500	208	208	-	8.32%
Annual District Filing Fee	175	175	-	175	0.00%
Total Administration	69,100	8,140	4,531	3,609	6.56%
Field					
Contracts-Landscape	29,800	2,483	2,483	-	8.33%
Electricity - General	11,600	967	675	292	5.82%
R&M-Fountain	1,500	125	-	125	0.00%
R&M Lake & Pond Bank	6,000	500	-	500	0.00%
Mitigation Area Monitoring & Maintenance	2,700	225	-	225	0.00%
Aquatic Maintenance	16,470	1,373	1,291	82	7.84%
Aquatic Plant Replacement	2,000	167	-	167	0.00%
Misc-Contingency	75,027	6,252	-	6,252	0.00%
Total Field	145,097	12,092	4,449	7,643	3.07%
TOTAL EXPENDITURES	214,197	20,232	8,980	11,252	4.19%
Excess (deficiency) of revenues Over (under) expenditures	-	(20,232)	(8,934)	11,298	0.00%
Net change in fund balance	\$ -	\$ (20,232)	\$ (8,934)	\$ 11,298	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	214,165	214,165	214,165		
FUND BALANCE, ENDING	\$ 214,165	\$ 193,933	\$ 205,231		

Notes to the Financial Statements

October 31, 2023

General Fund

▶ **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Due From Other Funds** - Assessment collections due to Debt Service to be paid to trustee in December.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Utilities & Management fees.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to be made to US Bank in December.

Notes to the Financial Statements
October 31, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments will start being collected in November.
- ▶ General Fund expenditures are 4% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
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Expenditures

Administrative

Legal Advertising	\$ 3,075	\$ 1,031	34%	Meeting and RFP for audit notices.
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Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	11,710	-	-	-	0.00%
TOTAL REVENUES	11,710	-	-	-	0.00%
<u>EXPENDITURES</u>					
<u>Capital Expenditures & Projects</u>					
Capital Reserve	11,710	-	-	-	0.00%
Total Capital Expenditures & Projects	11,710	-	-	-	0.00%
TOTAL EXPENDITURES	11,710	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	10,197	-	10,197		
FUND BALANCE, ENDING	\$ 10,197	\$ -	\$ 10,197		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

October 31, 2023

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	259,890	-	-	-	0.00%
Special Assmnts- Discounts	(10,396)	-	-	-	0.00%
TOTAL REVENUES	249,494	-	-	-	0.00%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,198	-	-	-	0.00%
Total Administration	5,198	-	-	-	0.00%
<u>Debt Service</u>					
Principal Debt Retirement	180,000	-	-	-	0.00%
Interest Expense	63,909	-	-	-	0.00%
Total Debt Service	243,909	-	-	-	0.00%
TOTAL EXPENDITURES	249,107	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	387	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	387	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	387	-	-	-	0.00%
Net change in fund balance	\$ 387	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	50,614	-	50,614		
FUND BALANCE, ENDING	\$ 51,001	\$ -	\$ 50,614		

MIRA LAGO WEST
Community Development District

Supporting Schedules

October 31, 2023

Cash and Investment Report

October 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 225,032 1, 2
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.45%	\$ 10,229
General Fund Subtotal					\$ 235,261
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 38,658
Grand Total					\$ 273,919

Notes:

- (1) - Transferring \$22K to US Bank for Debt Service in December.
- (2) - Transferring excess cash to MM in December, amount to be determined.

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1028								
001	10/09/23	CROSSCREEK ENVIROMENTAL INC	14563	SUPPLY / INSTALL 6000 GAMBUSIA MINNOWS	Aquatic Maintenance	546995-53805	\$510.00	
							Check Total	\$510.00
CHECK # 1029								
001	10/09/23	INFRAMARK	98428	JUL'23 MANAGEMENT FEES	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	98428	JUL'23 MANAGEMENT FEES	Administrative Services	531148-51301	\$4.80	
001	10/09/23	INFRAMARK	99915	MANAGEMENT SRV AUG 2023	Accounting Services	532001-51301	\$802.49	
001	10/09/23	INFRAMARK	99915	MANAGEMENT SRV AUG 2023	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	101202	MANAGEMENT SRV SEPT 2023	District Management	531150-51301	\$3,292.00	
001	10/09/23	INFRAMARK	101908	POSTAGE SEPT 2023	Administrative Services	531148-51301	\$6.93	
							Check Total	\$10,690.22
CHECK # 1030								
001	10/20/23	SCARLET GROVE LANDSCAPE LLC	3553	LANDSCAPE MAINT SEPT 2023	Landscape Maintenance	546300-53900	\$2,483.00	
							Check Total	\$2,483.00
CHECK # 1031								
001	10/27/23	CROSSCREEK ENVIROMENTAL INC	15222	OCT POND MAINTENANCE	Aquatic Maintenance	546995-53901	\$1,291.00	
							Check Total	\$1,291.00
CHECK # 1032								
001	10/27/23	INFRAMARK	97004	MANAGEMENT SRC JUNE 2023	District Management	531150-51301	\$3,292.00	
001	10/27/23	INFRAMARK	95169	MANAGEMENT SRV MAY 2023	District Management	531150-51301	\$3,292.00	
001	10/27/23	INFRAMARK	95169	MANAGEMENT SRV MAY 2023	Administrative Services	531148-51301	\$1.50	
							Check Total	\$6,585.50
CHECK # 1033								
001	10/27/23	SCARLET GROVE LANDSCAPE LLC	3570	LANDSCAPE MAINT OCT 2023	Contracts-Landscape	534050-53901	\$2,483.00	
							Check Total	\$2,483.00
CHECK # 1034								
001	10/27/23	TAMPA BAY TIMES	0000303754	MEETING SCHEDULE - 23/24 LEGAL CLS	Legal Advertising	548002-51301	\$587.00	
							Check Total	\$587.00
CHECK # DD1012								
001	10/20/23	TECO ACH	092823-7989	ACH SRVC PRD8/23-9/22/23	Utility Services	543063-53100	\$208.03	
							Check Total	\$208.03
CHECK # DD1013								
001	10/20/23	TECO ACH	092823-7815	ACH SRVC PRD 8/23-9/22/23	Utility Services	543063-53100	\$512.54	
							Check Total	\$512.54
							Fund Total	\$25,350.29

Total Checks Paid	\$25,350.29
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