

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Monday, March 4, 2024, 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, Regional Director
Kristee Cole, District Manager
Scott Steady, District Counsel
Stephen Brletic, District Engineer

Meeting Agenda

Monday, March 4, 2024 – 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
 - C. District Engineer
 - D. District Manager
4. **Business Items**
 - A. Consideration of Resolution 2024-02, General Election Page 18
 - B. Consideration of Peninsula Clearing proposals Page 21
 - C. Ratification of Storm Drain proposal..... Page 27
 - D. Ratification of Skimmer Repair proposal Page 28
5. **Business Administration**
 - A. Consideration of the 2nd Audit Meeting and Regular Meeting Minutes from December 4, 2023 Page 29
 - B. Review of Check Register Page 35
 - C. Review of Financial Statements..... Page 84
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Monday, June 3, 2024

MIRA LAGO WEST

Lake Report



Completed February 22nd, 2024

By: Matt Jones



Pond 1



No algae, submersed vegetation or grasses present. I would recommend beneficial plants to help absorb some of the nutrients and help with the aesthetics of the pond. Fountain is up and running and appears to be free of any debris.

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



Small amounts of submersed vegetation present. No algae or grasses. There are 2 patches of soft stem bullrush which are a beneficial/native plant. I would recommend beneficial plants to help the aesthetics and health of the pond.

Pond 4





Small band 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 dead alligator weed that has blown to one side. Pond appears to be healthy and thriving. The water level has come back up to normal levels.

Area 6



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

Pond 7





The torpedo grass has been treated that was mixed in with the beneficials. Small amounts of algae starting to form due to the deterioration process. The fountain is back up and running!

Pond 8





The shoreline restoration still looks flawless. The water levels have dropped quite a bit leaving 6-10 feet of exposed banks. Grasses and cattails have started to grow in this area, but they have been treated and are dying off.

Pond 9



This area is looking much better than last time. The invasives have reduced significantly. I will get with the technician and make sure he stays on it.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Mira Lago West Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") seeks to implement Section 190.006(3), Florida Statutes, and to instruct the Hillsborough County Supervisor of Elections (the "**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2024 general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Lennie Fine, Seat 2 currently held by Hector Ortiz, and Seat 3, currently held by Jennifer Parra, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the General Election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of March, 2024.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Mira Lago West Community Development District (the "District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, Florida 33629, Phone (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003(17), *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Mira Lago West Community Development District has three (3) seats up for election, specifically Seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST TWO WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD (ON OR BEFORE MAY 27, 2024)]



Mira Lago West - Long Island Clean Up 1-24

Date 1/12/2024
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

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.

Clean Up

Long Island Clean Up

Items	Quantity	Unit	Price
Equipment Operator	10.00	Hr	\$1,000.00
Labor Enhancement	40.00	Hr	\$2,800.03
Crew Truck + Install Trailer	1.00	Day	\$400.00
John Deere Tractor and Bush Grubber	1.00	Day	\$450.00
Dumping Charge	1.00	ea	\$208.75
Herbicide - Quickpro - Concentrated	1.00	ea	\$300.00
PM Labor Enhancement	4.00	Hr	\$340.00
Long Island Clean Up :			\$5,498.78
PROJECT TOTAL:			\$5,498.78

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon

- completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- 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 charge.

E x c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the

new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and

may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.


- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of

substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Terry Mclane
Date 1/12/2024

Pine Lake Services, LLC

By _____
Jennifer Goldyn
Date _____
Inframark



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
1/11/2024	11137

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

Description	Qty	Rate	Total
<p>1712 Mira Lago Circle</p> <p>In Water Vegetation Herbicide treatment and manual removal of all invasive vegetation from water line down into the pond. All vegetation to be cut/pulled and hauled offsite for disposal. Please allow for 7 days between treatment and removal to occur. **this area will be added to the monthly maintenance free of charge following removal**</p> <p>Out of Water Vegetation (Dry Land) Manual removal/cutting of all vegetation on land. All woody vegetation to be stump treated with herbicide following cutting. All vegetation to be hauled offsite for disposal. It is recommended this area be cut/maintained on a regular basis following removal.</p> <p>**Foot access to be granted between houses for removal with 2 house distance of area of removal**</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p>	1	8,550.00	8,550.00
	1	2,850.00	2,850.00
Please sign and return if accepted		Total	\$11,400.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
1/11/2024	11135

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

Description	Qty	Rate	Total
503 Stone Briar Drive Pumping of water from curb inlet to expose the blockage within stormwater piping. Piping will then be jetted clean of all trash, leaves, sediment, etc. **If concrete is discovered within piping and removal of that concrete will exceed the total time of four (4) hours onsite, then a rate of \$425/hour will be used pending approval from DM**	1	1,750.00	1,750.00

<i>Kristee Cole</i> Please sign and return if accepted	Total \$1,750.00
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Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
1/12/2024	11146

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

Description	Qty	Rate	Total
<p>Pond #4</p> <p>Supply & Installation of new fiberglass skimmer on outfall structure on south end of pond. Please allow for up to three (3) weeks after approval for skimmer to be installed.</p>	1	1,125.00	1,125.00

<p><i>Kristee Cole</i></p> <p>Please sign and return if accepted</p>	<p>Total \$1,125.00</p>
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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 2nd Audit Review Committee Meeting of the Mira Lago West Community Development District was held on **Monday, December 4, 2023, at 7:07 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:

Kristee Cole	Representative, Inframark
Jennifer Goldyn	Representative, Inframark

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cole called the meeting to order at 7:07 p.m.

SECOND ORDER OF BUSINESS

Consideration of RFP Proposals

The committee members considered the audit service proposals for Berger, Toombs, Elam, Gaines & Frank, and Grau and Associates. The committee members scored the proposals according to the weighted criteria. Berger, Toombs, Elam, Gaines & Frank received the highest total score of 499 points and was ranked the number one (1) proposer. Grau & Associates was ranked number two (2) with 477 points.

On a Motion from Mr. Schmieder, seconded by Mr. Fine, the Audit Committee unanimously recommended that the CDD Board of Supervisors approve the Berger, Toombs, Elam, Gaines & Frank proposal for auditing services, for the Mira Lago West Community Development District.

44 **THIRD ORDER OF BUSINESS**

Adjournment

45 The meeting was adjourned at 7:09 p.m.

46

On a Motion from Ms. Parra, seconded by Mr. Fine, with all in favor, the Audit Committee approved to adjourn the meeting at 7:09 p.m., for the Mira Lago West Community Development District.

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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, December 4, 2023, at 7:10 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 (via conference call)
Sam Schmieder	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Jennifer Goldyn	Regional Director, Inframark
LeAnn Chiarelli	Representative, Inframark
John Amarosa	PineLake Nursery
Derek Wagner	Crosscreek Environmental (via conference call)

FIRST ORDER OF BUSINESS

Call to Order

Ms. Goldyn called the meeting to order at 7:10 p.m.

SECOND ORDER OF BUSINESS

Staff Reports

1. Aquatic Maintenance Report

Mr. Wagner updated the Board that the midge fly treatment has been working.

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board approved to continue to treat for midge flies monthly, at the same cost as the previous year, for the Mira Lago West Community Development District.

44 **THIRD ORDER OF BUSINESS**

**Consideration of Landscape
Maintenance Contract**

45

46 Mr. Amarosa presented his proposal to the Board. The Board asked if they would pick
47 up trash before mowing. Mr. Amarosa stated they would. Mr. Amarosa stated their mow
48 day would be Thursday and they could start in January 2024.

49

50 Ms. Goldyn presented Alexanders' proposal to the Board. She stated that Alexanders
51 was unable to make the meeting but did want the Board to understand that this contract
52 would be separate from the HOA contract.

53

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board approved the PineLake Nursery proposal for landscape maintenance, and PineLake will provide a proposal for the clearing of the peninsula on Pond 8, for the Mira Lago West Community Development District.

54

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board authorized District Staff to send termination letter to Scarlet Grove Landscape, for the Mira Lago West Community Development District.

55

On a Motion from Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board authorized Chairman to execute the Landscape Maintenance Contract with PineLake Nursery outside of a meeting, for the Mira Lago West Community Development District.

56

57 **FOURTH ORDER OF BUSINESS**

Continuation of Staff Reports

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2. District Counsel

59

60 Ms. Goldyn presented the BOS Ethic Training Requirements. The Board
61 requested that the 4-hour classes be paid out of District funds.

62

63 **3. District Engineer**

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65 Not present and no report.

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67 **4. District Manager**

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On a Motion from Mr. Schmieder, seconded by Mr. Goushaw, with all in favor, the Board accepted the Audit Committee recommendation to award the audit contract for 2023-2027 to Berger, Toombs, Elam, Gaines & Frank, for the Mira Lago West Community Development District.

69

70 Ms. Goldyn announced that the next meeting will be held on March 4, 2024.

71

72 Ms. Goldyn informed the Board that she has been promoted to Regional
73 Director and that Ms. Cole has been promoted to District Manager. Ms. Cole
74 will begin to take over the District and introduced the Board to LeAnn Chiarelli,
75 as the new admin for the District.

76 **FIFTH ORDER OF BUSINESS** **Ratification of Resolution 2024-01,**
77 **Adopting Amended FY 22-23 Budget**

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79 Ms. Goldyn presented Resolution 2024-01 to the Board for ratification. Mr. Ortiz had
80 questions regarding the amendment.
81

On a Motion from Mr. Schmieder, seconded by Ms. Parra, with all in favor, the Board ratified Resolution 2024-01, Adopting Amended FY 22-23 Budget, for the Mira Lago West Community Development District.

82
83 **SIXTH ORDER OF BUSINESS** **Consideration of the 1st Audit**
84 **Meeting and Regular Minutes from**
85 **the August 14, 2023, Meeting**
86

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board approved the 1st Audit Committee Meeting and Regular Meeting Minutes from the August 14, 2023 meeting, for the Mira Lago West Community Development District.

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88 **SEVENTH ORDER OF BUSINESS** **Review of Check Register**
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On a Motion from Ms. Parra, seconded by Mr. Ortiz, with all in favor, the Board approved the Check Register, for the Mira Lago West Community Development District.

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91 **EIGHTH ORDER OF BUSINESS** **Review of Financial Statements**
92

93 Ms. Goldyn reviewed the Financial Statements with the Board.
94

95 **NINTH ORDER OF BUSINESS** **Supervisor Requests**
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On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board approved to increase the Supervisor pay from \$200.00 to \$300.00, per meeting, for the Mira Lago West Community Development District.

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105 **TENTH ORDER OF BUSINESS**

Adjournment

106

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

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Secretary / Assistant Secretary

Chairman / Vice Chairman

MIRA LAGO WEST
Community Development District

Check Register and Invoices

November 2023 to January 2024

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 11/01/23 to 01/31/24
(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 # 1035								
001	11/09/23	TAMPA BAY TIMES	0000313036	RFP AUDIT	Legal Advertising	548002-51301	\$444.00	
							Check Total	<u>\$444.00</u>
CHECK # 1036								
001	11/16/23	BERGER, TOOMBS, ELAM, GAINES & FRANK	364162	AUDIT FY 9/40/23	Auditing Services	532002-51301	\$3,075.00	
							Check Total	<u>\$3,075.00</u>
CHECK # 1037								
001	11/16/23	PINE LAKE NURSERY INC	2863	FLUSH CUT 2 TREES	Landscape Maintenance	546300-53900	\$963.75	
							Check Total	<u>\$963.75</u>
CHECK # 1041								
001	11/28/23	CROSSCREEK ENVIROMENTAL INC	15521	NOV 23 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00	
							Check Total	<u>\$1,291.00</u>
CHECK # 1042								
001	11/28/23	EGIS INSURANCE ADVISORS	20291	INSURANCE RENEWAL 10/01/23-10/01/24	General Liability Insurance / Property	545002-51301	\$3,458.00	
001	11/28/23	EGIS INSURANCE ADVISORS	20291	INSURANCE RENEWAL 10/01/23-10/01/24	Public Officials Liability Insurance	545008-51301	\$3,144.00	
							Check Total	<u>\$6,602.00</u>
CHECK # 1043								
001	11/28/23	SCARLET GROVE LANDSCAPE LLC	3589	LANDSCAPE MAINT NOV 2023	Contracts-Landscape	534050-53901	\$2,483.00	
							Check Total	<u>\$2,483.00</u>
CHECK # 1044								
001	11/30/23	RIZZETTA & COMPANY INC	INV0000079663	RIZZETTA MANAGEMENT FEES - MAY'23	District Management	531150-51301	\$643.80	
001	11/30/23	RIZZETTA & COMPANY INC	INV0000079663	RIZZETTA MANAGEMENT FEES - MAY'23	Website Hosting, Maintenance	534369-51301	\$16.65	
							Check Total	<u>\$660.45</u>
CHECK # 1045								
001	12/12/23	INFRAMARK	105002	POSTAGE OCT 2023	Postage for Oct 2023	549900-53901	\$2.52	
001	12/12/23	INFRAMARK	105403	POSTAGE FEES	Postage for Oct 2023	549900-53901	\$2.52	
001	12/12/23	INFRAMARK	104851-REV	MANAGEMENT SRV NOV 2023	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
001	12/12/23	INFRAMARK	106412	MANAGEMENT SRV OCT 2023	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
							Check Total	<u>\$6,589.04</u>
CHECK # 1046								
001	12/22/23	HECTOR ORTIZ	120523	BOARD MEETING 12/4/23 - HECTOR ORTIZ	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1047								
001	12/22/23	JENNIFER RAE PARRA	120523	12/4/23 BOARD MEETING - JENNIFER PARRA	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1048								
001	12/22/23	JUSTIN GOUSHAW	STCDD-120623	BOARD MEETING 12/4/23 - JUSTIN GOUSHAW	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1049								
001	12/22/23	LENNIE FINE	120423	BOARD MEETING 12/4/23 LENNIE FINE	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1050								
001	12/22/23	SCARLET GROVE LANDSCAPE LLC	3620	LANDSCAPE MAINT DEC 2023	Contracts-Landscape	534050-53901	\$2,483.00	
							Check Total	<u>\$2,483.00</u>
CHECK # 1051								
001	12/22/23	SIMON J. SCHMIEDER	120423	BOARD PAY 12/4/23 - SIMON SCHMIEDER	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 11/01/23 to 01/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1052								
001	01/03/24	CROSSCREEK ENVIROMENTAL INC	15786	DEC 23 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00	
							Check Total	\$1,291.00
CHECK # 1053								
001	01/03/24	INFRAMARK	107056	MANAGEMENT SRV DEC 2023 /COPIES/POSTAGE	Adm fees for DEC	531027-51201	\$3,354.88	
							Check Total	\$3,354.88
CHECK # 1054								
001	01/03/24	PINE LAKE NURSERY INC	3371	LANDSCAPE MAINT JAN '24	Contracts-Landscape	534050-53901	\$2,499.99	
							Check Total	\$2,499.99
CHECK # 1056								
001	01/29/24	BDI ENGINEERINNG	1337	ENGINEERING SRV 12/2023	ProfServ-Engineering	531013-51301	\$1,365.00	
							Check Total	\$1,365.00
CHECK # 1057								
001	01/29/24	BURR & FORMAN LLP	122223	GENERAL LAND MATTERS	ProfServ-Legal Services	531023-51301	\$780.00	
							Check Total	\$780.00
CHECK # 1058								
001	01/29/24	CROSSCREEK ENVIROMENTAL INC	16036	JAN 24 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00	
							Check Total	\$1,291.00
CHECK # 1059								
001	01/29/24	SCARLET GROVE LANDSCAPE LLC	3638	LANDSCAPE MAINT JAN 2024	Contracts-Landscape	534050-53901	\$2,483.00	
001	01/29/24	SCARLET GROVE LANDSCAPE LLC	3641	LANDSCAPE MAINT - 1 WEEK JAN 2024	Contracts-Landscape	534050-53901	\$620.75	
							Check Total	\$3,103.75
CHECK # DD1016								
001	11/30/23	TECO ACH	10272023-7815 ACH	ACCT# 211008707815 9/23-10/23/2023	SRVC PRD 8/23-9/22/23	543006-53901	\$516.58	
							Check Total	\$516.58
CHECK # DD1017								
001	11/30/23	TECO ACH	10272023-7989 ACH	ACCT# 211008707989 9/23-10/23/2023	SRVC PRD8/23-9/22/23	543006-53901	\$204.63	
							Check Total	\$204.63
CHECK # DD1018								
001	12/01/23	TECO ACH	112923-7815 ACH	SERV PRD 10/24-11/21/23	SRVC PRD 8/23-9/22/23	543006-53901	\$525.43	
							Check Total	\$525.43
CHECK # DD1019								
001	12/01/23	TECO ACH	113023-7989	SERV PRD 10/24-11/21/23	SRVC PRD8/23-9/22/23	543006-53901	\$208.65	
							Check Total	\$208.65
CHECK # DD1022								
001	01/22/24	TECO ACH	121923-7815 ACH	BILL PRD 11/22-12/21/23	SRVC PRD 8/23-9/22/23	543006-53901	\$502.64	
001	01/22/24	TECO ACH	CM 121923-7815 ACH	Credit Memo 000004	SRVC PRD 8/23-9/22/23	543006-53901	(\$16.05)	
							Check Total	\$486.59
CHECK # DD1023								
001	01/22/24	TECO ACH	07989-122923	SERV PRD 11/22-12/21/23	SRVC PRD8/23-9/22/23	543006-53901	\$167.73	
001	01/22/24	TECO ACH	CM 07989-122923	Credit Memo 000005	SRVC PRD8/23-9/22/23	543006-53901	(\$5.28)	
							Check Total	\$162.45
Fund Total							\$41,381.19	

MIRA LAGO WEST

Community Development District

Payment Register by Fund
For the Period from 11/01/23 to 01/31/24
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1055

201 01/03/24 US BANK

121323-2022 SERIES TRANSFER ASSESSMENTS - 2022 SERIES FY23-24 Due From Other Funds

131000 \$11,956.48

Check Total \$11,956.48

Fund Total **\$11,956.48**

Total Checks Paid	\$53,337.67
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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	
10/22/23		MIRA LARGO WEST CDD	
Billing Date	Sales Rep	Customer Account	
10/22/2023	Deirdre Bonett	329818	
Total Amount Due		Ad Number	
\$444.00		0000313036	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/22/23	10/22/23	0000313036	Times	Legals CLS	RFP Audit	1	2x41 L	\$440.00
10/22/23	10/22/23	0000313036	Tampabay.com	Legals CLS	RFP Audit AffidavitMaterial	1	2x41 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

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

Advertising Run Dates		Advertiser Name	
10/22/23		MIRA LARGO WEST CDD	
Billing Date	Sales Rep	Customer Account	
10/22/2023	Deirdre Bonett	329818	
Total Amount Due		Ad Number	
\$444.00		0000313036	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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: RFP Audit** was published in said newspaper by print in the issues of: **10/22/23** 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 **10/22/2023**

Signature of Notary Public

Personally known _____ _____ or produced identification

Type of identification produced _____

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Mira Lago Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, 2024, 2025, 2026 and 2027, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida and has an annual operating budget of approximately \$240,326.60 including debt service. The final contract will require that, among other things, the audit for Fiscal Year 2023 be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under applicable Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits and the audit(s) shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy of their proposal to Jennifer Goldyn, District Manager, Inframark, 313 Campus Street, Celebration, FL 34747, in an envelope marked on the outside "Auditing Services - Mira Lago West Community Development District." Proposals must be received by 12:00 PM on November 15, 2023, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Mira Lago West CDD
Jennifer Goldyn, District Manager Run date: 10/22/23 0000313036





**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 364162
Date 10/08/2023
Client No. 20664*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,075.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/14/23	2863
Terms	Due Date
Net 30	10/14/23

BILL TO
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

Amount Due	Enclosed
\$963.75	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2707 - [InvocieOpportunityName]		\$963.75	\$0.00	\$963.75
	[SalesRepContactFullName] would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [SalesRepContactEmail] or [SalesRepContactMobilePhone].				
	<i>Flush Cut 2 Trees (Including large fallen branch), Remove and Dispose</i>		\$963.75	\$0.00	\$963.75
	Total		\$963.75	\$0.00	\$963.75



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 11/17/2023

Invoice # 15521

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

12/17/2023

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

Customer	Mira Lago West Community Development District
Acct #	498
Date	09/27/2023
Customer Service	Kristina Rudez
Page	1 of 1

Mira Lago West Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL 34747

Payment Information	
Invoice Summary	\$ 6,602.00
Payment Amount	
Payment for:	Invoice#20291
100123634	

Thank You

Please detach and return with payment



Customer: Mira Lago West Community Development District

Invoice	Effective	Transaction	Description	Amount
20291	10/01/2023	Renew policy	Policy #100123634 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/27/2023	6,602.00

Total
\$ 6,602.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		09/27/2023



INVOICE 3589

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 #: 3589
Invoice Date: 11/15/2023
Due Date: 11/15/2023
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

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
5/1/2023	INV0000079663

Bill To:

MIRA LAGO WEST CDD 3434 Collwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00350

Description	Qty	Rate	Amount
Accounting Services	1.00	\$217.35	\$217.35
Administrative Services	1.00	\$68.25	\$68.25
Financial & Revenue Collections	1.00	\$72.20	\$72.20
Management Services	1.00	\$286.00	\$286.00
Website Compliance & Management	1.00	\$16.65	\$16.65
Subtotal			\$660.45
Total			\$660.45



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#104851

DATE

11/21/2023

CUSTOMER ID

C4842

NET TERMS

Net 30

BILL TO

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

PO#**DUE DATE**

12/21/2023

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: November 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#

#105002

DATE

11/21/2023

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**

12/21/2023

Services provided for the Month of: **October 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Variable Charges for the Month of: October 2023					
Postage	1	Ea	2.52		2.52
Subtotal					2.52

Subtotal	\$2.52
Tax	\$0.00
Total Due	\$2.52

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#

#105403

DATE

11/29/2023

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**

12/29/2023

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Variable Charges for the Month of: November 2023					
Postage	1	Ea	2.52		2.52
Subtotal					2.52

Subtotal	\$2.52
Tax	\$0.00
Total Due	\$2.52

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#

#106412

DATE

12/4/2023

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

1/3/2024

BILL TO

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

Services provided for the Month of: October 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: October 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.

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: December 4, 2023

Name	In Attendance Please X	Paid
2 Hector Ortiz	X	\$200.00

Kristee Cole
District Manager Signature

12/6/2023
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: December 4, 2023

Name	In Attendance Please X	Paid
3 Jennifer Parra	X	\$200.00

Kristee Cole
District Manager Signature

12/6/2023
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: December 4, 2023

Name	In Attendance Please X	Paid
4 Justin Goushaw	X	\$200.00

Kristee Cole
District Manager Signature

12/6/2023
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: December 4, 2023

Name	In Attendance Please X	Paid
1 Lennie Fine	X	\$200.00

Kristee Cole
District Manager Signature

12/6/2023
Date



INVOICE 3620

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 #: 3620
Invoice Date: 12/15/2023
Due Date: 12/15/2023
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

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: December 4, 2023

Name	In Attendance Please X	Paid
------	---------------------------	------

5	Simon Schmieder	X	\$200.00
---	-----------------	---	----------

Kristee Cole
District Manager Signature

12/6/2023
Date



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 12/18/2023

Invoice # 15786

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

1/17/2024

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#107056

DATE

12/21/2023

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2024

BILL TO

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

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: December 2023					
Administrative Fees	1	Ea	3,292.00		3,292.00
Postage	1	Ea	21.42		21.42
Copies	1	Ea	41.46		41.46
Subtotal					3,354.88

Subtotal	\$3,354.88
Tax	\$0.00
Total Due	\$3,354.88

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.



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
12/31/23	3371
Terms	Due Date
Net 30	01/30/24

BILL TO
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

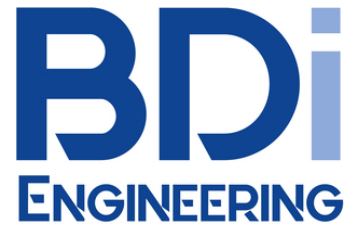
Amount Due	Enclosed
\$2,499.99	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2640 - Mira Lago West CDD Maintenance 2024 January 2024		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99

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 1337
DATE 12/29/2023
TERMS Net 30
DUE DATE 01/28/2024

PROJECT NAME

Mira Lago West CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Dec 19 – Dec 21]	11:00	115.00	1,265.00
Project Manager	[Dec 29]	0:30	200.00	100.00

BALANCE DUE **\$1,365.00**



Mira Lago West COMMUNITY DEVELOPMENT DISTRICT
Dec-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	0.50	\$200	S. Brletic	\$100.00
SWFWDM Statement of Inspection - Field Visit / Plans Review / Reporting / Recertification ERP No. 25791.002	8.00	\$115	J. Whited	\$920.00
Stone Briar Dr. Storm Pipe Clogged Issue	3.00	\$115	J. Whited	\$345.00
INVOICE TOTAL	11.50			\$1,365.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 1/16/2024

Invoice # 16036

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

2/15/2024

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

Subtotal	\$1,291.00
Sales Tax (0.0%)	\$0.00
Total	\$1,291.00
Payments/Credits	\$0.00
Balance Due	\$1,291.00

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE 3638

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 #: 3638
Invoice Date: 1/15/2024
Due Date: 1/15/2024
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



INVOICE 3641

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 #: 3641
Invoice Date: 1/15/2024
Due Date: 1/15/2024
Payment Terms: Due On Receipt

Description	Quantity	Price	Amount
Lawn Maintenance - 1 week Jan 2024	1.00	\$620.75	\$620.75

Comments
FINAL INVOICE

Subtotal: \$620.75
Sales Tax: \$0.00
Total: \$620.75
BALANCE DUE: **\$620.75**



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

Statement Date: October 27, 2023

Amount Due: \$516.58

Due Date: November 17, 2023

Account #: 211008707815

DO NOT PAY. Your account will be drafted on November 17, 2023

Account Summary

Current Service Period: September 23, 2023 - October 23, 2023	
Previous Amount Due	\$512.54
Payment(s) Received Since Last Statement	-\$512.54
Current Month's Charges	\$516.58
Amount Due by November 17, 2023	\$516.58

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 **11.97% lower** than the same period last year.



Your average daily kWh used was **.98% higher** than it was in your previous period.



Scan here to view your account online.

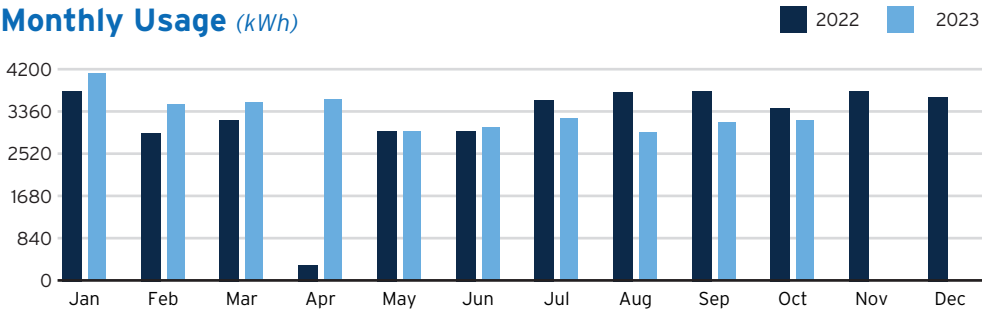
SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Monthly Usage (kWh)



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: November 17, 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: \$516.58

Payment Amount: \$ _____

639038399202

Your account will be drafted on November 17, 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: October 27, 2023
Charges Due: November 17, 2023

Meter Read

Service Period: Sep 23, 2023 - Oct 23, 2023

Rate Schedule: General Service - Non Demand

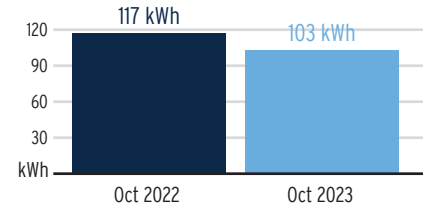
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	10/23/2023	89,704		86,526		3,178 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	3,178 kWh @ \$0.07990/kWh		\$253.92
Fuel Charge	3,178 kWh @ \$0.05239/kWh		\$166.50
Storm Protection Charge	3,178 kWh @ \$0.00400/kWh		\$12.71
Clean Energy Transition Mechanism	3,178 kWh @ \$0.00427/kWh		\$13.57
Storm Surcharge	3,178 kWh @ \$0.01061/kWh		\$33.72
Florida Gross Receipt Tax			\$12.91
Electric Service Cost			\$516.58

Total Current Month's Charges \$516.58

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.

Don't get "tricked" by scammers. October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

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

Ways To Pay Your Bill

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	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
704 YORK DALE DR, B PMP
RUSKIN, FL 33570-3212

Statement Date: October 27, 2023

Amount Due: \$204.63

Due Date: November 17, 2023

Account #: 211008707989

DO NOT PAY. Your account will be drafted on November 17, 2023

Account Summary

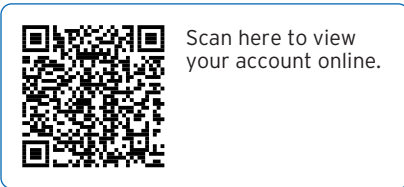
Current Service Period: September 23, 2023 - October 23, 2023	
Previous Amount Due	\$208.03
Payment(s) Received Since Last Statement	-\$208.03
Current Month's Charges	\$204.63
Amount Due by November 17, 2023	\$204.63

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

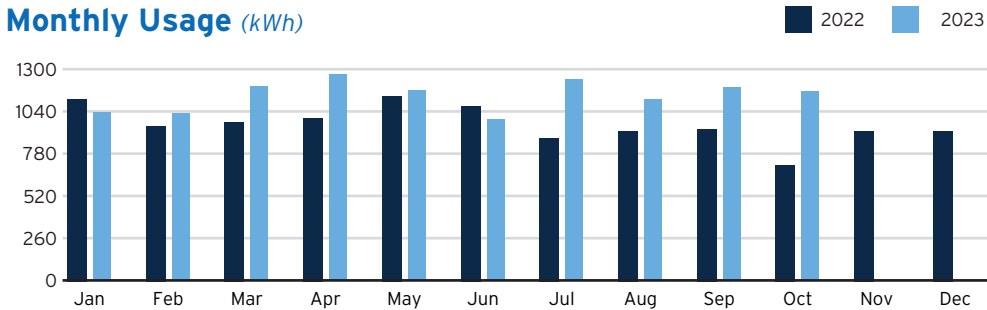
Your Energy Insight

Your average daily kWh used was **58.33% higher** than the same period last year.

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



Monthly Usage (kWh)



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.

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.

Account #: 211008707989

Due Date: November 17, 2023

Amount Due: \$204.63

Payment Amount: \$ _____

639038399203

Your account will be drafted on November 17, 2023



Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.

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: October 27, 2023
Charges Due: November 17, 2023

Meter Read

Meter Location: # B Pmp

Service Period: Sep 23, 2023 - Oct 23, 2023

Rate Schedule: General Service - Non Demand

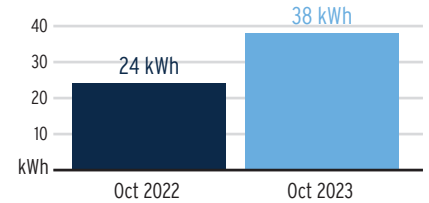
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	10/23/2023	43,321		42,155		1,166 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,166 kWh @ \$0.07990/kWh	\$93.16
Fuel Charge	1,166 kWh @ \$0.05239/kWh	\$61.09
Storm Protection Charge	1,166 kWh @ \$0.00400/kWh	\$4.66
Clean Energy Transition Mechanism	1,166 kWh @ \$0.00427/kWh	\$4.98
Storm Surcharge	1,166 kWh @ \$0.01061/kWh	\$12.37
Florida Gross Receipt Tax		\$5.12
Electric Service Cost		\$204.63

Total Current Month's Charges \$204.63

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: November 29, 2023

Amount Due: \$525.43

Due Date: December 20, 2023

Account #: 211008707815

Your Energy Insight



Your average daily kWh used was **14.88% lower** 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.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

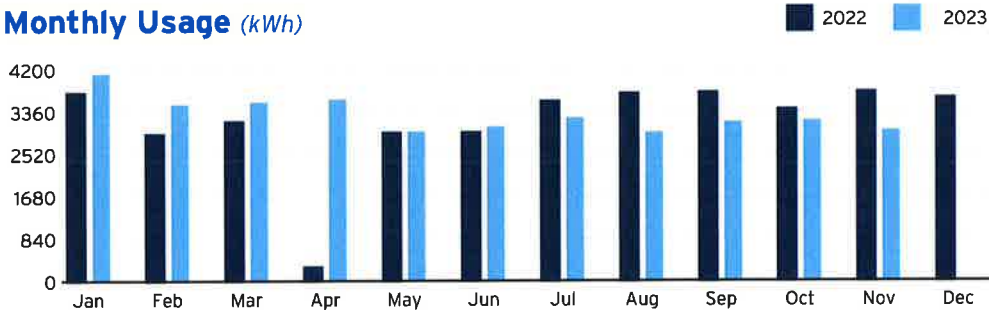
DO NOT PAY. Your account will be drafted on December 20, 2023

Account Summary

Current Service Period: October 24, 2023 - November 21, 2023	
Previous Amount Due	\$516.58
Payment(s) Received Since Last Statement	-\$516.58
Current Month's Charges	\$525.43
Amount Due by December 20, 2023	\$525.43

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

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



Account #: 211008707815

Due Date: December 20, 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: \$525.43

Payment Amount: \$ _____

634100153134

Your account will be drafted on December 20, 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: November 29, 2023
Charges Due: December 20, 2023

Meter Read

Service Period: Oct 24, 2023 - Nov 21, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	11/21/2023	92,685	89,704	2,981 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,981 kWh @ \$0.07990/kWh	\$238.18
Fuel Charge	2,981 kWh @ \$0.05239/kWh	\$156.17
Storm Protection Charge	2,981 kWh @ \$0.00400/kWh	\$11.92
Clean Energy Transition Mechanism	2,981 kWh @ \$0.00427/kWh	\$12.73
Storm Surcharge	2,981 kWh @ \$0.01061/kWh	\$31.63
Florida Gross Receipt Tax		\$12.11
Electric Service Cost		\$484.49
State Tax		\$40.94
Total Electric Cost, Local Fees and Taxes		\$525.43

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$525.43

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: November 29, 2023
Charges Due: December 20, 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 Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: November 30, 2023

Amount Due: \$208.65

Due Date: December 21, 2023
Account #: 211008707989

DO NOT PAY. Your account will be drafted on December 21, 2023

Account Summary

Current Service Period: October 24, 2023 - November 21, 2023	
Previous Amount Due	\$204.63
Payment(s) Received Since Last Statement	-\$204.63
Current Month's Charges	\$208.65
Amount Due by December 21, 2023	\$208.65

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

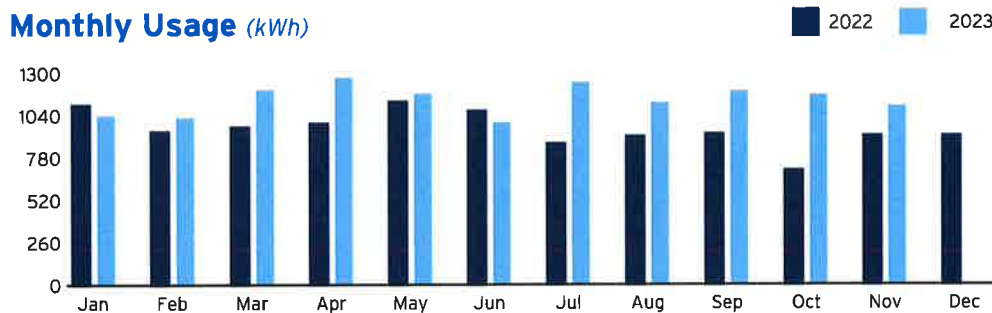
Your Energy Insight

- Your average daily kWh used was **31.03% higher** than the same period last year.
- Your average daily kWh used was **0% 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



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 211008707989

Due Date: December 21, 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: \$208.65

Payment Amount: \$ _____

642742106671

Your account will be drafted on December 21, 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: November 30, 2023
Charges Due: December 21, 2023

Meter Read

Meter Location: # B Pmp

Service Period: Oct 24, 2023 - Nov 21, 2023

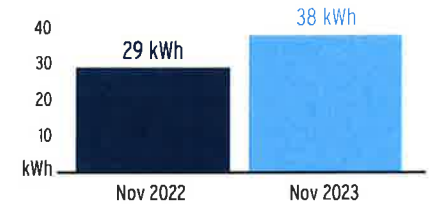
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	11/21/2023	44,418	43,321	1,097 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,097 kWh @ \$0.07990/kWh	\$87.65
Fuel Charge	1,097 kWh @ \$0.05239/kWh	\$57.47
Storm Protection Charge	1,097 kWh @ \$0.00400/kWh	\$4.39
Clean Energy Transition Mechanism	1,097 kWh @ \$0.00427/kWh	\$4.68
Storm Surcharge	1,097 kWh @ \$0.01061/kWh	\$11.64
Florida Gross Receipt Tax		\$4.81
Electric Service Cost		\$192.39
State Tax		\$16.26
Total Electric Cost, Local Fees and Taxes		\$208.65

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

\$208.65

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: December 29, 2023
Charges Due: January 19, 2024

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

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

Account #: 211008707815
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Meter Read

Service Period: Nov 22, 2023 - Dec 21, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000811522	12/21/2023	95,778	92,685	3,093 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,093 kWh @ \$0.07990/kWh	\$247.13
Fuel Charge	3,093 kWh @ \$0.05239/kWh	\$162.04
Storm Protection Charge	3,093 kWh @ \$0.00400/kWh	\$12.37
Clean Energy Transition Mechanism	3,093 kWh @ \$0.00427/kWh	\$13.21
Storm Surcharge	3,093 kWh @ \$0.01061/kWh	\$32.82
Florida Gross Receipt Tax		\$12.57

Electric Service Cost

\$502.64

Total Current Month's Charges

\$502.64

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

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

Statement Date: December 29, 2023

Amount Due: \$502.64

Due Date: January 19, 2024
Account #: 211008707815

DO NOT PAY. Your account will be drafted on January 19, 2024

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023	
Previous Amount Due	\$525.43
Payment(s) Received Since Last Statement	-\$525.43
Current Month's Charges	\$502.64
Amount Due by January 19, 2024	\$502.64

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

Your Energy Insight

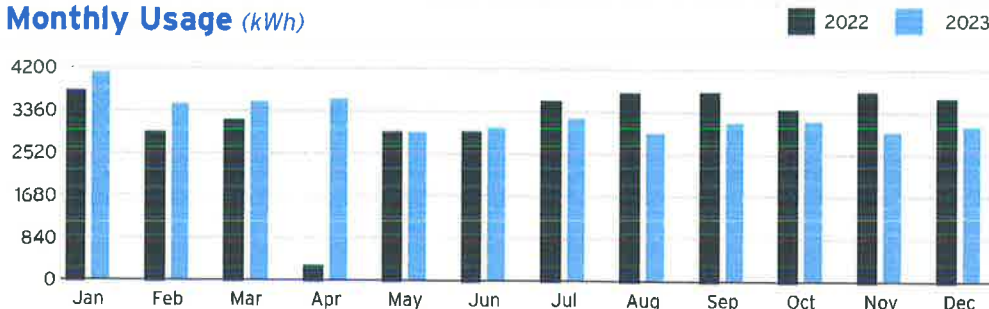
- Your average daily kWh used was **14.88% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



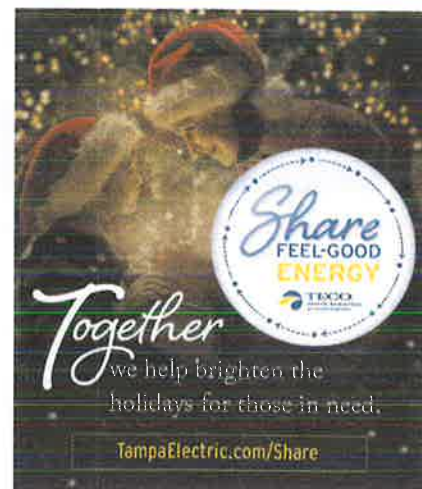
Scan here to view your account online.

00004170-0008530-Page 1 of 8

Monthly Usage (kWh)



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: January 19, 2024



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: \$502.64

Payment Amount: \$ _____

605087884704

Your account will be drafted on January 19, 2024

00004170 FTECO112302300112210 00000 01 00000000 4170 004

MIRA LAGO WEST COMMUNITY
210 N UNIVERSITY DRIVE, 702
CORAL SPRINGS, FL 33071-7320

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.



Amount Due: \$167.73

Due Date: January 19, 2024

Account #: 211008707989

DO NOT PAY. Your account will be drafted on January 19, 2024

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023	
Previous Amount Due	\$208.65
Payment(s) Received Since Last Statement	-\$208.65
Current Month's Charges	\$167.73
Amount Due by January 19, 2024	\$167.73

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 **3.33% higher** than the same period last year.



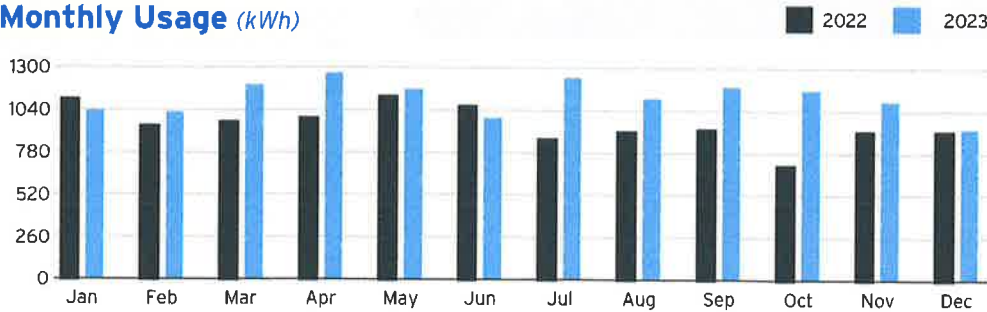
Your average daily kWh used was **18.42% lower** than it was in your previous period.



Scan here to view your account online.

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Monthly Usage (kWh)



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 #: 211008707989

Due Date: January 19, 2024



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: \$167.73

Payment Amount: \$ _____

605087884705

Your account will be drafted on January 19, 2024



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.

Meter Read

Meter Location: # B Pmp

Service Period: Nov 22, 2023 - Dec 21, 2023

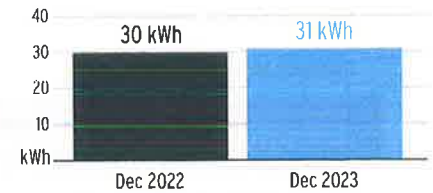
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	12/21/2023	45,351	44,418		933 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	933 kWh @ \$0.07990/kWh		\$74.55
Fuel Charge	933 kWh @ \$0.05239/kWh		\$48.88
Storm Protection Charge	933 kWh @ \$0.00400/kWh		\$3.73
Clean Energy Transition Mechanism	933 kWh @ \$0.00427/kWh		\$3.98
Storm Surcharge	933 kWh @ \$0.01061/kWh		\$9.90
Florida Gross Receipt Tax			\$4.19
Electric Service Cost			\$167.73

Avg kWh Used Per Day



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Total Current Month's Charges

\$167.73

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

Ways To Pay Your Bill

Bank Draft
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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

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

Account #: 211008707989
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

00004170-0006533-Page 7 of 8



Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, commercial and industrial customers will see a decrease between 10 percent and 18 percent. Reductions can vary, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Here's why bills will decrease:



Fuel

Lower costs for natural gas will be reflected in 2024 bills. Natural gas is used in power plants to make electricity, and the cost is passed to customers with no markup or profit. Tampa Electric will continue to utilize solar power and clean, affordable natural gas to keep customer bills low.



Storm Surcharge

The temporary storm charge, which collects funds to pay for restoration efforts and to replenish the company's storm reserve, will decrease in 2024. These costs will be spread across the entire year.



Continued Investments in Solar

We continue to invest in solar projects, contributing to a cleaner energy future and reducing our use of fuel to generate electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs.

If you are interested in more details about the components of your bill, please visit TampaElectric.com/AboutMyBill. Visit TECOaccount.com to view your bill online.

Please visit TampaElectric.com/RateCommunications for more information. To speak with a representative, call 866-832-6249 weekdays, 7:30 a.m. to 6:00 p.m.

Approved Rates for January 2024

Standard General Service, Demand (GSD)		
Basic Service Charge	\$1.08 per day	
Demand Charge	\$14.20 per kW	
Energy Charge	0.736 cents per kWh	
Fuel Charge	3.843 cents per kWh	
Environmental Charge	0.081 cents per kWh	
Storm Protection Charge	\$0.72 per kW	
Capacity Charge	\$0.20 per kW	
Energy Conservation Charge	\$0.73 per kW	
Clean Energy Transition Mechanism	\$1.12 per kW	
Storm Surcharge	0.052 cents per kWh	
Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$1.08 per day	
Energy Charge	7.115 cents per kWh	
Fuel Charge	3.843 cents per kWh	
Environmental Charge	0.081 cents per kWh	
Storm Protection Charge	0.172 cents per kWh	
Capacity Charge	0.048 cents per kWh	
Energy Conservation Charge	0.175 cents per kWh	
Clean Energy Transition Mechanism	0.266 cents per kWh	
Storm Surcharge	0.052 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$1.08 per day	
Demand Charge	\$4.55 per kW of billing demand, plus	
	\$9.28 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.193	0.571
Fuel Charge	4.045	3.757
Environmental Charge	.081 cents per kWh	
Storm Protection Charge	\$0.72 per kW	
Capacity Charge	\$0.20 per kW	
Energy Conservation Charge	\$0.73 per kW	
Clean Energy Transition Mechanism	\$1.12 per kW	
Storm Surcharge	0.052 cents per kWh	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge	\$19.52 per day	
Demand Charge	\$11.88 per kW	
Energy Charge	1.042 cents per kWh	
Fuel Charge	3.805 cents per kWh	
Environmental Charge	0.071 cents per kWh	
Storm Protection Charge	\$0.60 per kW	
Capacity Charge	\$0.17 per kW	
Energy Conservation Charge	\$0.67 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.027 cents per kWh	

Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$19.52 per day	
Demand Charge	\$3.77 per kW of billing demand, plus	
	\$8.08 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.584	0.847
Fuel Charge	4.005	3.719
Environmental Charge	0.071 cents per kWh	
Storm Protection Charge	\$0.60 per kW	
Capacity Charge	\$0.17 per kW	
Energy Conservation Charge	\$0.67 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.027 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$83.90 per day	
Demand Charge	\$9.29 per kW	
Energy Charge	1.151 cents per kWh	
Fuel Charge	3.766 cents per kWh	
Environmental Charge	0.074 cents per kWh	
Storm Protection Charge	\$0.12 per kW	
Capacity Charge	\$0.19 per kW	
Energy Conservation Charge	\$0.71 per kW	
Clean Energy Transition Mechanism	\$0.31 per kW	
Storm Surcharge	0.006 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$83.90 per day	
Demand Charge	\$2.95 per kW of billing demand, plus	
	\$6.31 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.386	1.078
Fuel Charge	3.964	3.682
Environmental Charge	0.074 cents per kWh	
Storm Protection Charge	\$0.12 per kW	
Capacity Charge	\$0.19 per kW	
Energy Conservation Charge	\$0.71 per kW	
Clean Energy Transition Mechanism	\$0.31 per kW	
Storm Surcharge	0.006 cents per kWh	

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 13-Dec-23

Invoice Number: 121323 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$11,956.48

Please cut check from Acct. #: Bank United GF # 9878

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY23-24

Mailing instructions: Send to US Bank via FedEx and include letter.

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval:

Date:

Mira Lago West CDD
Community Development District
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033 / fax (954) 345-1292

December 13, 2023

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **11,956.48**
representing tax receipts collected for Mira Lago West CDD.

Please deposit these funds into the 2022 Revenue Fund (266155000)

Should you have any questions, please contact the District's Accountant, John Khatiblou
John.Khatiblou@Inframark.com

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

MIRA LAGO WEST
Community Development District

Financial Report

January 31, 2024

Prepared by:



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MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 69,274	\$ -	\$ -	\$ 69,274
Due From Other Funds	-	21,254	230,692	251,946
Investments:				
Money Market Account	562,726	-	-	562,726
Revenue Fund	-	-	17,965	17,965
Prepaid Items	2,500	-	-	2,500
Deposits	735	-	-	735
TOTAL ASSETS	\$ 635,235	\$ 21,254	\$ 248,657	\$ 905,146
LIABILITIES				
Accounts Payable	\$ 10,129	\$ -	\$ -	\$ 10,129
Accrued Expenses	2,140	-	-	2,140
Due To Other Funds	251,946	-	-	251,946
TOTAL LIABILITIES	264,215	-	-	264,215
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,500	-	-	2,500
Restricted for:				
Debt Service	-	-	248,657	248,657
Unassigned:	368,520	21,254	-	389,774
TOTAL FUND BALANCES	\$ 371,020	\$ 21,254	\$ 248,657	\$ 640,931
TOTAL LIABILITIES & FUND BALANCES	\$ 635,235	\$ 21,254	\$ 248,657	\$ 905,146

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<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	\$ -	\$ -	\$ 2,543	\$ 2,543	0.00%
Special Assmnts- Tax Collector	214,197	197,237	202,243	5,006	94.42%
TOTAL REVENUES	214,197	197,237	204,786	7,549	95.61%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	1,000	1,000	-	25.00%
ProfServ-Engineering	5,000	1,667	2,065	(398)	41.30%
ProfServ-Legal Services	3,500	1,167	2,145	(978)	61.29%
ProfServ-Mgmt Consulting	39,500	13,167	13,168	(1)	33.34%
ProfServ-Trustee Fees	3,800	3,800	-	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	1,025	1,031	(6)	33.53%
Misc-Web Hosting	2,500	833	1,300	(467)	52.00%
Annual District Filing Fee	175	175	-	175	0.00%
Total Administration	69,100	26,334	20,709	5,625	29.97%
Field					
Contracts-Landscape	29,800	9,933	13,053	(3,120)	43.80%
Electricity - General	11,600	3,867	2,848	1,019	24.55%
R&M-Fountain	1,500	500	-	500	0.00%
R&M Lake & Pond Bank	6,000	2,000	-	2,000	0.00%
Mitigation Area Monitoring & Maintenance	2,700	900	-	900	0.00%
Aquatic Maintenance	16,470	5,490	5,164	326	31.35%
Aquatic Plant Replacement	2,000	667	-	667	0.00%
Misc-Contingency	75,027	25,009	1,822	23,187	2.43%
Total Field	145,097	48,366	22,887	25,479	15.77%
TOTAL EXPENDITURES	214,197	74,700	43,596	31,104	20.35%
Excess (deficiency) of revenues Over (under) expenditures	-	122,537	161,190	38,653	0.00%
Net change in fund balance	\$ -	\$ 122,537	\$ 161,190	\$ 38,653	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	209,830	209,830	209,830		
FUND BALANCE, ENDING	\$ 209,830	\$ 332,367	\$ 371,020		

Notes to the Financial Statements

January 31, 2024

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 February.
- **Prepaid Items** - Landscaping.
- **Deposits** - TECO deposits.

▶ Liabilities

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Engineering, legal services & management fees.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to be made to US Bank in February.

Notes to the Financial Statements
January 31, 2024

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 94% collected.
- ▶ General Fund expenditures are 20% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<i>Administrative</i>				
ProfServ-Engineering	\$ 5,000	\$ 2,065	41%	Inspection fees.
ProfServ-Legal Services	\$ 3,500	\$ 2,145	61%	Fees related to budget & land matters.
Misc-Web Hosting	\$ 2,500	\$ 1,300	52%	1st quarter ADA compliance fees.
<i>Field</i>				
Contracts-Landscape	\$ 29,800	\$ 13,053	44%	Scarlet Grove Landscape & Pine Lake Nursery fees YTD.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<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	10,783	11,056	273	94.42%
TOTAL REVENUES	11,710	10,783	11,056	273	94.42%
<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	-	10,783	11,056	273	0.00%
Net change in fund balance	\$ -	\$ 10,783	\$ 11,056	\$ 273	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	10,198	10,197	10,198		
FUND BALANCE, ENDING	\$ 10,198	\$ 20,980	\$ 21,254		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

January 31, 2024

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<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	\$ -	\$ -	\$ 399	\$ 399	0.00%
Special Assmnts- Tax Collector	259,890	239,311	245,175	5,864	94.34%
Special Assmnts- Discounts	(10,396)	(9,572)	(9,775)	(203)	94.03%
TOTAL REVENUES	249,494	229,739	235,799	6,060	94.51%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,198	4,786	4,708	78	90.57%
Total Administration	5,198	4,786	4,708	78	90.57%
<u>Debt Service</u>					
Principal Debt Retirement	180,000	-	-	-	0.00%
Interest Expense	63,909	31,955	33,048	(1,093)	51.71%
Total Debt Service	243,909	31,955	33,048	(1,093)	13.55%
TOTAL EXPENDITURES	249,107	36,741	37,756	(1,015)	15.16%
Excess (deficiency) of revenues Over (under) expenditures	387	192,998	198,043	5,045	51173.90%
<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	\$ 192,998	\$ 198,043	\$ 5,045	51173.90%
FUND BALANCE, BEGINNING (OCT 1, 2023)	50,614	50,614	50,614		
FUND BALANCE, ENDING	\$ 51,001	\$ 243,612	\$ 248,657		

MIRA LAGO WEST
Community Development District

Supporting Schedules

January 31, 2024

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	General Fund Reserve	Series 2022 Debt Service Fund
Assessments Levied FY 2024				\$ 500,185	\$ 227,840	\$ 12,456	\$ 259,890
Allocation %				100%	45.55%	2.49%	51.96%
11/14/23	\$ 4,335	\$ 247	\$ 88	\$ 4,671	\$ 2,128	\$ 116	\$ 2,427
11/17/23	16,596	706	339	17,640	8,035	439	9,165
11/22/23	16,373	696	334	17,403	7,927	433	9,042
12/07/23	346,887	14,749	7,079	368,715	167,954	9,182	191,580
12/05/23	40,337	1,715	823	42,876	19,530	1,068	22,278
12/15/23	12,297	480	251	13,028	5,934	324	6,769
01/05/24	7,166	220	146	7,532	3,431	188	3,914
TOTAL	\$ 443,991	\$ 18,813	\$ 9,061	\$ 471,865	\$ 214,940	\$ 11,751	\$ 245,175
% COLLECTED				94%	94%	94%	94%
Total O/S				\$ 28,320	\$ 12,900	\$ 705	\$ 14,715

Cash and Investment Report

January 31, 2024

<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%	\$ 69,274
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.25%	\$ 562,726
				GF Subtotal	\$ 632,000
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 17,965
				Grand Total	\$ 649,965

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 11/01/23 to 1/31/24
(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 # 1035							
001	11/09/23	TAMPA BAY TIMES	0000313036	RFP AUDIT	Legal Advertising	548002-51301	\$444.00
CHECK # 1036							
001	11/16/23	BERGER, TOOMBS, ELAM, GAINES & FRANK	364162	AUDIT FY 9/40/23	Auditing Services	532002-51301	\$3,075.00
CHECK # 1037							
001	11/16/23	PINE LAKE NURSERY INC	2863	FLUSH CUT 2 TREES	Landscape Maintenance	546300-53900	\$963.75
CHECK # 1041							
001	11/28/23	CROSSCREEK ENVIROMENTAL INC	15521	NOV 23 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00
CHECK # 1042							
001	11/28/23	EGIS INSURANCE ADVISORS	20291	INSURANCE RENEWAL 10/01/23-10/01/24	General Liability Insurance / Property	545002-51301	\$3,458.00
001	11/28/23	EGIS INSURANCE ADVISORS	20291	INSURANCE RENEWAL 10/01/23-10/01/24	Public Officials Liability Insurance	545008-51301	\$3,144.00
						Check Total	\$6,602.00
CHECK # 1043							
001	11/28/23	SCARLET GROVE LANDSCAPE LLC	3589	LANDSCAPE MAINT NOV 2023	Contracts-Landscape	534050-53901	\$2,483.00
CHECK # 1044							
001	11/30/23	RIZZETTA & COMPANY INC	INV0000079663	RIZZETTA MANAGEMENT FEES - MAY'23	District Management	531150-51301	\$643.80
001	11/30/23	RIZZETTA & COMPANY INC	INV0000079663	RIZZETTA MANAGEMENT FEES - MAY'23	Website Hosting, Maintenance	534369-51301	\$16.65
						Check Total	\$660.45
CHECK # 1045							
001	12/12/23	INFRAMARK	105002	POSTAGE OCT 2023	Postage for Oct 2023	549900-53901	\$2.52
001	12/12/23	INFRAMARK	105403	POSTAGE FEES	Postage for Oct 2023	549900-53901	\$2.52
001	12/12/23	INFRAMARK	104851-REV	MANAGEMENT SRV NOV 2023	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00
001	12/12/23	INFRAMARK	106412	MANAGEMENT SRV OCT 2023	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00
						Check Total	\$6,589.04
CHECK # 1046							
001	12/22/23	HECTOR ORTIZ	120523	BOARD MEETING 12/4/23 - HECTOR ORTIZ	Supervisor Fees	511001-51101	\$200.00
CHECK # 1047							
001	12/22/23	JENNIFER RAE PARRA	120523	12/4/23 BOARD MEETING - JENNIFER PARRA	Supervisor Fees	511001-51101	\$200.00
CHECK # 1048							
001	12/22/23	JUSTIN GOUSHAW	STCDD-120623	BOARD MEETING 12/4/23 - JUSTIN GOUSHAW	Supervisor Fees	511001-51101	\$200.00
CHECK # 1049							
001	12/22/23	LENNIE FINE	120423	BOARD MEETING 12/4/23 LENNIE FINE	Supervisor Fees	511001-51101	\$200.00
CHECK # 1050							
001	12/22/23	SCARLET GROVE LANDSCAPE LLC	3620	LANDSCAPE MAINT DEC 2023	Contracts-Landscape	534050-53901	\$2,483.00
CHECK # 1051							
001	12/22/23	SIMON J. SCHMIEDER	120423	BOARD PAY 12/4/23 - SIMON SCHMIEDER	Supervisor Fees	511001-51101	\$200.00
CHECK # 1052							
001	01/03/24	CROSSCREEK ENVIROMENTAL INC	15786	DEC 23 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00
CHECK # 1053							
001	01/03/24	INFRAMARK	107056	MANAGEMENT SRV DEC 2023 /COPIES/POSTAGE	Adm fees for DEC	531027-51201	\$3,354.88
CHECK # 1054							
001	01/03/24	PINE LAKE NURSERY INC	3371	LANDSCAPE MAINT JAN '24	Contracts-Landscape	534050-53901	\$2,499.99
CHECK # 1056							
001	01/29/24	BDI ENGINEERINNG	1337	ENGINEERING SRV 12/2023	ProfServ-Engineering	531013-51301	\$1,365.00
CHECK # 1057							
001	01/29/24	BURR & FORMAN LLP	122223	GENERAL LAND MATTERS	ProfServ-Legal Services	531023-51301	\$780.00

MIRA LAGO WEST

Community Development District

**Payment Register by Fund
For the Period from 11/01/23 to 1/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1058								
001	01/29/24	CROSSCREEK ENVIROMENTAL INC	16036	JAN 24 POND MAINTENANCE	Monthly stormwater pond maintenance of nuisance an	546995-53901	\$1,291.00	
CHECK # 1059								
001	01/29/24	SCARLET GROVE LANDSCAPE LLC	3638	LANDSCAPE MAINT JAN 2024	Contracts-Landscape	534050-53901	\$2,483.00	
001	01/29/24	SCARLET GROVE LANDSCAPE LLC	3641	LANDSCAPE MAINT - 1 WEEK JAN 2024	Contracts-Landscape	534050-53901	\$620.75	
							Check Total	\$3,103.75
CHECK # DD1016								
001	11/30/23	TECO ACH	10272023-7815 ACH	ACCT# 211008707815 9/23-10/23/2023	SRVC PRD 8/23-9/22/23	543006-53901	\$516.58	
CHECK # DD1017								
001	11/30/23	TECO ACH	10272023-7989 ACH	ACCT# 211008707989 9/23-10/23/2023	SRVC PRD8/23-9/22/23	543006-53901	\$204.63	
CHECK # DD1018								
001	12/01/23	TECO ACH	112923-7815 ACH	SERV PRD 10/24-11/21/23	SRVC PRD 8/23-9/22/23	543006-53901	\$525.43	
CHECK # DD1019								
001	12/01/23	TECO ACH	113023-7989	SERV PRD 10/24-11/21/23	SRVC PRD8/23-9/22/23	543006-53901	\$208.65	
CHECK # DD1022								
001	01/22/24	TECO ACH	121923-7815 ACH	BILL PRD 11/22-12/21/23	SRVC PRD 8/23-9/22/23	543006-53901	\$502.64	
001	01/22/24	TECO ACH	CM 121923-7815 ACH	Credit Memo 000004	SRVC PRD 8/23-9/22/23	543006-53901	(\$16.05)	
							Check Total	\$486.59
CHECK # DD1023								
001	01/22/24	TECO ACH	07989-122923	SERV PRD 11/22-12/21/23	SRVC PRD8/23-9/22/23	543006-53901	\$167.73	
001	01/22/24	TECO ACH	CM 07989-122923	Credit Memo 000005	SRVC PRD8/23-9/22/23	543006-53901	(\$5.28)	
							Check Total	\$162.45
Fund Total							\$41,381.19	

SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1055							
201	01/03/24	US BANK	121323-2022 SERIES	TRANSFER ASSESSMENTS - 2022 SERIES FY23-24	Due From Other Funds	131000	\$11,956.48
Fund Total							\$11,956.48

Total Checks Paid	\$53,337.67
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