

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, August 5, 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
Matt Jones, Crosscreek Environmental

Meeting Agenda

Monday, August 5, 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. Landscape Report
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Discussion regarding Goals and Objectives Page 15
4. **Business Items**
 - A. Acceptance of Justin Goushaw’s Resignation Page 19
 - B. Public Hearing on FY 24-25 Budget Page 20
 1. Consideration of Resolution 2024-04, Adopting Final Budget for FY 24-25 Page 34
 - C. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2024-05, Levying O&M Assessments for FY 24-25 Page 38
 - D. Consideration of Resolution 2024-06, Approving FY 24-25 Meeting Schedule..... Page 44
5. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes from June 3, 2024 Page 46
 - B. Consideration of May & June 2024 Check Register..... Page 49
 - C. Review of June 2024 Financial Statements Page 88
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Monday, December 2, 2024

MIRA LAGO WEST

Lake Report



Completed July 24th, 2024

By: Matt Jones



Pond 1



Pond 1 is very healthy and thriving. No algae, submersed vegetation, or shoreline grasses. The fountain is working properly, and the water levels are back to normal.

Pond 2





No algae, shoreline grasses, or submersed vegetation present. The fountain was running as it should. I did take a photo of the grass clippings in the pond that will ultimately cause an algae bloom once the clippings start to decompose.

Pond 3



Pond 3 looks great. A small amount of shoreline grasses present that will be treated next visit. The water level is back to normal and the vegetation in front of the stormwater pipe has been treated.

Pond 4



No shoreline grasses, algae or submersed vegetation present. Water levels are normal and the pond is healthy and thriving.

Pond 5



Pond 5



The water levels have risen back to normal. A small amount of shoreline grasses and submersed vegetation present that will be treated next visit.

Area 6



Looks great. Some invasive vegetation present further back in the buffer but will be treated next visit.

Pond 7



No algae or submersed vegetation present. There were some shoreline grasses that will be treated next visit. Overall, it is in much better shape than it was 2 months ago. Also, the fountain was running properly.

Pond 8





Pond 8 is in great shape. The water levels are still very low. There is 5 feet of exposed banks which do have grasses growing on them. The cattails have all been treated and are almost completely eradicated. No algae present or submersed vegetation. The pond appears to be back to normal.

Pond 9



The storm drain is clear of any obstruction. The area has grown in with beneficials as designed. Overall, in great shape.

Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Mira Lago West Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Mira Lago West Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Mira Lago West Community Development District

From: [Justin Goushaw](#)
To: [LeAnn Chiarelli](#)
Subject: [EXTERNAL]Resignation - Justin Goushaw
Date: Friday, July 19, 2024 5:31:52 PM

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

LeAnn,

I am writing to inform both you and the CDD board that I am resigning from my position as Assistant Secretary Mira Lago West CDD immediately. Wishing you all continued success.

Sincerely,
Justin M Goushaw

Mira Lago West
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Modified Tentative Budget V3
Printed on 07/17/24 @ 12:00 PM

Prepared by:



Mira Lago West
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund - 001	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Budget Narrative	2 - 3
Exhibit A - Allocation of Fund Balances	4
General Fund - Reserves	5
<u>DEBT SERVICE BUDGET</u>	
Series 2022	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7
Budget Narrative	8
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	9

Mira Lago West
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 6/30/24	July- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 9,535	\$ 3,248	\$ 12,783	\$ -
Interest - Tax Collector	-	551	-	551	-
Special Assmnts- Tax Collector	214,197	214,941	-	214,941	213,397
Other Miscellaneous Revenue	-	660	-	660	-
TOTAL REVENUES	\$ 214,197	\$ 225,687	\$ 3,248	\$ 228,935	\$ 213,397
EXPENDITURES					
Financial and Administrative					
P/R-Board of Supervisors	\$ 4,000	\$ 3,000	\$ 1,000	\$ 4,000	\$ 4,000
ProfServ-Engineering	5,000	2,180	2,820	5,000	5,000
ProfServ-Legal Services	3,500	1,365	2,135	3,500	3,500
ProfServ-Mgmt Consulting	39,500	29,628	9,872	39,500	39,500
ProfServ-Trustee Fees	3,800	4,041	-	4,041	3,800
Auditing Services	4,050	-	4,050	4,050	3,250
Insurance - General Liability	3,500	-	3,500	3,500	3,804
Public Officials Liability Insurance	-	-	-	-	3,458
Legal Advertising	3,075	1,307	1,768	3,075	3,075
Misc-Web Hosting	2,500	1,300	1,200	2,500	2,500
Annual District Filing Fee	175	-	175	175	175
Total Financial and Administrative	\$ 69,100	\$ 42,821	\$ 26,520	\$ 69,341	\$ 72,062
Field					
Contracts-Landscape	\$ 29,800	\$ 25,553	\$ 4,247	\$ 29,800	\$ 29,800
Electricity - General	11,600	6,108	2,081	8,189	11,600
R&M-Fountain	1,500	-	1,500	1,500	1,500
R&M Lake & Pond Bank	6,000	1,125	4,875	6,000	6,000
Mitigation Area Monitoring & Maintenance	2,700	-	2,700	2,700	2,700
Aquatic Maintenance	16,470	14,619	1,851	16,470	16,470
Aquatic Plant Replacement	2,000	-	2,000	2,000	2,000
Misc-Contingency	75,027	1,835	73,192	75,027	71,265
Total Field	\$ 145,097	\$ 49,240	\$ 92,446	\$ 141,686	\$ 141,335
TOTAL EXPENDITURES	\$ 214,197	\$ 92,061	\$ 118,966	\$ 211,027	\$ 213,397
Excess (deficiency) of revenues	\$ -	\$ 133,626	\$ (115,718)	\$ 17,908	\$ -
Net change in fund balance	\$ -	\$ 133,626	\$ (115,718)	\$ 17,908	\$ -
FUND BALANCE, BEGINNING	\$ 209,830	\$ 209,830	\$ 343,456	\$ 209,830	\$ 227,738
FUND BALANCE, ENDING	\$ 209,830	\$ 343,456	\$ (115,718)	\$ 227,738	\$ 227,738

Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

EXPENDITURES - Administrative

P/R - Board of Supervisors

The Florida Statutes allow for each Board member to receive \$200 per meeting, not to exceed \$6,000 paid to each Supervisor for the time devoted to District business and meetings. It is anticipated that there will be twelve meetings per year with five Supervisors and one liaison receiving compensation.

Professional Services - Engineering

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings, review of invoices, and other specifically requested assignments.

Professional Services - Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Professional Services - Management Consulting Services

The District has contracted with Inframark - Infrastructure Management Services to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording, and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Professional Services - Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2022 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. The fees are based on contract amount.

Insurance - General Liability & Property

The District's General Liability Insurance policy is with EGIS Insurance Advisors. EGIS specializes in providing insurance coverage to governmental agencies.

Insurance – Public Officials Liability Insurance

The District's Public Officials Liability Insurance policy is with EGIS Insurance Advisors. EGIS specializes in providing insurance coverage to governmental agencies.

Budget Narrative
Fiscal Year 2025

EXPENDITURES – Administrative (continued)

Legal Advertising

Board meetings and other services are required to be advertised, such as public bidding advertisements, assessment resolutions, meeting notices, and any other advertising that may be required.

Misc-Web Hosting

The costs related to keeping the District’s Website ADA compliant.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

EXPENDITURES – Field

Contracts - Landscape

Annual contract with Pine Lake Nursery for landscaping services.

Electricity - General

Electricity for accounts with TECO-Tampa Electric for street lighting, front entry features & fountains.

R&M - Fountain

Repair and maintenance of the district’s fountains.

R&M – Lake & Pond Bank

Scheduled maintenance consists of monthly inspections and treatment of lakes and maintaining of the lake & pond banks.

Mitigation Area Monitoring & Maintenance

Scheduled inspections & maintenance of designated areas of the district to reduce risk of loss from the occurrences of any undesirable events.

Aquatic Maintenance

Ensure all pumps, filters and lights are working properly and observe fish for any diseases.

Aquatic Plant Replacement

Replacement of aquatic plants in lakes and ponds when needed.

Misc - Contingency

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

**Mira Lago West
Community Development District**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS	
---	--

Beginning Fund Balance - Fiscal Year 2024	\$	227,738
Net change in Fund Balance - Fiscal Year 2024		-

Estimated Funds Available (Estimated) - 09/30/2024	227,738
---	----------------

FISCAL YEAR 2025 RESERVE FUND ANALYSIS	
---	--

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	227,738
Less: First Quarter Operating Reserve		(53,549) ⁽¹⁾

Estimated Remaining Undesignated Cash as of 9/30/2025	174,189
--	----------------

Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Modified Tentative Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 6/30/24	PROJECTED July- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Special Assmnts- Tax Collector	11,710	11,751	-	11,751	5,000
TOTAL REVENUES	\$ 11,710	\$ 11,751	\$ -	\$ 11,751	\$ 5,000
Contingency					
Capital Reserve	\$ 11,710	\$ -	\$ -	\$ -	\$ 11,684
Total Contingency	\$ 11,710	\$ -	\$ -	\$ -	\$ 11,684
TOTAL EXPENDITURES	\$ 11,710	\$ -	\$ -	\$ -	\$ 11,684
Excess (deficiency) of revenues	\$ -	\$ 11,751	\$ -	\$ 11,751	\$ (6,684)
Net change in fund balance	\$ -	\$ 11,751	\$ -	\$ 11,751	\$ (6,684)
FUND BALANCE, BEGINNING	\$ 10,197	\$ 10,197	\$ 21,948	\$ 10,197	\$ 21,948
FUND BALANCE, ENDING	\$ 10,197	\$ 21,948	\$ -	\$ 21,948	\$ 15,264

Mira Lago West
Community Development District

Debt Service Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 6/30/2024	PROJECTED July- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 2,554	\$ -	\$ 2,554	\$ -
Special Assmnts- Tax Collector	259,890	259,890	-	259,890	259,890
Special Assmnts- Discounts	(10,396)	(9,711)	-	(9,711)	(10,396)
TOTAL REVENUES	\$ 249,494	\$ 252,733	\$ -	\$ 252,733	\$ 249,494
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	5,198	5,004	-	5,198	5,198
Total Administrative	\$5,198	\$5,004	\$ -	\$5,198	\$5,198
<i>Debt Service</i>					
Principal Debt Retirement	\$ 180,000	\$ 180,000	\$ -	\$ 180,000	\$ 185,000
Interest Expense	63,909	66,096	-	66,096	61,722
Total Administrative	\$ 243,909	\$ 246,096	\$ -	\$ 246,096	\$ 246,722
TOTAL EXPENDITURES	\$ 249,107	\$ 251,100	\$ -	\$ 251,294	\$ 251,920
Excess (deficiency) of revenues Over (under) expenditures	387	1,633	-	1,439	(2,426)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ 387	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES (USES)	\$ 387	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ 774	\$ 1,633	\$ -	\$ 1,439	\$ (2,426)
FUND BALANCE, BEGINNING	\$ 50,614	\$ 50,614	\$ 52,247	\$ 50,614	\$ 52,053
FUND BALANCE, ENDING	\$ 51,388	\$ 52,247	\$ 52,247	\$ 52,053	\$ 49,627

**Mira Lago West Community Development District
Capital Improvement Revenue Refunding Bonds, Series 2022**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 2,540,000			\$ 30,861	\$ 30,861
5/1/2025	\$ 2,540,000	\$ 185,000	2.43%	\$ 30,861	\$ 215,861
11/1/2025	\$ 2,355,000			\$ 28,613	\$ 28,613
5/1/2026	\$ 2,355,000	\$ 189,000	2.43%	\$ 28,613	\$ 217,613
11/1/2026	\$ 2,166,000			\$ 26,317	\$ 26,317
5/1/2027	\$ 2,166,000	\$ 194,000	2.43%	\$ 26,317	\$ 220,317
11/1/2027	\$ 1,972,000			\$ 23,960	\$ 23,960
5/1/2028	\$ 1,972,000	\$ 199,000	2.43%	\$ 23,960	\$ 222,960
11/1/2028	\$ 1,773,000			\$ 21,542	\$ 21,542
5/1/2029	\$ 1,773,000	\$ 203,000	2.43%	\$ 21,542	\$ 224,542
11/1/2029	\$ 1,570,000			\$ 19,076	\$ 19,076
5/1/2030	\$ 1,570,000	\$ 208,000	2.43%	\$ 19,076	\$ 227,076
11/1/2030	\$ 1,362,000			\$ 16,548	\$ 16,548
5/1/2031	\$ 1,362,000	\$ 213,000	2.43%	\$ 16,548	\$ 229,548
11/1/2031	\$ 1,149,000			\$ 13,960	\$ 13,960
5/1/2032	\$ 1,149,000	\$ 219,000	2.43%	\$ 13,960	\$ 232,960
11/1/2032	\$ 930,000			\$ 11,300	\$ 11,300
5/1/2033	\$ 930,000	\$ 224,000	2.43%	\$ 11,300	\$ 235,300
11/1/2033	\$ 706,000			\$ 8,578	\$ 8,578
5/1/2034	\$ 706,000	\$ 230,000	2.43%	\$ 8,578	\$ 238,578
11/1/2034	\$ 476,000			\$ 5,783	\$ 5,783
5/1/2035	\$ 476,000	\$ 235,000	2.43%	\$ 5,783	\$ 240,783
11/1/2035	\$ 241,000			\$ 2,928	\$ 2,928
5/1/2036	\$ 241,000	\$ 241,000	2.43%	\$ 2,928	\$ 243,928
		\$ 2,540,000		\$ 418,932	\$ 2,958,932

Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES - Administrative

Misc. - Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Expenditures- Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Mira Lago West

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

ASSESSMENT ALLOCATION

Assessment Area One- Series 2022												
Product	OM Units	DS Units	General Fund			Debt Service Series 2022			Total Assessments per Unit			
			FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change
SF 50'	343	343	\$ 395.13	\$ 396.53	\$ (1.40)	\$ 394.61	\$ 394.61	\$ -	\$ 789.74	\$ 791.14	\$ (1.40)	0%
SF 60'	263	263	\$ 395.13	\$ 396.53	\$ (1.40)	\$ 473.53	\$ 473.53	\$ -	\$ 868.66	\$ 870.06	\$ (1.40)	0%
	606	606										

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025

WHEREAS, the District Manager has, prior to the 15th day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Mira Lago West Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 5, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Mira Lago West Community Development District for the Fiscal Year Ending September 30, 2025,” as adopted by the Board of Supervisors on August 5, 2024.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Mira Lago West Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 5th day of August, 2024.

ATTEST:

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Final Budget

Exhibit A

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2024-2025 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

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

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

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

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Mira Lago West Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. Collection and Enforcement; Penalties; Interest.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such

method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Mira Lago West Community Development District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Mira Lago West Community Development District.

PASSED AND ADOPTED this 5th day of August, 2024.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2024/2025 Budget

EXHIBIT A:
Fiscal Year 2024/2025 Budget

Exhibit B
Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

RESOLUTION 2024-06

A RESOLUTION OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025

WHEREAS, the Mira Lago West Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2024/2025 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2024/2025 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2024.

ATTEST:

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

December 2, 2024

March 3, 2025

June 2, 2025

August 4, 2025

All meetings will convene at 7:00 p.m. at the Southshore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

MINUTES OF MEETING

MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Mira Lago West Community Development District was held on Monday, June 3, 2024, at 7:00 p.m. at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573.

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 teleconference)
Sam Schmieder	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Epifanio Carvajal	Representative, PineLake Nursery
Derek Wagner	Representative, Crosscreek Environmental (via teleconference)

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Cole called the meeting to order at 7:00 p.m. and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatic Maintenance Report

Mr. Wagner updated the Board on the Aquatic Maintenance Report, noting that the pond is receiving additional treatments this month and next month to address the fish kill, with close monitoring. Mr. Fine showed his appreciation for the prompt handling of the fish kill process.

B. Landscape Report

Mr. Carvajal introduced himself to the Board and asked if there were any concerns. The Board responded that they are pleased with their work.

45 **1. Consideration of Pine Lake Storm Response Proposal**

On MOTION by Mr. Fine, seconded by Ms. Parra, with all in favor, the Pine Lake Services Storm Response proposal was approved.

46

47 **C. District Counsel**

48 Ms. Cole informed the Board they can now use the Business Observer to
49 advertise for the District.

50

51 **D. District Engineer**

52 There being no report, the next item followed.

53

54 **E. District Manager**

55 **1. Report on Number of Registered Voters – 1,338**

56 Ms. Cole informed the Board there are 1,338 registered voters in the District
57 and announced the next meeting was scheduled for Monday, August 5, 2024.

58

59 **FOURTH ORDER OF BUSINESS Business Items**

60 **A. Presentation of FY 2024-2025 Proposed Budget**

61 Ms. Cole presented the FY 2024-2025 Proposed Budget to the Board for
62 review. Mr. Ortiz and Mr. Schmieder had questions regarding District funds.

63 **1. Consideration of Resolution 2024-03, Approving Proposed Budget**
64 **and Setting Public Hearing**

65

On MOTION by Mr. Fine, seconded by Ms. Parra, with all in favor, Resolution 2024-03, Approving the Proposed Budget and Setting the Public Hearing, was adopted.

66

67 **B. Ratification of Fish Kill Clean-Up Proposal**

68

On MOTION by Ms. Parra, seconded by Mr. Ortiz, with all in favor, the Crosscreek Environmental Fish Kill Clean-Up proposal, in the amount of \$3,000, was ratified.

69

70 **FIFTH ORDER OF BUSINESS Business Administration**

71 **A. Consideration of the Regular Meeting Minutes from March 4, 2024**

72

On MOTION by Mr. Ortiz, seconded by Mr. Fine, with all in favor, the regular meeting minutes from March 4, 2024 were approved.

73

74

75

76
77

B. Consideration of the April 2024 Check Register

On MOTION by Mr. Schmieder, seconded by Mr. Goushaw, with all in favor, the April 2024 Check Register was approved.

78
79

C. Review of April 2024 Financial Statements

Ms. Cole presented the April 2024 Financial Statements to the Board.

80
81

SIXTH ORDER OF BUSINESS Supervisor Requests

82
83

Ms. Parra asked for new signage around the ponds. She will provide photos to

84
85

District Management.

Mr. Ortiz and Mr. Schmieder requested the last three years of adopted budgets.

86
87

The Board had questions regarding funds from the previous year.

88
89

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Parra, seconded by Mr. Ortiz, with all in favor, the meeting was adjourned at 8:05 p.m.

90
91

92
93

Secretary / Assistant Secretary

Chairman / Vice Chairman

94

MIRA LAGO WEST
Community Development District

Check Register and Invoices

May to June 2024

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/24 to 06/30/24

(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 # 1081							
001	05/01/24	INFRAMARK LLC	122144	APR 2024 MGMNT SVCS	Administrative fees	531027-51201	\$3,292.00
							Check Total
							<u>\$3,292.00</u>
CHECK # 1082							
001	05/01/24	PINE LAKE NURSERY INC	3904	APR 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53900	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1083							
001	05/23/24	PINE LAKE NURSERY INC	4031	MAY 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1084							
001	05/30/24	CROSSCREEK ENVIROMENTAL INC	17150	FISH KILL CLEANUP AND DISPOSAL	Aquatic Maintenance	546995-53901	\$3,000.00
001	05/30/24	CROSSCREEK ENVIROMENTAL INC	17266	MAY 24 POND MAINTENANCE	Aquatic Maintenance	546995-53901	\$1,291.00
							Check Total
							<u>\$4,291.00</u>
CHECK # 1086							
001	06/07/24	TAMPA BAY TIMES	0000342996	LEGAL AD - 05/22/24	RFP AUDIT	548002-51301	\$276.00
							Check Total
							<u>\$276.00</u>
CHECK # 1087							
001	06/07/24	PINE LAKE NURSERY INC	4238	JUN 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1088							
001	06/12/24	JENNIFER RAE PARRA	JP 06032024	BOARD MEETING 06/03/24 - JENNIFER PARRA	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1089							
001	06/12/24	JUSTIN GOUSHAW	JG 06032024	BOARD MEETING 06/03/24 - JUSTIN GOUSHAW	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1090							
001	06/12/24	SIMON J. SCHMIEDER	SS 06032024	BOARD MEETING 06/03/24 - SIMON SCHMEIDER	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1091							
001	06/12/24	HECTOR ORTIZ	HO 06032024	BOARD MEETING 06/03/24 - HECTOR ORTIZ	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1092							
001	06/12/24	LENNIE FINE	LF 06032024	BOARD MEETING 06/03/24 - LENNIE FINE	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 05/01/24 to 06/30/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD1034								
001	05/21/24	TECO ACH	07815-042924	SERV PRD 3/23-4/23/24	SRVC PRD 8/23-9/22/23	543006-53901	\$493.65	
							Check Total	<u>\$493.65</u>
CHECK # DD1035								
001	05/21/24	TECO ACH	07989-042924	SERV PRD 3/23-4/23/24	SRVC PRD8/23-9/22/23	543006-53901	\$190.44	
							Check Total	<u>\$190.44</u>
CHECK # DD1036								
001	06/20/24	TECO ACH	07989-052924	Invoice 000273	SERVICE PERIOD 04/24 - 05/22/24	543006-53901	\$173.22	
							Check Total	<u>\$173.22</u>
CHECK # DD1037								
001	06/20/24	TECO ACH	07815-052924	Invoice 000274	SERVICE PERIOD 04/24 - 05/22/24	543006-53901	\$445.50	
							Check Total	<u>\$445.50</u>
							Fund Total	<u>\$17,661.78</u>

SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1085								
201	05/30/24	US BANK	051624 - 2022 SERIES	Transfer Assessments - 2022 Series FY23-24	Due From Other Funds	131000	\$5,994.26	
							Check Total	<u>\$5,994.26</u>
							Fund Total	<u>\$5,994.26</u>

Total Checks Paid **\$23,656.04**



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#122144

DATE

4/3/2024

CUSTOMER ID

C4842

NET TERMS

Net 30

PO#**DUE DATE**

5/3/2024

BILL TO

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

Services provided for the Month of: April 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
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.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/31/24	3904
Terms	Due Date
Net 30	04/30/24

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

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 April 2024		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/30/24	4031
Terms	Due Date
Net 30	05/30/24

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

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 May 2024		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 5/15/2024

Invoice # 17150

Bill To

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

Project Info

P.O. #

Terms

Net 30

Ship Date 5/15/2024

Due Date 6/14/2024

Description	Qty	Price	Amount
Fish Kill Clean up and disposal on Pond 8 at Mira Lago	8	375.00	3,000.00

Thank you for your business

Crosscreek Environmental Inc.

Subtotal	\$3,000.00
Sales Tax (0.0%)	\$0.00
Total	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 5/17/2024

Invoice # 17266

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

6/16/2024

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

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



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	
05/22/24		MIRA LARGO WEST CDD	
Billing Date	Sales Rep	Customer Account	
05/22/2024	Deirdre Bonett	329818	
Total Amount Due		Ad Number	
\$276.00		0000342996	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/22/24	05/22/24	0000342996	Times	Legals CLS	QUALIFYING CANDIDATES	1	2x33 L	\$272.00
05/22/24	05/22/24	0000342996	Tampabay.com	Legals CLS	QUALIFYING CANDIDATES AffidavitMaterial	1	2x33 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	
05/22/24		MIRA LARGO WEST CDD	
Billing Date	Sales Rep	Customer Account	
05/22/2024	Deirdre Bonett	329818	
Total Amount Due		Ad Number	
\$276.00		0000342996	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/31/24	4238
Terms	Due Date
Net 30	06/30/24

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

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 June 2024		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West

Board Meeting Date: June 3, 2024

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

Kristee Cole
District Manager Signature

6/5/2024
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West

Board Meeting Date: June 3, 2024

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

Kristee Cole
District Manager Signature

6/5/2024
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West

Board Meeting Date: June 3, 2024

Name	In Attendance Please X	Paid
1 Simon Schmieder	X	\$200.00

Kristee Cole
District Manager Signature

6/5/2024
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West

Board Meeting Date: June 3, 2024

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

Kristee Cole
District Manager Signature

6/5/2024
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West

Board Meeting Date: June 3, 2024

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

Kristee Cole
District Manager Signature

6/5/2024
Date

Statement Date: April 29, 2024



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

Amount Due: \$493.65

Due Date: May 20, 2024
Account #: 211008707815

DO NOT PAY. Your account will be drafted on May 20, 2024

Your Energy Insight



Your average daily kWh used was **6.19% lower** than the same period last year.



Your average daily kWh used was **1.92% higher** than it was in your previous period.

Account Summary

Current Service Period: March 23, 2024 - April 23, 2024	
Previous Amount Due	\$438.86
Payment(s) Received Since Last Statement	-\$438.86
Current Month's Charges	\$493.65
Amount Due by May 20, 2024	\$493.65

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



Scan here to view your account online.

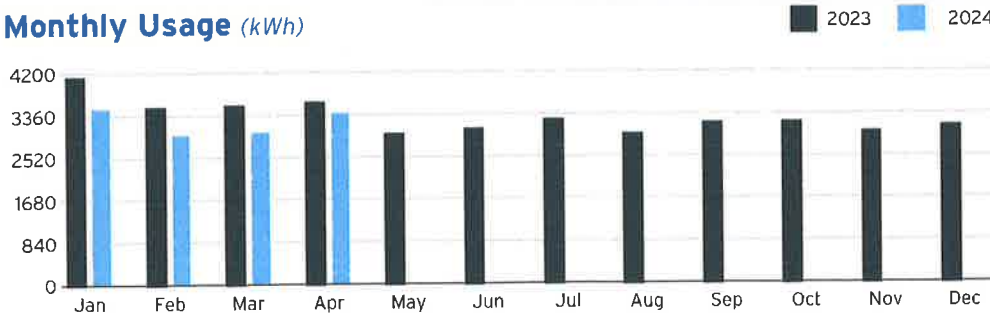
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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: May 20, 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: \$493.65

Payment Amount: \$ _____

606939810975

Your account will be drafted on May 20, 2024



00004162 FTECO104292423244710 00000 01 00000000 4162 006

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.



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

Account #: 211008707815
Statement Date: April 29, 2024
Charges Due: May 20, 2024

Meter Read

Service Period: Mar 23, 2024 - Apr 23, 2024

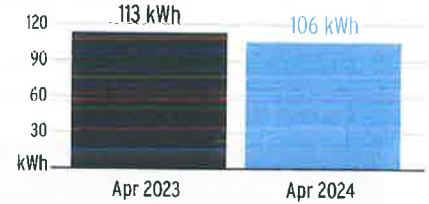
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	04/23/2024	8,658	5,261	3,397 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	3,397 kWh @ \$0.08192/kWh	\$278.28
Fuel Charge	3,397 kWh @ \$0.03843/kWh	\$130.55
Storm Protection Charge	3,397 kWh @ \$0.00775/kWh	\$26.33
Clean Energy Transition Mechanism	3,397 kWh @ \$0.00427/kWh	\$14.51
Storm Surcharge	3,397 kWh @ \$0.00225/kWh	\$7.64
Florida Gross Receipt Tax		\$12.34
Electric Service Cost		\$493.65

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 \$493.65

00004162-0008653-Page 2 of 12

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.

Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free!

Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



**Know what's below.
Call before you dig**

TEC070472 Rev 6/23

00004182-000854-Page 3 of 12

SUNNY WITH A Side of Savings

Ten years ago we began our solar energy journey. Fast forward to today, and about 14 percent of our energy now comes from the sun, enough to power more than 200,000 homes. By the end of 2026, we'll have enough solar energy to power 260,000 homes.

Solar energy means savings to our customers. While the price of other fuel sources to generate power can fluctuate beyond our control, the sun's energy is predictable.

How does that save money? Simply put, we must use fuel to produce electricity. By using solar power, which requires no fuel, as a source of energy, we're able to reduce the overall amount of fuel we need to power West Central Florida. The more solar energy we generate, the less we spend on fuel, and the more savings we can pass to you.

Since 2017, our solar investments have saved customers about \$200 million in fuel costs. That's a sunny statistic we're proud of!



Track our progress at TampaElectric.com/SolarSavingsForYou



Tampa Electric Seeks Approval For Rate Adjustment

On April 2, 2024, Tampa Electric Company petitioned the Florida Public Service Commission ("PSC or Commission") for an increase in its permanent base rates and miscellaneous service charges. The company's last request for a base rate increase was filed in April 2021.

Tampa Electric is dedicated to delivering dependable, affordable power and a seamless energy experience for every customer, today and in the future. An increase in our base rates is necessary to meet growing energy demands in our service area and prepare for evolving risks like extreme weather and cyberattacks, while being focused on the long-term affordability of customers' bills. We're investing in grid modernization, adopting smart technologies and streamlining our operations for efficiency to ensure we

continue to provide the safe and reliable electricity our community has depended on for 125 years. These efforts can also translate into lower electricity bills for customers over time.

A more complete description of Tampa Electric's request is provided in the petition and direct testimony of Tampa Electric witnesses, and the detailed data supporting the request is contained in the Minimum Filing Requirements ("MFRs"), all of which were submitted to the Commission in the proceeding.

A copy of Tampa Electric's entire rate request filing with the Commission, including a complete set of MFRs, is available for inspection at TampaElectric.com/2025Filing.

Service Hearings

The Commission has scheduled the following in-person and virtual service hearings to provide interested Tampa Electric Company customers with an opportunity to speak about the company's quality of service and the requested rate increase:

Virtual Hearings

Monday, June 10 at 6:00 p.m.
Tuesday, June 11 at 2:30 p.m.

In-person Hearing*

Thursday, June 13 at 10:00 a.m.
Hillsborough Community College - Brandon Campus
10451 Nancy Watkins Dr - BADM 116/117, Tampa, FL 33619

**Spanish Interpreter Available*

Customers may register to speak at the service hearings in one of the following ways: (1) register using the PSC's online registration form, which will be available at FloridaPSC.com, under the "Hot Topics" heading, (2) call the PSC at **850-413-7080**, (3) email speakersignup@psc.state.fl.us, or (4) register when you arrive at the venue. Online registration will open on May 24, 2024, at 9:00 a.m. and close on June 11, 2024, at noon. One day prior to the hearing, customers participating virtually will be provided further instructions on how to participate. Please note that the order in which customers speak is based upon the order in which they sign up. If you have questions about the sign-up process, please call **850-413-7080**.

Special Accommodations

Those requiring special accommodation for the hearings should call the Office of the Commission Clerk and Administrative Services at **1-850-413-6770** no later than 48 hours before the hearing. Anyone hearing- or speech impaired

should contact the Commission using the Florida Relay Service, available at **1-800-955-8771 (TDD)**.

Other Ways to Provide Comments

Customers may also provide comments by calling the Commission's Office of Consumer Assistance and Outreach at **1-800-342-3552**, emailing contact@psc.state.fl.us, or sending a letter to the Office of Commission

Clerk, Florida Public Service Commission, 2540 Shumard Oak Blvd., Tallahassee, FL 32399-0850. Written comments should refer to **Docket No. 20240026-EI**.

Other Resources

An overview of the rate request is available at FloridaPSC.com/RateCaseOverviews. Penny Buys is the Commission representative for technical questions on this docket and can be reached by emailing pbuys@psc.state.fl.us or calling **1-850-413-6518**. Tim Sparks is the Commission's representative for legal questions and can be reached by

emailing tsparks@psc.state.fl.us or calling **1-850-413-6216**. At any time during this process, you may contact the Office of Public Counsel (OPC). The Florida Legislature established the OPC to represent you and the other utility consumers before the Commission. The Public Counsel is independent from the Commission and can be reached at **1-800-342-0222** or FloridaOPC.gov.

About the Rate Review Process

Unlike the prices of many essential items that can change at any time, the amount you pay for electricity is closely regulated, with rate changes requiring approval from an independent regulator - the Florida Public Service Commission. The Commission's mission is to facilitate the efficient provision of safe and reliable utility services at fair prices. This means the Commission oversees all rates and charges for electric service provided by utilities, such as Tampa Electric Company. To adjust rates, utilities must

file a request with the Commission, which conducts a review process that mirrors a legal proceeding with testimony and formal hearings.

A summary of Tampa Electric's rate request and copies of supporting documents are available at TampaElectric.com/2025Filing. The Petition & Minimum Filing Requirements can also be found on the Commission's website at FloridaPSC.com/Clerks-Office-Dockets-Level2?DocketNo=20240026.

Timeline of Activities

The Commission has established the following dates to govern the key activities of the process:

Quality of Service Hearings	June 10, 11 and 13, 2024
Technical Hearing	August 26 - 30, 2024

The rate review process generally takes the better part of a year, and additional activities will be posted publicly on the Commission's website as scheduled.

00004162-00008954-Page 4 of 12

How the proposed changes in rates and charges may affect your bill

The following table shows how the proposed rates and service charges compare with what you pay today.

Commercial and Industrial Rate Summary	Current	Proposed 2025	Proposed 2026	Proposed 2027
Standard General Service Demand (GSD)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Demand Charge (all delivery voltages)	\$14.20 per billing kW	\$19.62 per billing kW	\$20.79 per billing kW	\$21.62 per billing kW
Energy Charge	736¢ per kWh	773¢ per kWh	819¢ per kWh	852¢ per kWh
Optional General Service Demand (GSD)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Energy Charge	7115¢ per kWh	8.403¢ per kWh	8.902¢ per kWh	9.260¢ per kWh
Time of Day General Service - Demand (GSDT)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Demand Charge	\$4.55 per kW of billing demand, plus \$9.28 per kW of peak billing demand	\$5.04 per kW of billing demand, plus \$14.58 per kW of peak billing demand	\$5.34 per kW of billing demand, plus \$15.45 per kW of peak billing demand	\$5.55 per kW of billing demand, plus \$16.07 per kW of peak billing demand
Energy Charge				
Peak Hours	1.193¢ per kWh	1.243¢ per kWh	1.317¢ per kWh	1.370¢ per kWh
Off-Peak Hours	571¢ per kWh	817¢ per kWh	866¢ per kWh	901¢ per kWh
Super Off-Peak Hours	N/A	.461¢ per kWh	.489¢ per kWh	.508¢ per kWh
General Service - Large Demand Subtransmission (GSLDSU)				
Basic Service Charge				
	\$83.90 per day	\$127.62 per day	\$135.19 per day	\$140.62 per day
Demand Charge	\$9.29 per billing kW	\$12.77 per billing kW	\$13.53 per billing kW	\$14.07 per billing kW
Energy Charge	1.151¢ per kWh	1.163¢ per kWh	1.231¢ per kWh	1.281¢ per kWh
Time of Day General Service Large Demand Subtransmission (GSLDTSU)				
Basic Service Charge				
	\$83.90 per day	\$127.62 per day	\$135.19 per day	\$140.62 per day
Demand Charge	\$2.95 per kW of billing demand, plus \$6.31 per kW of peak billing demand	\$1.55 per kW of billing demand, plus \$11.22 per kW of peak billing demand	\$1.64 per kW of billing demand, plus \$11.89 per kW of peak billing demand	\$1.71 per kW of billing demand, plus \$12.36 per kW of peak billing demand
Energy Charge				
Peak Hours	1.386¢ per kWh	2.095¢ per kWh	2.219¢ per kWh	2.308¢ per kWh
Off-Peak Hours	1.078¢ per kWh	1.023¢ per kWh	1.083¢ per kWh	1.127¢ per kWh
Super Off-Peak Hours	N/A	0.719¢ per kWh	.761¢ per kWh	.792¢ per kWh
General Service - Large Demand Primary (GSLDPR)				
Basic Service Charge				
	\$19.52 per day	\$21.42 per day	\$22.69 per day	\$23.60 per day
Demand Charge	\$11.88 per billing kW	\$13.00 per billing kW	\$13.77 per billing kW	\$14.32 per billing kW
Energy Charge	1.042¢ per kWh	1.063¢ per kWh	1.126¢ per kWh	1.171¢ per kWh
Time of Day General Service Large Demand Primary (GSLDTPR)				
Basic Service Charge				
	\$19.52 per day	\$21.42 per day	\$22.69 per day	\$23.60 per day
Demand Charge	\$3.77 per kW of billing demand, plus \$8.08 per kW of peak billing demand	\$2.93 per kW of billing demand, plus \$10.07 per kW of peak billing demand	\$3.10 per kW of billing demand, plus \$10.67 per kW of peak billing demand	\$3.22 per kW of billing demand, plus \$11.09 per kW of peak billing demand
Energy Charge				
Peak Hours	1.584¢ per kWh	1.733¢ per kWh	1.836¢ per kWh	1.909¢ per kWh
Off-Peak Hours	.847¢ per kWh	1.056¢ per kWh	1.119¢ per kWh	1.164¢ per kWh
Super Off-Peak Hours	N/A	.638¢ per kWh	.676¢ per kWh	.703¢ per kWh

Summary of Service Charges

Type of Charge	Current	Proposed
Initial Connection	\$112	\$168
Normal Reconnect Subsequent Subscriber	\$10	\$15
Reconnect after Disconnect at Pole for Cause	\$185	\$175
Reconnect after Disconnect at Meter for Cause	\$12	\$18
Field Visit	\$25	\$37
Tampering Charge without Investigation	\$50	\$75
Temporary Service	\$320	\$480

00004162-0006855-Page 5 of 12





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

Statement Date: April 29, 2024

Amount Due: \$190.44

Due Date: May 20, 2024
Account #: 211008707989

DO NOT PAY. Your account will be drafted on May 20, 2024

Account Summary

Current Service Period: March 23, 2024 - April 23, 2024	
Previous Amount Due	\$170.87
Payment(s) Received Since Last Statement	-\$170.87
Current Month's Charges	\$190.44
Amount Due by May 20, 2024	\$190.44

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 **5% lower** than the same period last year.



Your average daily kWh used was **2.7% higher** than it was in your previous period.



Scan here to view your account online.

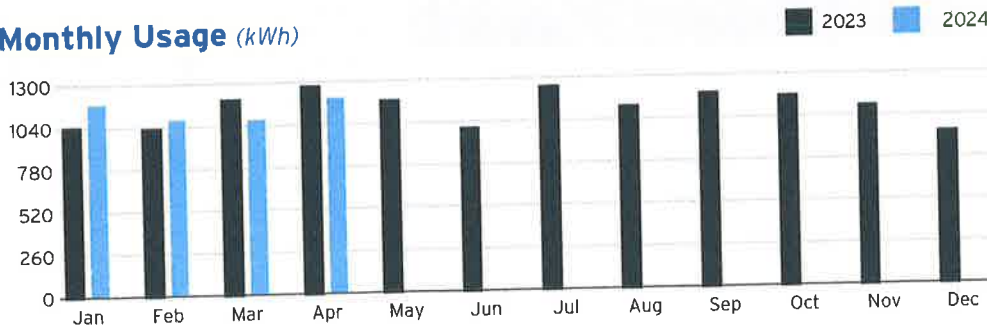
A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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: May 20, 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: \$190.44

Payment Amount: \$ _____

606939810976

Your account will be drafted on May 20, 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.



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

Account #: 211008707989
Statement Date: April 29, 2024
Charges Due: May 20, 2024

Meter Read

Meter Location: # B Pmp

Service Period: Mar 23, 2024 - Apr 23, 2024

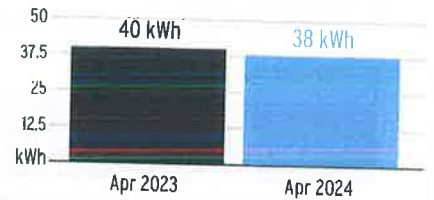
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000689095	01/23/2024	49,895	48,694	1,201 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,201 kWh @ \$0.08192/kWh	\$98.39
Fuel Charge	1,201 kWh @ \$0.03843/kWh	\$46.15
Storm Protection Charge	1,201 kWh @ \$0.00775/kWh	\$9.31
Clean Energy Transition Mechanism	1,201 kWh @ \$0.00427/kWh	\$5.13
Storm Surcharge	1,201 kWh @ \$0.00225/kWh	\$2.70
Florida Gross Receipt Tax		\$4.76
Electric Service Cost		\$190.44

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 \$190.44

00004162-0008656-Page 8 of 12

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.



Can you Dig it?

Call 811 to find out! Utility lines can be easily damaged by planting trees, installing fences, etc. Avoid potential outages for you and your neighbors by calling 811 two full business days before your project to have utility lines marked. It's free! Digging on Saturday? Call 811 by Wednesday.

TampaElectric.com/811



**Know what's below.
Call before you dig**

TECO70492 Rev6/23

00004162-0008857-Page 3 of 12



SUNNY WITH A Side of Savings

Ten years ago we began our solar energy journey. Fast forward to today, and about 14 percent of our energy now comes from the sun, enough to power more than 200,000 homes. By the end of 2026, we'll have enough solar energy to power 260,000 homes.

Solar energy means savings to our customers. While the price of other fuel sources to generate power can fluctuate beyond our control, the sun's energy is predictable.

How does that save money? Simply put, we must use fuel to produce electricity. By using solar power, which requires no fuel, as a source of energy, we're able to reduce the overall amount of fuel we need to power West Central Florida. The more solar energy we generate, the less we spend on fuel, and the more savings we can pass to you.

Since 2017, our solar investments have saved customers about \$200 million in fuel costs. That's a sunny statistic we're proud of!



Track our progress at TampaElectric.com/SolarSavingsForYou



Tampa Electric Seeks Approval For Rate Adjustment

On April 2, 2024, Tampa Electric Company petitioned the Florida Public Service Commission ("PSC or Commission") for an increase in its permanent base rates and miscellaneous service charges. The company's last request for a base rate increase was filed in April 2021.

Tampa Electric is dedicated to delivering dependable, affordable power and a seamless energy experience for every customer, today and in the future. An increase in our base rates is necessary to meet growing energy demands in our service area and prepare for evolving risks like extreme weather and cyberattacks, while being focused on the long-term affordability of customers' bills. We're investing in grid modernization, adopting smart technologies and streamlining our operations for efficiency to ensure we

continue to provide the safe and reliable electricity our community has depended on for 125 years. These efforts can also translate into lower electricity bills for customers over time.

A more complete description of Tampa Electric's request is provided in the petition and direct testimony of Tampa Electric witnesses, and the detailed data supporting the request is contained in the Minimum Filing Requirements ("MFRs"), all of which were submitted to the Commission in the proceeding.

A copy of Tampa Electric's entire rate request filing with the Commission, including a complete set of MFRs, is available for inspection at TampaElectric.com/2025Filing.

Service Hearings

The Commission has scheduled the following in-person and virtual service hearings to provide interested Tampa Electric Company customers with an opportunity to speak about the company's quality of service and the requested rate increase:

Virtual Hearings

Monday, June 10 at 6:00 p.m.
Tuesday, June 11 at 2:30 p.m.

In-person Hearing*

Thursday, June 13 at 10:00 a.m.
Hillsborough Community College - Brandon Campus
10451 Nancy Watkins Dr - BADM 116/117, Tampa, FL 33619

**Spanish Interpreter Available*

Customers may register to speak at the service hearings in one of the following ways: (1) register using the PSC's online registration form, which will be available at FloridaPSC.com, under the "Hot Topics" heading, (2) call the PSC at **850-413-7080**, (3) email spakersignup@psc.state.fl.us, or (4) register when you arrive at the venue. Online registration will open on May 24, 2024, at 9:00 a.m. and close on June 11, 2024, at noon. One day prior to the hearing, customers participating virtually will be provided further instructions on how to participate. Please note that the order in which customers speak is based upon the order in which they sign up. If you have questions about the sign-up process, please call **850-413-7080**.

Special Accommodations

Those requiring special accommodation for the hearings should call the Office of the Commission Clerk and Administrative Services at **1-850-413-6770** no later than 48 hours before the hearing. Anyone hearing- or speech impaired

should contact the Commission using the Florida Relay Service, available at **1-800-955-8771 (TDD)**.

Other Ways to Provide Comments

Customers may also provide comments by calling the Commission's Office of Consumer Assistance and Outreach at **1-800-342-3552**, emailing contact@psc.state.fl.us, or sending a letter to the Office of Commission

Clerk, Florida Public Service Commission, 2540 Shumard Oak Blvd., Tallahassee, FL 32399-0850. Written comments should refer to **Docket No. 20240026-EI**.

Other Resources

An overview of the rate request is available at FloridaPSC.com/RateCaseOverviews. Penny Buys is the Commission representative for technical questions on this docket and can be reached by emailing pbuys@psc.state.fl.us or calling **1-850-413-6518**. Tim Sparks is the Commission's representative for legal questions and can be reached by

emailing tsparks@psc.state.fl.us or calling **1-850-413-6216**. At any time during this process, you may contact the Office of Public Counsel (OPC). The Florida Legislature established the OPC to represent you and the other utility consumers before the Commission. The Public Counsel is independent from the Commission and can be reached at **1-800-342-0222** or FloridaOPC.gov.

About the Rate Review Process

Unlike the prices of many essential items that can change at any time, the amount you pay for electricity is closely regulated, with rate changes requiring approval from an independent regulator - the Florida Public Service Commission. The Commission's mission is to facilitate the efficient provision of safe and reliable utility services at fair prices. This means the Commission oversees all rates and charges for electric service provided by utilities, such as Tampa Electric Company. To adjust rates, utilities must

file a request with the Commission, which conducts a review process that mirrors a legal proceeding with testimony and formal hearings.

A summary of Tampa Electric's rate request and copies of supporting documents are available at TampaElectric.com/2025Filing. The Petition & Minimum Filing Requirements can also be found on the Commission's website at FloridaPSC.com/Clerks-Office-Dockets-Level2?DocketNo=20240026.

Timeline of Activities

The Commission has established the following dates to govern the key activities of the process:

Quality of Service Hearings	June 10, 11 and 13, 2024
Technical Hearing	August 26 - 30, 2024

The rate review process generally takes the better part of a year, and additional activities will be posted publicly on the Commission's website as scheduled.

00004162-0008857-Page 10 of 12

How the proposed changes in rates and charges may affect your bill

The following table shows how the proposed rates and service charges compare with what you pay today.

Commercial and Industrial Rate Summary	Current	Proposed 2025	Proposed 2026	Proposed 2027
Standard General Service Demand (GSD)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Demand Charge (all delivery voltages)	\$14.20 per billing kW	\$19.62 per billing kW	\$20.79 per billing kW	\$21.62 per billing kW
Energy Charge	.736¢ per kWh	.773¢ per kWh	.819¢ per kWh	.852¢ per kWh
Optional General Service Demand (GSD)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Energy Charge	7.15¢ per kWh	8.403¢ per kWh	8.902¢ per kWh	9.260¢ per kWh
Time of Day General Service - Demand (GSDT)				
Basic Service Charge				
Secondary Metering Voltage	\$1.08 per day	\$1.72 per day	\$1.82 per day	\$1.90 per day
Primary Metering Voltage	\$5.98 per day	\$9.36 per day	\$9.92 per day	\$10.32 per day
Subtransmission Metering Voltage	\$17.48 per day	\$25.76 per day	\$27.29 per day	\$28.39 per day
Demand Charge	\$4.55 per kW of billing demand, plus \$9.28 per kW of peak billing demand	\$5.04 per kW of billing demand, plus \$14.58 per kW of peak billing demand	\$5.34 per kW of billing demand, plus \$15.45 per kW of peak billing demand	\$5.55 per kW of billing demand, plus \$16.07 per kW of peak billing demand
Energy Charge				
Peak Hours	1.193¢ per kWh	1.243¢ per kWh	1.317¢ per kWh	1.370¢ per kWh
Off-Peak Hours	.571¢ per kWh	.817¢ per kWh	.866¢ per kWh	.901¢ per kWh
Super Off-Peak Hours	N/A	.461¢ per kWh	.489¢ per kWh	.508¢ per kWh
General Service - Large Demand Subtransmission (GSLDSU)				
Basic Service Charge				
	\$83.90 per day	\$127.62 per day	\$135.19 per day	\$140.62 per day
Demand Charge				
	\$9.29 per billing kW	\$12.77 per billing kW	\$13.53 per billing kW	\$14.07 per billing kW
Energy Charge				
	1.151¢ per kWh	1.163¢ per kWh	1.231¢ per kWh	1.281¢ per kWh
Time of Day General Service Large Demand Subtransmission (GSLDTSU)				
Basic Service Charge				
	\$83.90 per day	\$127.62 per day	\$135.19 per day	\$140.62 per day
Demand Charge				
	\$2.95 per kW of billing demand, plus \$6.31 per kW of peak billing demand	\$1.55 per kW of billing demand, plus \$11.22 per kW of peak billing demand	\$1.64 per kW of billing demand, plus \$11.89 per kW of peak billing demand	\$1.71 per kW of billing demand, plus \$12.36 per kW of peak billing demand
Energy Charge				
Peak Hours	1.386¢ per kWh	2.095¢ per kWh	2.219¢ per kWh	2.308¢ per kWh
Off-Peak Hours	1.078¢ per kWh	1.023¢ per kWh	1.083¢ per kWh	1.127¢ per kWh
Super Off-Peak Hours	N/A	0.719¢ per kWh	.761¢ per kWh	.792¢ per kWh
General Service - Large Demand Primary (GSLDPR)				
Basic Service Charge				
	\$19.52 per day	\$21.42 per day	\$22.69 per day	\$23.60 per day
Demand Charge				
	\$11.88 per billing kW	\$13.00 per billing kW	\$13.77 per billing kW	\$14.32 per billing kW
Energy Charge				
	1.042¢ per kWh	1.063¢ per kWh	1.126¢ per kWh	1.171¢ per kWh
Time of Day General Service Large Demand Primary (GSLDTPR)				
Basic Service Charge				
	\$19.52 per day	\$21.42 per day	\$22.69 per day	\$23.60 per day
Demand Charge				
	\$3.77 per kW of billing demand, plus \$8.08 per kW of peak billing demand	\$2.93 per kW of billing demand, plus \$10.07 per kW of peak billing demand	\$3.10 per kW of billing demand, plus \$10.67 per kW of peak billing demand	\$3.22 per kW of billing demand, plus \$11.09 per kW of peak billing demand
Energy Charge				
Peak Hours	1.584¢ per kWh	1.733¢ per kWh	1.836¢ per kWh	1.909¢ per kWh
Off-Peak Hours	.847¢ per kWh	1.056¢ per kWh	1.119¢ per kWh	1.164¢ per kWh
Super Off-Peak Hours	N/A	.638¢ per kWh	.676¢ per kWh	.703¢ per kWh

Summary of Service Charges

Type of Charge	Current	Proposed
Initial Connection	\$112	\$168
Normal Reconnect Subsequent Subscriber	\$10	\$15
Reconnect after Disconnect at Pole for Cause	\$185	\$175
Reconnect after Disconnect at Meter for Cause	\$12	\$18
Field Visit	\$25	\$37
Tampering Charge without Investigation	\$50	\$75
Temporary Service	\$320	\$480

00004182-0008658-Page 11 of 12





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

Statement Date: May 29, 2024

Amount Due: \$173.22

Due Date: June 19, 2024
Account #: 211008707989

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

Account Summary

Current Service Period: April 24, 2024 - May 22, 2024	
Previous Amount Due	\$190.44
Payment(s) Received Since Last Statement	-\$190.44
Current Month's Charges	\$173.22
Amount Due by June 19, 2024	\$173.22

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 **5% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



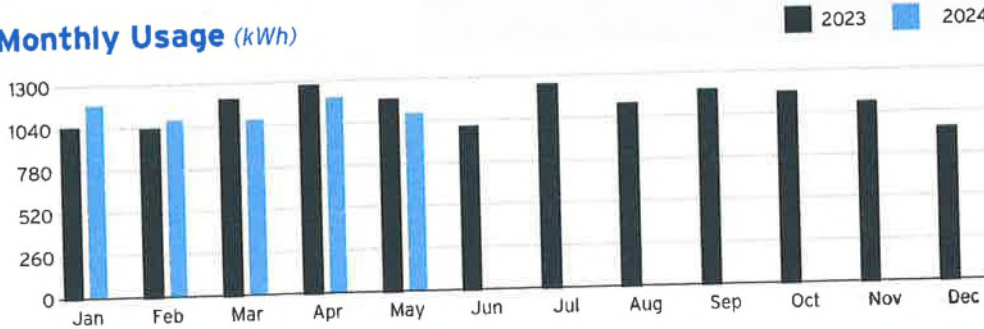
Scan here to view your account online.



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

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: June 19, 2024

Amount Due: \$173.22

Payment Amount: \$ _____

679779069223

Your account will be drafted on June 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.

00004176 FTECO105292423224110 00000 01 00000000 4176 006
 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.

00004176-0011584-Page 1 of 12





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

Account #: 211008707989
Statement Date: May 29, 2024
Charges Due: June 19, 2024

Meter Read

Meter Location: # B Pmp

Service Period: Apr 24, 2024 - May 22, 2024

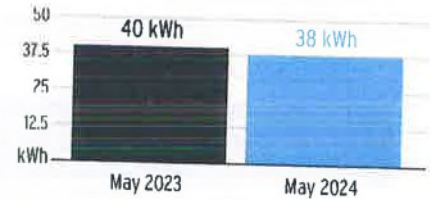
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	05/22/2024	50,988	49,895		1,093 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,093 kWh @ \$0.08192/kWh	\$89.54
Fuel Charge	1,093 kWh @ \$0.03843/kWh	\$42.00
Storm Protection Charge	1,093 kWh @ \$0.00775/kWh	\$8.47
Clean Energy Transition Mechanism	1,093 kWh @ \$0.00427/kWh	\$4.67
Storm Surcharge	1,093 kWh @ \$0.00225/kWh	\$2.46
Florida Gross Receipt Tax		\$4.33
Electric Service Cost		\$173.22

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 \$173.22

00004176-0011584-Page 2 of 12

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

Account #: 211008707989
Statement Date: May 29, 2024
Charges Due: June 19, 2024

Tampa Electric receives approval to lower bills starting in June

The Florida Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024. With the PSC's approval of the fuel cost reduction, beginning in June 2024, the typical residential customer's monthly energy bill will see an additional decrease by approximately 5 percent, or \$7, to \$136.44 for 1,000 kilowatt-hours (kWh) of use from the \$143.48 customers pay today. The average commercial and industrial customer's monthly energy bill will decrease between 4 percent and 11 percent, depending on usage. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending Mar. 2024 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



Tampa Electric receives approval to lower bills starting in June

The Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024.

Why fuel costs impact electricity bills.

Fuel, such as natural gas, is used to make electricity. Fuel costs are passed through to customers with no markup or profit to Tampa Electric and are regularly reviewed by the PSC. Like other utilities, Tampa Electric adjusts its fuel costs annually, typically in January, and can adjust them at other times if costs change significantly (generally + or - 10%). Expected natural gas prices have substantially decreased since Tampa Electric submitted its projected 2024 costs in the fall of 2023. The PSC approved Tampa Electric's request to pass the \$137 million fuel cost reduction to customers.

With the PSC's approval of the fuel cost reduction, beginning in June 2024, the average commercial and industrial customer's monthly energy bill will decrease between 4 percent and 11 percent, depending on usage.

Tools to help you save. Are you looking for ways to lower your energy costs? Visit TampaElectric.com/BizSave to schedule a free in-facility energy audit and learn about other energy-saving programs and rebates.

Want to know more? If you are interested in more details about the components of your bill, please visit TampaElectric.com/AboutMyBill. You can also view your bill online at TECOaccount.com.

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

Approved Rates for June 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	3.157 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	3.157 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	3.323 3.087
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
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	3.125 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	3.290	3.056
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	3.094 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	3.257	3.025
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.

00004176-0011586- Page 5 of 12



Don't be scared.

BE PREPARED.



COUNT ON TAMPA ELECTRIC TO GET YOU THROUGH THE STORM.

We prepare for severe weather year-round by undergrounding vulnerable overhead lines, maintaining vegetation, hardening our infrastructure and modernizing our equipment to restore your power as safely and quickly as possible.

BE #STORMREADY: To report an outage and get restoration updates:



Sign up at TECOaccount.com



Text **OUT, UPDATE** or **STATUS** to **27079***



Go to TampaElectric.com/Outage



Call us at **877-588-1010****

BE #STORMSAFE:



Avoid downed/damaged power lines. Move away. Call **911** then **877-588-1010**.



Stay out of floodwaters. They can hide energized power lines.

BE #STORMWISE:



Scan code or visit TampaElectric.com/StormCenter for hurricane preparation tips, safety reminders and more.

For the most current information, follow us on:

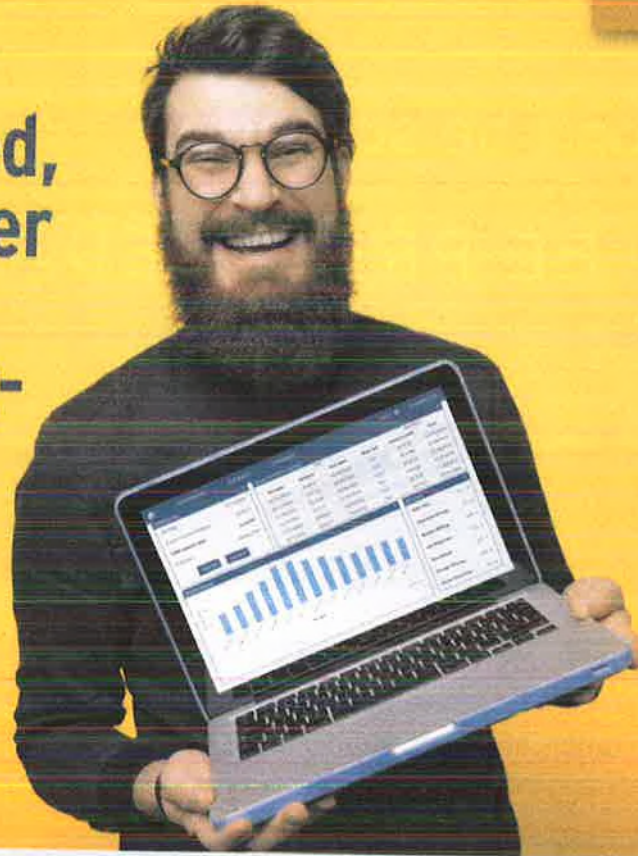


**If the number you text from is not recognized, you will need to register to report outages and get updates. **12-digit account number and zip code required.*



00004176-0011586-Page 6 of 12

**Get organized,
reduce clutter
and manage
your account-
YOUR WAY!**



Personalize your account with customized notifications and settings.

Tampa Electric puts you in control of your energy experience. Create or log in to your account at **TECOaccount.com** to choose the notices below - when and how you want them - text, email or phone.

● **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

● **Bill Notifications**

Receive an alert when your bill is ready, get current balance, and more.

● **Payment Status Updates**

Get notified when your payment is received or if a failure occurred.

● **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

● **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're prepared.

*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*





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

Statement Date: May 29, 2024

Amount Due: \$445.50

Due Date: June 19, 2024
Account #: 211008707815

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

Account Summary

Current Service Period: April 24, 2024 - May 22, 2024	
Previous Amount Due	\$493.65
Payment(s) Received Since Last Statement	-\$493.65
Current Month's Charges	\$445.50
Amount Due by June 19, 2024	\$445.50

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 **3.92% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



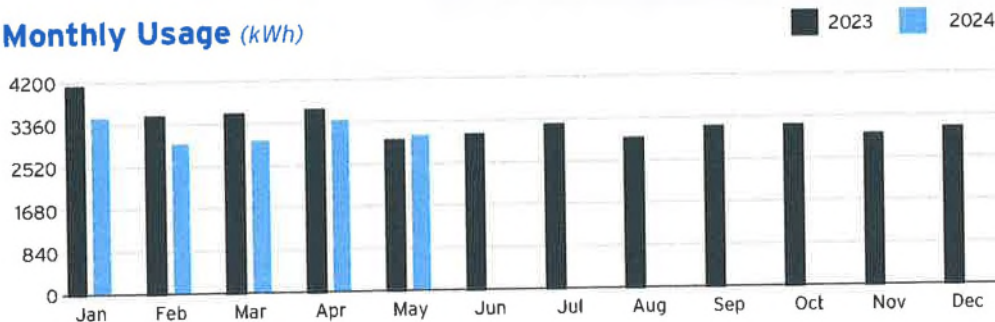
Scan here to view your account online.



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

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: June 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: \$445.50

Payment Amount: \$ _____

679779069222

Your account will be drafted on June 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.



Service For:
402 191H ST NW
RUSKIN, FL 33570-2960

Account #: 211008707815
Statement Date: May 29, 2024
Charges Due: June 19, 2024

Meter Read

Service Period: Apr 24, 2024 - May 22, 2024

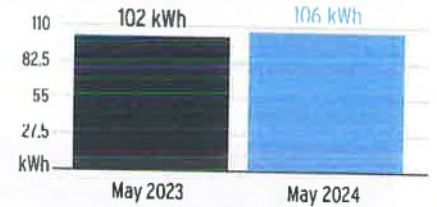
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	05/22/2024	11,723	8,658	3,065 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,065 kWh @ \$0.08192/kWh	\$251.08
Fuel Charge	3,065 kWh @ \$0.03843/kWh	\$117.79
Storm Protection Charge	3,065 kWh @ \$0.00775/kWh	\$23.75
Clean Energy Transition Mechanism	3,065 kWh @ \$0.00427/kWh	\$13.09
Storm Surcharge	3,065 kWh @ \$0.00225/kWh	\$6.90
Florida Gross Receipt Tax		\$11.14
Electric Service Cost		\$445.50

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 \$445.50

00004176-0011567-Page 8 of 12

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: May 29, 2024
Charges Due: June 19, 2024

Tampa Electric receives approval to lower bills starting in June

The Florida Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024. With the PSC's approval of the fuel cost reduction, beginning in June 2024, the typical residential customer's monthly energy bill will see an additional decrease by approximately 5 percent, or \$7, to \$136.44 for 1,000 kilowatt-hours (kWh) of use from the \$143.48 customers pay today. The average commercial and industrial customer's monthly energy bill will decrease between 4 percent and 11 percent, depending on usage. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending Mar. 2024 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

00004176-0011588-Page 9 of 12



Tampa Electric receives approval to lower bills starting in June

The Public Service Commission (PSC) has approved Tampa Electric's request for a fuel cost reduction starting in June 2024, due to lower natural gas prices. This is the second reduction in 2024.

Why fuel costs impact electricity bills.

Fuel, such as natural gas, is used to make electricity. Fuel costs are passed through to customers with no markup or profit to Tampa Electric and are regularly reviewed by the PSC. Like other utilities, Tampa Electric adjusts its fuel costs annually, typically in January, and can adjust them at other times if costs change significantly (generally + or - 10%). Expected natural gas prices have substantially decreased since Tampa Electric submitted its projected 2024 costs in the fall of 2023. The PSC approved Tampa Electric's request to pass the \$137 million fuel cost reduction to customers.

With the PSC's approval of the fuel cost reduction, beginning in June 2024, the average commercial and industrial customer's monthly energy bill will decrease between 4 percent and 11 percent, depending on usage.

Tools to help you save. Are you looking for ways to lower your energy costs? Visit TampaElectric.com/BizSave to schedule a free in-facility energy audit and learn about other energy-saving programs and rebates.

Want to know more? If you are interested in more details about the components of your bill, please visit TampaElectric.com/AboutMyBill. You can also view your bill online at TECOaccount.com.

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

Approved Rates for June 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	3.157 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	3.157 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	3.323 3.087
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	3.125 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	3.290	3.056
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	3.094 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	3.257	3.025
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.

00004176-0011588-Page 10 of 12

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 16-May-24

Invoice Number: 051624 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$5,994.26

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

May 16, 2024

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 \$ **5,994.26**
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

June 30, 2024

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2
Notes to the Financial Statements	3 - 4
General Fund Reserves	5
Debt Service Fund	6
 <u>SUPPORTING SCHEDULES</u>	
Hillsborough County Assessment Schedule	7
Cash & Investment Report	8
Check Register	9 - 10

MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

June 30, 2024

Balance Sheet
June 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 78,570	\$ -	\$ -	\$ 78,570
Due From Other Funds	-	21,948	5,894	27,842
Investments:				
Money Market Account	304,719	-	-	304,719
Revenue Fund	-	-	46,353	46,353
Deposits	633	-	-	633
TOTAL ASSETS	\$ 383,922	\$ 21,948	\$ 52,247	\$ 458,117
LIABILITIES				
Accounts Payable	\$ 12,624	\$ -	\$ -	\$ 12,624
Due To Other Funds	27,842	-	-	27,842
TOTAL LIABILITIES	40,466	-	-	40,466
FUND BALANCES				
Restricted for:				
Debt Service	-	-	52,247	52,247
Unassigned:	343,456	21,948	-	365,404
TOTAL FUND BALANCES	\$ 343,456	\$ 21,948	\$ 52,247	\$ 417,651
TOTAL LIABILITIES & FUND BALANCES	\$ 383,922	\$ 21,948	\$ 52,247	\$ 458,117

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 9,535	\$ 9,535	0.00%
Interest - Tax Collector	-	-	551	551	0.00%
Special Assmnts- Tax Collector	214,197	214,197	214,941	744	100.35%
Other Miscellaneous Revenues	-	-	660	660	0.00%
TOTAL REVENUES	214,197	214,197	225,687	11,490	105.36%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	3,000	3,000	-	75.00%
ProfServ-Engineering	5,000	3,750	2,180	1,570	43.60%
ProfServ-Legal Services	3,500	2,625	1,365	1,260	39.00%
ProfServ-Mgmt Consulting	39,500	29,625	29,628	(3)	75.01%
ProfServ-Trustee Fees	3,800	3,800	4,041	(241)	106.34%
Auditing Services	4,050	4,050	-	4,050	0.00%
Insurance - General Liability	3,500	3,500	-	3,500	0.00%
Legal Advertising	3,075	2,306	1,307	999	42.50%
Misc-Web Hosting	2,500	1,875	1,300	575	52.00%
Annual District Filing Fee	175	175	-	175	0.00%
Total Administration	69,100	54,706	42,821	11,885	61.97%
Field					
Contracts-Landscape	29,800	22,350	25,553	(3,203)	85.75%
Electricity - General	11,600	8,700	6,108	2,592	52.66%
R&M-Fountain	1,500	1,125	-	1,125	0.00%
R&M Lake & Pond Bank	6,000	4,500	1,125	3,375	18.75%
Mitigation Area Monitoring & Maintenance	2,700	2,025	-	2,025	0.00%
Aquatic Maintenance	16,470	12,353	14,619	(2,266)	88.76%
Aquatic Plant Replacement	2,000	1,500	-	1,500	0.00%
Misc-Contingency	75,027	56,270	1,835	54,435	2.45%
Total Field	145,097	108,823	49,240	59,583	33.94%
TOTAL EXPENDITURES	214,197	163,529	92,061	71,468	42.98%
Excess (deficiency) of revenues Over (under) expenditures	-	50,668	133,626	82,958	0.00%
Net change in fund balance	\$ -	\$ 50,668	\$ 133,626	\$ 82,958	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	209,830	209,830	209,830		
FUND BALANCE, ENDING	\$ 209,830	\$ 260,498	\$ 343,456		

Notes to the Financial Statements

June 30, 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 July.
- **Deposits** - TECO deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to be made to US Bank in July.

Notes to the Financial Statements

June 30, 2024

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 100% collected.
- ▶ General Fund expenditures are 43% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<i>Administrative</i>				
ProfServ-Trustee Fees	\$ 3,800	\$ 4,041	106%	Trustee fees paid in full for 2022 series.
<i>Field</i>				
Contracts-Landscape	\$ 29,800	\$ 25,553	86%	Scarlet Grove Landscape & Pine Lake Nursery fees YTD. Additional services in January were done.
Aquatic Maintenance	\$ 16,470	\$ 14,619	89%	Fish kill cleanup and disposal for pond #8.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	11,710	11,710	11,751	41	100.35%
TOTAL REVENUES	11,710	11,710	11,751	41	100.35%
EXPENDITURES					
Capital Expenditures & Projects					
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	-	11,710	11,751	41	0.00%
Net change in fund balance	\$ -	\$ 11,710	\$ 11,751	\$ 41	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	10,197	10,197	10,197		
FUND BALANCE, ENDING	\$ 10,197	\$ 21,907	\$ 21,948		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

June 30, 2024

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ -	\$ 2,554	\$ 2,554	0.00%
Special Assmnts- Tax Collector	259,890	259,890	259,890	-	100.00%
Special Assmnts- Discounts	(10,396)	(10,396)	(9,711)	685	93.41%
TOTAL REVENUES	249,494	249,494	252,733	3,239	101.30%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	5,198	5,004	194	96.27%
Total Administration	5,198	5,198	5,004	194	96.27%
Debt Service					
Principal Debt Retirement	180,000	180,000	180,000	-	100.00%
Interest Expense	63,909	63,909	66,096	(2,187)	103.42%
Total Debt Service	243,909	243,909	246,096	(2,187)	100.90%
TOTAL EXPENDITURES	249,107	249,107	251,100	(1,993)	100.80%
Excess (deficiency) of revenues Over (under) expenditures	387	387	1,633	1,246	421.96%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	387	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	387	-	-	-	0.00%
Net change in fund balance	\$ 387	\$ 387	\$ 1,633	\$ 1,246	421.96%
FUND BALANCE, BEGINNING (OCT 1, 2023)	50,614	50,614	50,614		
FUND BALANCE, ENDING	\$ 51,001	\$ 51,001	\$ 52,247		

MIRA LAGO WEST
Community Development District

Supporting Schedules

June 30, 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
02/06/24	4,997	129	102	5,228	2,381	130	2,716
03/05/24	4,443	44	91	4,577	2,085	114	2,378
04/03/24	7,094	-	145	7,239	3,297	180	3,761
05/03/24	5,179	(113)	106	5,172	2,356	129	2,687
06/06/24	799	(24)	16	791	360	20	411
06/14/24	5,365	(159)	109	5,315	2,421	132	2,762
TOTAL	\$ 471,867	\$ 18,689	\$ 9,630	\$ 500,187	\$ 227,840	\$ 12,456	\$ 259,890
% COLLECTED				100%	100%	100%	100%
Total O/S				\$ (2)	\$ (1)	\$ (0)	\$ (1)

Note(s)

- (1) General funds are shown gross on this schedule but are netted on the financials since cost / discount is not budgeted.
- (2) 06/14/24 collection is a Tax Sale Certificate.

Cash and Investment Report

June 30, 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%	\$ 78,570 ¹
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.25%	\$ 304,719
				GF Subtotal	\$ 383,289
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 46,353
				Grand Total	\$ 429,642

(1) - Transferring \$6K to US Bank for Debt Service in July.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/24 to 06/30/24

(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 # 1081							
001	05/01/24	INFRAMARK LLC	122144	APR 2024 MGMNT SVCS	Administrative fees	531027-51201	\$3,292.00
							Check Total
							<u>\$3,292.00</u>
CHECK # 1082							
001	05/01/24	PINE LAKE NURSERY INC	3904	APR 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53900	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1083							
001	05/23/24	PINE LAKE NURSERY INC	4031	MAY 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1084							
001	05/30/24	CROSSCREEK ENVIROMENTAL INC	17150	FISH KILL CLEANUP AND DISPOSAL	Aquatic Maintenance	546995-53901	\$3,000.00
001	05/30/24	CROSSCREEK ENVIROMENTAL INC	17266	MAY 24 POND MAINTENANCE	Aquatic Maintenance	546995-53901	\$1,291.00
							Check Total
							<u>\$4,291.00</u>
CHECK # 1086							
001	06/07/24	TAMPA BAY TIMES	0000342996	LEGAL AD - 05/22/24	RFP AUDIT	548002-51301	\$276.00
							Check Total
							<u>\$276.00</u>
CHECK # 1087							
001	06/07/24	PINE LAKE NURSERY INC	4238	JUN 2024 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$2,499.99
							Check Total
							<u>\$2,499.99</u>
CHECK # 1088							
001	06/12/24	JENNIFER RAE PARRA	JP 06032024	BOARD MEETING 06/03/24 - JENNIFER PARRA	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1089							
001	06/12/24	JUSTIN GOUSHAW	JG 06032024	BOARD MEETING 06/03/24 - JUSTIN GOUSHAW	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1090							
001	06/12/24	SIMON J. SCHMIEDER	SS 06032024	BOARD MEETING 06/03/24 - SIMON SCHMEIDER	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1091							
001	06/12/24	HECTOR ORTIZ	HO 06032024	BOARD MEETING 06/03/24 - HECTOR ORTIZ	Supervisor Fees	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1092							
001	06/12/24	LENNIE FINE	LF 06032024	BOARD MEETING 06/03/24 - LENNIE FINE	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 05/01/24 to 06/30/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD1034								
001	05/21/24	TECO ACH	07815-042924	SERV PRD 3/23-4/23/24	SRVC PRD 8/23-9/22/23	543006-53901	\$493.65	
							Check Total	<u>\$493.65</u>
CHECK # DD1035								
001	05/21/24	TECO ACH	07989-042924	SERV PRD 3/23-4/23/24	SRVC PRD8/23-9/22/23	543006-53901	\$190.44	
							Check Total	<u>\$190.44</u>
CHECK # DD1036								
001	06/20/24	TECO ACH	07989-052924	Invoice 000273	SERVICE PERIOD 04/24 - 05/22/24	543006-53901	\$173.22	
							Check Total	<u>\$173.22</u>
CHECK # DD1037								
001	06/20/24	TECO ACH	07815-052924	Invoice 000274	SERVICE PERIOD 04/24 - 05/22/24	543006-53901	\$445.50	
							Check Total	<u>\$445.50</u>
							Fund Total	<u>\$17,661.78</u>

SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1085								
201	05/30/24	US BANK	051624 - 2022 SERIES	Transfer Assessments - 2022 Series FY23-24	Due From Other Funds	131000	\$5,994.26	
							Check Total	<u>\$5,994.26</u>
							Fund Total	<u>\$5,994.26</u>

Total Checks Paid **\$23,656.04**