

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REVISED AGENDA PACKAGE**

**Monday, December 2, 2024, at 7:00 p.m.  
Meeting to be held at:**

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



313 Campus St.  
Celebration, FL 34747  
(407) 566-1935

# Mira Lago West Community Development District

## Board of Supervisors

Lennie Fine, Chairman  
Hector Ortiz, Vice Chairman  
Jennifer Parra, 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

## Revised Meeting Agenda Monday, December 2, 2024 – 7:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 3. Special Business Items**
  - A. Consideration of Resolution 2025-01, Designating Officers.....Page 3
- 4. Staff Reports**
  - A. Aquatic Maintenance Report ..... Page 4
  - B. Landscape Report
    1. Consideration of 2025 and 2026 PineLake Landscape Contract Renewal ..... Page 14
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
- 5. Business Items**
  - A. Ratification of Stabilization and Restoration for Pond 8 Proposal ..... Page 30
  - B. Ratification of EGIS Insurance Proposal ..... Page 31
  - C. Ratification of Fiscal Year 2023 Final Audit..... Page 40
- 6. Business Administration**
  - A. Consideration of the Regular Meeting Minutes from August 5, 2024..... Page 74
  - B. Consideration of July, August, September, and October 2024 Check Register ..... Page 78
  - C. Review of July, August, September, and October 2024 Financial Statements..... Page 147
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Monday, March 3, 2025*

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mira Lago West Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Kristee Cole</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2<sup>th</sup> day of December, 2024.

**ATTEST:**

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

# MIRA LAGO WEST

## Lake Report



Completed October 31th, 2024

By: Matt Jones



## Pond 1



Pond 1 is healthy and thriving. No shoreline grasses or algae present. I did see a small amount of submersed vegetation that will be treated next visit. 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 working properly and the water level looked normal.

## **Pond 3**



Pond 3 looks great. No shoreline grasses or algae present.

## Pond 4



No algae or shoreline grasses present. Overall, in great shape.

## Pond 5



The alligator weed has been treated and is dead/dying. There are some submersed vegetation present that will be treated next visit.



## Area 6



Area 6 looks healthy and thriving.

## Pond 7



Small amount of algae present. No submersed vegetation present. There were some shoreline grasses that will be treated next visit. The fountain was also turned off while on-site, but I believe it was before the timer kicks on.

## Pond 8





Water levels were above the mean high water mark. This is to be expected after the back to back hurricanes. No algae, submersed, or shoreline grasses present.

## Pond 9



The area has grown in with beneficials as designed. Overall, in great shape.



## Mira Lago West Maintenance Renewal 2025

**Date** 11/26/2024  
**Customer** Jennifer Goldyn | Inframark | 313 Campus Street | Celebration, FL 33071  
**Property** Mira Lago West CDD | Mira Lago West Circle | Ruskin, FL 33570

Dear Jennifer,

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

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

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

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

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

Respectfully,

Pine Lake Services Management Team  
(813) 948-4736

### Fixed Payment Services

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

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
January	\$2,499.99	\$0.00	\$2,499.99
February	\$2,499.99	\$0.00	\$2,499.99
March	\$2,499.99	\$0.00	\$2,499.99
April	\$2,499.99	\$0.00	\$2,499.99
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November	\$2,499.99	\$0.00	\$2,499.99
December	\$2,499.99	\$0.00	\$2,499.99
	<b>\$29,999.88</b>	<b>\$0.00</b>	<b>\$29,999.88</b>

Customer Initials \_\_\_\_\_

# Terms & Conditions

## General Contract Terms

A. The term of this contract:

From start date \_\_\_\_\_ To end date: \_\_\_\_\_

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

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

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

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

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

## Section A: Scope of Services

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

Mowing:

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

Clean up:

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

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foreign matter.

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

## Section B: Additional Services

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

Part 1: Additional Options if selected

Annual flower Plants:

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

Mulch:

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

Palm Pruning:

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

Part 2: Additional Services:

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

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

## SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

Customer Initials \_\_\_\_\_

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

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

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

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

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

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

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

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

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

## Part 2: Client's Responsibility

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

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

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

Customer Initials \_\_\_\_\_

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

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

### Part 3: Other Terms

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

### Part 4: Renewal and Termination

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

### Part 5: Legal


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

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

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

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

By   
\_\_\_\_\_  
Terry Mclane  
Date 11/26/2024  
\_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Jennifer Goldyn  
Date \_\_\_\_\_  
Inframark



## Mira Lago West Maintenance Renewal 2026

**Date** 11/26/2024  
**Customer** Jennifer Goldyn | Inframark | 313 Campus Street | Celebration, FL 33071  
**Property** Mira Lago West CDD | Mira Lago West Circle | Ruskin, FL 33570

Dear Jennifer,

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

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

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

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

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

Respectfully,

Pine Lake Services Management Team  
(813) 948-4736

### Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
<b>Contract Services</b>			
General Maintenance	36	\$875.00	\$31,500.00
<b>Annual Maintenance Price</b>			<b>\$31,500.00</b>

### Payment Schedule

Schedule	Price	Sales Tax	Total Price
January	\$2,625.00	\$0.00	\$2,625.00
February	\$2,625.00	\$0.00	\$2,625.00
March	\$2,625.00	\$0.00	\$2,625.00
April	\$2,625.00	\$0.00	\$2,625.00
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December	\$2,625.00	\$0.00	\$2,625.00
	<b>\$31,500.00</b>	<b>\$0.00</b>	<b>\$31,500.00</b>

Customer Initials \_\_\_\_\_

# Terms & Conditions

## General Contract Terms

A. The term of this contract:

From start date \_\_\_\_\_ To end date: \_\_\_\_\_

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

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

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

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

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

## Section A: Scope of Services

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

Mowing:

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

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

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- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

#### Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

#### Clean up:

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

#### Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

#### Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.
- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.

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- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

**Section B: Additional Services**

Customer Initials \_\_\_\_\_

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

Part 1: Additional Options if selected

Annual flower Plants:

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

Mulch:

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

Palm Pruning:

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

Part 2: Additional Services:

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

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

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

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

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

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and

Customer Initials \_\_\_\_\_

comply with all Agricultural licensing and reporting requirements.

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

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

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

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

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

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

Part 2: Client's Responsibility

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

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

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a

Customer Initials \_\_\_\_\_

deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

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

Part 4: Renewal and Termination

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


Part 5: Legal

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

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

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

Customer Initials \_\_\_\_\_

By   
\_\_\_\_\_  
Terry Mclane  
Date 11/26/2024  
\_\_\_\_\_  
Pine Lake Services, LLC

By \_\_\_\_\_  
Jennifer Goldyn  
Date \_\_\_\_\_  
Inframark





## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Mira Lago West Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**



Quotation being provided for:

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

**Term: October 1, 2024 to October 1, 2025**

**Quote Number: 100124634**

**PROPERTY COVERAGE**

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>		
	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**Not Included**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

**CRIME COVERAGE**

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

**AUTOMOBILE COVERAGE**

<b>Coverages</b>	<b>Covered Autos</b>	<b>Limit</b>	<b>Premium</b>
<b>Covered Autos Liability</b>	<b>8,9</b>	<b>\$1,000,000</b>	<b>Included</b>
<b>Personal Injury Protection</b>	<b>N/A</b>		<b>Not Included</b>
<b>Auto Medical Payments</b>	<b>N/A</b>		<b>Not Included</b>
<b>Uninsured Motorists including Underinsured Motorists</b>	<b>N/A</b>		<b>Not Included</b>
<b>Physical Damage Comprehensive Coverage</b>	<b>N/A</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Specified Causes of Loss Coverage</b>	<b>N/A</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Collision Coverage</b>	<b>N/A</b>	<b>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</b>  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Towing And Labor</b>	<b>N/A</b>	<b>\$0 For Each Disablement Of A Private Passenger Auto</b>	<b>Not Included</b>

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
 Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
 Network Security Liability  
 Privacy Liability  
 First Party Extortion Threat  
 First Party Crisis Management  
 First Party Business Interruption  
 Limit: \$100,000 each claim/annual aggregate  
 Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

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

**Term: October 1, 2024 to October 1, 2025**

**Quote Number: 100124634**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,596
Public Officials and Employment Practices Liability	\$3,270
Deadly Weapon Protection Coverage	Not Included
<b>TOTAL PREMIUM DUE</b>	<b>\$6,866</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2024, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Mira Lago West Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By:   
DocuSigned by:  
C1983B093F5D4F3...  
\_\_\_\_\_  
Signature

Lennie Fine

\_\_\_\_\_  
Print Name

Witness By:   
Signed by:  
09163651A230626...  
\_\_\_\_\_  
Signature

Kristee Cole

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2024

By: \_\_\_\_\_  
Administrator

**Mira Lago West  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**



**Mira Lago West Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-26
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	27-28
MANAGEMENT LETTER	29-31
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	32

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Mira Lago West Community Development District  
Hillsborough County, Florida

### **Report on Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of the governmental activities and each major fund of Mira Lago West Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Mira Lago West Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Mira Lago West Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Mira Lago West Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated August XX, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Mira Lago West Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2024

**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

Management's discussion and analysis of Mira Lago West Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2023:

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(1,319,569) (net position). Net investment in capital assets for the District was \$(732,128) and restricted net position was \$23,074. Unrestricted net position was \$(610,515).
- ◆ Revenues from governmental activities totaled \$452,531 while expenses from governmental activities totaled \$474,907.

**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Current assets	\$ 264,890	\$ 228,235
Restricted assets	38,658	49,073
Capital assets	<u>1,035,953</u>	<u>1,231,982</u>
Total Assets	<u>1,339,501</u>	<u>1,509,290</u>
Deferred outflows of resources	<u>114,773</u>	<u>123,894</u>
Current liabilities	233,843	210,377
Non-current liabilities	<u>2,540,000</u>	<u>2,720,000</u>
Total Liabilities	<u>2,773,843</u>	<u>2,930,377</u>
Net Position		
Net investment in capital assets	(732,128)	(649,352)
Restricted for debt service	23,074	19,751
Unrestricted	<u>(610,515)</u>	<u>(667,592)</u>
Total Net Position	<u>\$ (1,319,569)</u>	<u>\$ (1,297,193)</u>

The increase in current assets and current liabilities is the result of the increase in accounts payable in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt in the current year.

The decrease in capital assets and net investment in capital assets is related to current year depreciation.

**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Program Revenues		
Charges for services	\$ 450,877	\$ 437,561
General Revenues		
Investment earnings	1,654	31
Total Revenues	<u>452,531</u>	<u>437,592</u>
Expenses		
General government	81,162	76,909
Physical environment	316,033	252,659
Interest and other charges	77,712	192,937
Total Expenses	<u>474,907</u>	<u>522,505</u>
Change in Net Position	(22,376)	(84,913)
Net Position - Beginning of Year	<u>(1,297,193)</u>	<u>(1,212,280)</u>
Net Position - End of Year	<u>\$ (1,319,569)</u>	<u>\$ (1,297,193)</u>

The increase for charges for services is related to the increase in special assessments in the current year.

The increase in physical environment is related to the increase in lake and pond bank maintenance.

The decrease in interest and other charges is related to the bond refunding in the prior year.



**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Infrastructure	\$ 3,179,885	\$ 3,179,885
Improvements other than building	925,886	925,886
Equipment	24,800	24,800
Less: accumulated depreciation	<u>(3,094,618)</u>	<u>(2,898,589)</u>
Governmental Activities Capital Assets	<u>\$ 1,035,953</u>	<u>\$ 1,231,982</u>

The activity for the year consisted of \$196,029 in depreciation.

**General Fund Budgetary Highlights**

Budgeted governmental expenditures exceeded actual amounts primarily due to less lake/pond maintenance than anticipated.

The budget was amended for repair and maintenance costs that were higher than originally anticipated in the current year.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In March 2022, the District issued \$3,007,000 Capital Improvement Revenue Refunding Bonds, Series 2022, due on May 1, 2036 with a fixed interest rate of 2.43%. The Series 2022 Bonds were issued to refinance the Series 2016 Capital Improvement Revenue Refunding Bonds. The balance outstanding as of September 30, 2023 was \$2,720,000.

**Mira Lago West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Mira Lago West Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

**Request for Information**

The financial report is designed to provide a general overview of Mira Lago West Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Mira Lago West Community Development District, Inframark, LLC, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Mira Lago West Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 260,566
Due from othe governments	3,589
Deposits	735
Total Current Assets	264,890
Non-Current Assets	
Restricted Assets	
Investments	38,658
Capital Assets	
Infrastructure	3,179,885
Improvements other than buildings	925,886
Equipment	24,800
Less: accumulated depreciation	(3,094,618)
Total Non-Current Assets	1,074,611
Total Assets	1,339,501
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount of refunding, net	114,773
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	26,303
Bonds payable	180,000
Accrued interest payable	27,540
Total Current Liabilities	233,843
Non-Current Liabilities	
Bonds payable	2,540,000
Total Liabilities	2,773,843
 NET POSITION	
Net investment in capital assets	(732,128)
Restricted for debt service	23,074
Unrestricted	(610,515)
Total Net Position	\$ (1,319,569)

See accompanying notes to financial statements.

**Mira Lago West Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (81,162)	\$ 117,660	\$ 36,498
Physical environment	(316,033)	86,710	(229,323)
Interest and other charges	(77,712)	246,507	168,795
Total Governmental Activities	<u>\$ (474,907)</u>	<u>\$ 450,877</u>	<u>(24,030)</u>
			<u>1,654</u>
			(22,376)
			<u>(1,297,193)</u>
			<u>\$ (1,319,569)</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 260,566	\$ -	\$ 260,566
Due from other funds	-	11,956	11,956
Due from other governments	3,589	-	3,589
Deposits	735	-	735
Restricted assets			
Investments	-	38,658	38,658
Total Assets	<u>\$ 264,890</u>	<u>\$ 50,614</u>	<u>\$ 315,504</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 26,303	\$ -	\$ 26,303
Due to other funds	11,956	-	11,956
Total Liabilities	<u>38,259</u>	<u>-</u>	<u>38,259</u>
<b>FUND BALANCES</b>			
Nonspendable - deposits	735	-	735
Restricted:			
Debt service	-	50,614	50,614
Unassigned	225,896	-	225,896
Total Fund Balances	<u>226,631</u>	<u>50,614</u>	<u>277,245</u>
Total Liabilities and Fund Balances	<u>\$ 264,890</u>	<u>\$ 50,614</u>	<u>\$ 315,504</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2023**

Total Governmental Fund Balances	\$ 277,245
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$3,179,885, improvements other than buildings, \$925,886, and equipment, \$24,800, net of accumulated depreciation, \$(3,094,618), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	1,035,953
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(2,720,000)
Deferred amount on refunding, net, is not a current financial use and therefore, is not reported at the fund level.	114,773
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(27,540)</u>
Net Position of Governmental Activities	<u>\$ (1,319,569)</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2023**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 204,370	\$ 246,507	\$ 450,877
Investment income	247	1,407	1,654
Total Revenues	<u>204,617</u>	<u>247,914</u>	<u>452,531</u>
Expenditures			
Current			
General government	81,162	-	81,162
Physical environment	120,004	-	120,004
Debt service			
Principal	-	176,000	176,000
Interest	-	70,373	70,373
Total Expenditures	<u>201,166</u>	<u>246,373</u>	<u>447,539</u>
Net Change in Fund Balances	3,451	1,541	4,992
Fund Balances - Beginning of Year	<u>223,180</u>	<u>49,073</u>	<u>272,253</u>
Fund Balances - End of Year	<u><u>\$ 226,631</u></u>	<u><u>\$ 50,614</u></u>	<u><u>\$ 277,245</u></u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$	4,992
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the current year depreciation.		(196,029)
Bond principal payments are reported as an expenditure at the fund level, but are reported as a decrease to a liability at the government-wide level.		176,000
The deferred amount of refunding is treated as a deferred outflow at the government-wide level and amortized as interest over the life of the bond. This is the change in deferred amount on refunding in the current year.		(9,121)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		<u>1,782</u>
Change in Net Position of Governmental Activities	\$	<u><u>(22,376)</u></u>

See accompanying notes to financial statements.



**Mira Lago West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 197,397	\$ 197,397	\$ 204,370	\$ 6,973
Investment income	-	-	247	247
Total Revenues	<u>197,397</u>	<u>197,397</u>	<u>204,617</u>	<u>7,220</u>
Expenditures				
Current				
General government	80,897	80,897	81,162	(265)
Physical environment	106,500	156,500	120,004	36,496
Capital outlay	10,000	10,000	-	10,000
Total Expenditures	<u>197,397</u>	<u>247,397</u>	<u>201,166</u>	<u>46,231</u>
Net Changes in Fund Balances	-	(50,000)	3,451	53,451
Fund Balances - Beginning of Year	-	187,661	223,180	35,519
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ 137,661</u>	<u>\$ 226,631</u>	<u>\$ 88,970</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on December 21, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #04-49 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Mira Lago West Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by resident electors of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Mira Lago West Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Mira Lago West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Mira Lago West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Special Assessment Revenues and pledged Funds.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position (Continued)**

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because its use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, improvements other than buildings, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 5 to 25 years.

**d. Deferred Outflows of Resources**

Deferred outflows of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes, regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$268,167 and the carrying value was \$260,566. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
U.S. Bank Managed Money Market	N/A	\$ 38,658

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The U.S. Bank Managed Money Market fund is considered a mutual fund asset type for applying the criteria noted in the paragraph above and is considered a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.



**Mira Lago West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2023**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk

The District's investments in money markets and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Managed Money Market are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Disposals	Balance September 30, 2023
<b><u>Governmental Activities:</u></b>				
Capital assets, being depreciated:				
Infrastructure	\$ 3,179,885	\$ -	\$ -	\$ 3,179,885
Improvements other than buildings	925,886	-	-	925,886
Equipment	24,800	-	-	24,800
Total Capital Assets, Being Depreciated	4,130,571	-	-	4,130,571
Less accumulated depreciation for:				
Infrastructure	(2,330,855)	(158,994)	-	(2,489,849)
Improvements other than buildings	(542,934)	(37,035)	-	(579,969)
Equipment	(24,800)	-	-	(24,800)
Total Accumulated Depreciation	(2,898,589)	(196,029)	-	(3,094,618)
Total Capital Assets Depreciated, Net	1,231,982	(196,029)	-	1,035,953
Governmental Activities Capital Assets	\$ 1,231,982	\$ (196,029)	\$ -	\$ 1,035,953

Current year depreciation of \$196,029 was charged to physical environment.

**NOTE D – INTERFUND BALANCES**

Interfund balances at September 30, 2023, consisted for the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
	<u>General Fund</u>
Debt Service Fund	\$ 11,956

Interfund balances are related to amounts collected by the General Fund on behalf of the Debt Service Fund not yet remitted as of year-end.

**Mira Lago West Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2023**

**NOTE E – LONG-TERM DEBT**

Long-term debt is comprised of the following:

**Capital Improvement Revenue Refunding Bonds – Series 2016**

In March 2022, the District issued \$3,007,000 Capital Improvement Revenue Refunding Bonds, Series 2022, due on May 1, 2036 with a fixed interest rate of 2.43%. The Series 2022 Bonds were issued to refinance the Series 2016 Capital Improvement Revenue Refunding Bonds. Interest is to be paid semiannually on each May 1 and November 1.

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Balance October 1, 2022	Additions	Reductions	Balance September 30, 2023
Governmental Activities				
Series 2022	\$ 2,896,000		\$ (176,000)	\$ 2,720,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 180,000	\$ 66,096	\$ 246,096
2025	185,000	61,722	246,722
2026	189,000	57,227	246,227
2027	194,000	52,634	246,634
2028	199,000	47,920	246,920
2029-2033	1,067,000	164,852	1,231,852
2034-2036	706,000	34,579	740,579
Totals	\$ 2,720,000	\$ 485,030	\$ 3,205,030

**Mira Lago West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Significant Bond Resolution Terms and Covenants

The bonds are subject to redemption at the option of the District prior to maturity. The bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

**NOTE F – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefited property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the cost of these risks, coverage may not extend to all situations. The District has not filed any claims under this commercial coverage during the last three years.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Mira Lago West Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Mira Lago West Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August XX, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Mira Lago West Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Mira Lago West Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Mira Lago West Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Mira Lago West Community Development District

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Mira Lago West Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2024

## MANAGEMENT LETTER

To the Board of Supervisors  
Mira Lago West Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Mira Lago West Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated August XX, 2024.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August XX, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Mira Lago West Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Mira Lago West Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes

To the Board of Supervisors  
Mira Lago West Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Mira Lago West Community Development District. It is management's responsibility to monitor the Mira Lago West Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Mira Lago West Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$12,305
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Mira Lago West Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$347 and Debt Service Fund \$395 - \$474.
- 2) The amount of special assessments collected by or on behalf of the District: \$450,877.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2022 Bonds, \$2,720,000, matures May 2036.

To the Board of Supervisors  
Mira Lago West Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 197,397	\$ 204,370	\$ 6,973
Investment earnings	-	247	247
Total Revenues	<u>197,397</u>	<u>204,617</u>	<u>7,220</u>
Expenditures			
Current			
General government	80,897	81,162	(265)
Physical environment	106,500	120,004	(13,504)
Capital outlay	10,000	-	10,000
Total Expenditures	<u>197,397</u>	<u>201,166</u>	<u>(3,769)</u>
Net changes in fund balance	-	3,451	3,451
Fund Balances - October 1, 2022	<u>-</u>	<u>223,180</u>	<u>223,180</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ 226,631</u>	<u>\$ 226,631</u>

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2024



**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Mira Lago West Community Development District  
Hillsborough County, Florida

We have examined Mira Lago West Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Mira Lago West Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Mira Lago West Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Mira Lago West Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Mira Lago West Community Development District's compliance with the specified requirements.

In our opinion, Mira Lago West Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

August XX, 2024

MINUTES OF MEETING

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

MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT

The Mira Lago West Community Development District regular meeting of the Board of Supervisors was held on **Monday, August 5, 2024, at 7:00 p.m.** at the **SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Lennie Fine	<b>Board Supervisor, Chair</b>
Hector Ortiz	<b>Board Supervisor, Vice Chair</b>
Jennifer Parra	<b>Board Supervisor, Asst. Secretary</b>
Sam Schmieder	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Kristee Cole	<b>District Manager, Inframark</b>
Matt Jones	<b>Representative, CrossCreek</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Cole called the meeting to order at 7:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments  
on Agenda Items**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Report**

Mr. Jones updated the Board on his report and also noted that there were grass clippings in the pond.

Ms. Cole to reach out to PineLake regarding the grass clippings in the pond.

Mr. Fine would like CrossCreek to address the LED lights in the pond that he is unable to change with the controller.

48 Mr. Jones will contact Mr. Fine regarding setting up a time to come out an  
49 address the area.

50  
51 **B. Landscape Report**

52  
53 Not present and no report.

54  
55 **C. District Counsel**

56  
57 Not present and no report.

58  
59 **D. District Engineer**

60  
61 Not present and no report.

62  
63 **E. District Manager**

64 **1. Discussion Regarding Goals and Objectives**

65 Ms. Cole presented the Goals and Objectives to the Board.

66  
67 Ms. Cole presented Resolution 2024-07, Adopting Goals and Objectives to  
68 the Board which was provided at the meeting.

On a Motion from Mr. Schmieder, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2024-07, Adopting the Goals and Objectives, for the Mira Lago West Community Development District.

69  
70 Ms. Cole announced that the next meeting will be held on December 2, 2024.

71 **FOURTH ORDER OF BUSINESS**

**Acceptance of Justin Goushaw's  
Resignation**

72  
73  
74 Ms. Cole announced for the record that seat 4 is vacant.  
75

On a Motion from Ms. Parra, seconded by Mr. Fine, with all in favor, the Board accepted Justin Goushaw's Resignation, for the Mira Lago West Community Development District.

76  
77 **FIFTH ORDER OF BUSINESS**

**Public Hearing on FY 24-25 Budget**

78  
79 On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board Opened the Public Hearing on Fiscal Year 2024-2025 Final Budget, for the Mira Lago West Community Development District.

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board Closed the Public Hearing on Fiscal Year 2024-2025 Final Budget, for the Mira Lago West Community Development District.

80  
81 **1. Consideration of Resolution 2024-04, Adopting Final Budget for Fiscal Year 24-25**  
82

83 Ms. Cole presented Resolution 2024-04, Adopting the Final Budget for Fiscal Year 2024-  
84 2025 to the Board.  
85

On a Motion from Mr. Fine, seconded by Mr. Ortiz, with all in favor, the Board adopted Resolution 2024-04, Adopting the Final Budget for Fiscal Year 2024-2025, for the Mira Lago West Community Development District.

86  
87 **SIXTH ORDER OF BUSINESS** **Public Hearing on Levying O&M**  
88 **Assessments**  
89

On a Motion from Ms. Parra, seconded by Mr. Fine, with all in favor, the Board Opened the Public Hearing on Levying the O&M Assessments for Fiscal Year 2024-2025, for the Mira Lago West Community Development District.

90  
On a Motion from Mr. Ortiz, seconded by Ms. Parra, with all in favor, the Board Closed the Public Hearing on Levying the O&M Assessments for Fiscal Year 2024-2025, for the Mira Lago West Community Development District.

91  
92 **1. Consideration of Resolution 2024-05, Levying O&M Assessments for FY 24-25**  
93

94 Ms. Cole presented Resolution 2024-05, Levying O&M Assessments for Fiscal Year 2024-  
95 2025 to the Board.  
96

On a Motion from Mr. Schmieder, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2024-05, Levying O&M Assessments for Fiscal Year 2024-2025, for the Mira Lago West Community Development District.

97  
98 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-**  
99 **06, Approving FY 24-25**  
100 **Meeting Schedule**  
101

On a Motion from Mr. Ortiz, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2024-06, Adopting the Fiscal Year 2024-2025 Meeting Schedule, for the Mira Lago West Community Development District.

102  
103 **EIGHTH ORDER OF BUSINESS** **Consideration of the Regular**  
104 **Meeting Minutes from the June 3,**  
105 **2024**

On a Motion from Mr. Ortiz, seconded by Ms. Parra, with all in favor, the Board approved the Regular Meeting Minutes from the June 3, 2024, for the Mira Lago West Community Development District.

106  
107 **NINTH ORDER OF BUSINESS** **Review of May and June 2024 Check**  
108 **Register**  
109

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

110  
111 **TENTH ORDER OF BUSINESS** **Review of June 2024 Financial**  
112 **Statements**  
113

114 The Board reviewed the financials. Mr. Ortiz requested a call with the accounting  
115 department to further understand the financials

116  
117 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**  
118

119 Mr. Schmieder requested information on the Ethics Training. Ms. Cole to provide  
120 documentation to the Board on how to register for their training.

121  
122 Ms. Parra requested that Ms. Cole obtain proposals for the posts for the signs around the  
123 ponds to match the HOA signage.

124  
125 **TWELFTH ORDER OF BUSINESS** **Adjournment**  
126

127 On a Motion by Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board of  
128 Supervisors approved to adjourn the meeting at 7:42 p.m., for the Mira Lago West  
129 Community Development District.

130  
131  
132  
133 \_\_\_\_\_  
134 Secretary / Assistant Secretary Chairman / Vice Chairman

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2024 to 07/31/2024

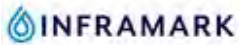
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 1093</b>								
001	07/08/24	INFRAMARK LLC	124821	MANAGEMENT FEE MAY 2024	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
							<b>Check Total</b>	<u>\$3,292.00</u>
<b>CHECK # 1094</b>								
001	07/08/24	INFRAMARK LLC	126206	MANAGEMENT FEE JUNE 2024	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
							<b>Check Total</b>	<u>\$3,292.00</u>
<b>CHECK # 1095</b>								
001	07/08/24	INFRAMARK LLC	123356	Postage and Freight	Postage and Freight	541006-51301	\$3.20	
							<b>Check Total</b>	<u>\$3.20</u>
<b>CHECK # 1096</b>								
001	07/08/24	US BANK	7303872	FEES FOR SERIES 2022 REVENUE FUND	ProfServ-Trustee Fees	531045-51301	\$4,040.63	
							<b>Check Total</b>	<u>\$4,040.63</u>
<b>CHECK # 1097</b>								
001	07/15/24	CROSSCREEK ENVIROMENTAL INC	17573	Invoice 000278	JUNE POND MAINTENANCE	546995-53901	\$1,291.00	
							<b>Check Total</b>	<u>\$1,291.00</u>
<b>CHECK # 1098</b>								
001	07/15/24	PINE LAKE NURSERY INC	4471	Invoice 000279	MAINTENANCE - JUL'24	534050-53901	\$2,499.99	
							<b>Check Total</b>	<u>\$2,499.99</u>
<b>CHECK # DD1038</b>								
001	07/15/24	TECO ACH	062724-7989	Invoice 000276	SERVICE PERIOD 05/23 - 06/21/24	543006-53901	\$172.06	
							<b>Check Total</b>	<u>\$172.06</u>
<b>CHECK # DD1039</b>								
001	07/15/24	TECO ACH	062724-7815	Invoice 000277	SERVICE PERIOD 05/23 - 06/21/24	543006-53901	\$436.23	
							<b>Check Total</b>	<u>\$436.23</u>
							<b>Fund Total</b>	<u><u>\$15,027.11</u></u>

**SERIES 2022/2016 DEBT SERVICE FUND - 201**

<b>CHECK # 1099</b>								
201	07/30/24	US BANK	071724 - 2022 SERIES	Invoice 000283	TRANSFERT ASSESSMENTS-2022 SERIES FY23-24	131000-51301	\$5,893.55	
							<b>Check Total</b>	<u>\$5,893.55</u>
							<b>Fund Total</b>	<u><u>\$5,893.55</u></u>

<b>Total Checks Paid</b>	<b>\$20,920.66</b>
--------------------------	--------------------



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#124821

**DATE**

5/7/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

6/6/2024

Services provided for the Month of: May 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,292.00

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

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

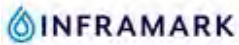
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#126206

**DATE**

6/3/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/3/2024

Services provided for the Month of: June 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,292.00

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

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

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

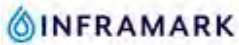
Account Name: INFRAMARK, LLC

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

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

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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#123356

**DATE**

4/26/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

5/26/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mgmt Svcs - Postage	1	Ea	3.20		3.20
<b>Subtotal</b>					<b>3.20</b>

<b>Subtotal</b>	\$3.20
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3.20

**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.



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

7303872



000002170 02 SP 106481023668239 P

Mira Lago West CDD  
ATTN District Manager  
210 N University Drive  
Suite 702  
Coral Springs, FL 33071





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

Invoice Number: 7303872  
Account Number: 266155000  
Invoice Date: 04/25/2024  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Mira Lago West CDD  
ATTN District Manager  
210 N University Drive  
Suite 702  
Coral Springs, FL 33071  
United States  
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND, SERIES 2022 REVENUE FUND

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

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

Invoice Number: 7303872  
Account Number: 266155000  
Current Due: \$4,040.63  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 266155000  
Invoice # 7303872  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7303872  
 Invoice Date: 04/25/2024  
 Account Number: 266155000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

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

Accounts Included 266155000 266155001 266155002 266155003  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 04/01/2024 - 03/31/2025</b>				<b>\$3,750.00</b>
Incidental Expenses 04/01/2024 to 03/31/2025	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 6/17/2024

**Invoice #** 17573

**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**

7/17/2024

Description	Amount
<p>Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the nine (9) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.</p> <p>Maintenance services to include the following:            * 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 &amp; 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

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

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
06/30/24	4471
Terms	Due Date
Net 30	07/30/24

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 July 2024		\$2,499.99	\$0.00	\$2,499.99
	<b>Total</b>		<b>\$2,499.99</b>	<b>\$0.00</b>	<b>\$2,499.99</b>



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

Statement Date: June 27, 2024

Amount Due: \$172.06

Due Date: July 18, 2024

Account #: 211008707989

### Your Energy Insight

Your average daily kWh used was **15.15% higher** than the same period last year.

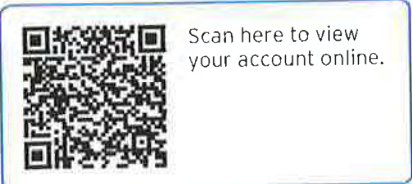
Your average daily kWh used was **0% higher** than it was in your previous period.

**DO NOT PAY.** Your account will be drafted on July 18, 2024

### Account Summary

<b>Current Service Period:</b> May 23, 2024 - June 21, 2024	
Previous Amount Due	\$173.22
Payment(s) Received Since Last Statement	-\$173.22
<b>Current Month's Charges</b>	<b>\$172.06</b>
<b>Amount Due by July 18, 2024</b>	<b>\$172.06</b>

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



00004123-0006541- Page 1 of 8

**REPORT A POWER OUTAGE**

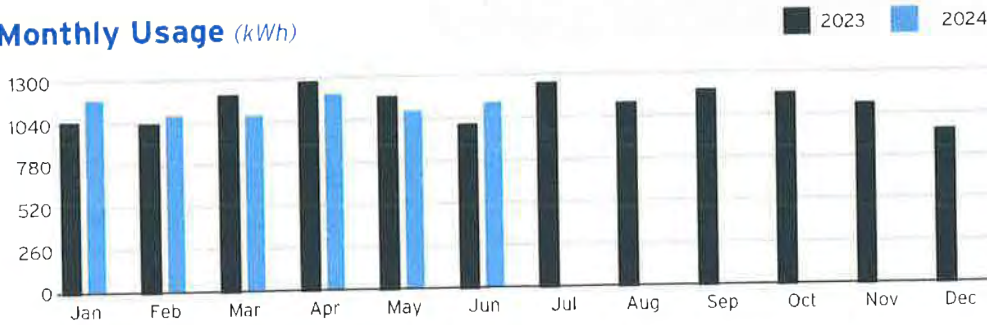
**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text **OUT** to **27079\***
- Call **877-588-1010\*\***

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211008707989

Due Date: July 18, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$172.06

Payment Amount: \$ \_\_\_\_\_

637803980287

Your account will be drafted on July 18, 2024



00004123 FTECO106272423502510 00000 01 00000000 4123 004  
MIRA LAGO WEST COMMUNITY  
210 N UNIVERSITY DRIVE, 702  
CORAL SPRINGS, FL 33071-7320

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

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



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

**Account #:** 211008707989  
**Statement Date:** June 27, 2024  
**Charges Due:** July 18, 2024

## Meter Read

**Meter Location:** # B Pmp

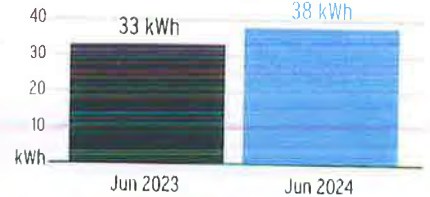
**Service Period:** May 23, 2024 - Jun 21, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	06/21/2024	52,125	50,988	1,137 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,137 kWh @ \$0.08192/kWh	\$93.14
Fuel Charge	1,137 kWh @ \$0.03157/kWh	\$35.90
Storm Protection Charge	1,137 kWh @ \$0.00775/kWh	\$8.81
Clean Energy Transition Mechanism	1,137 kWh @ \$0.00427/kWh	\$4.85
Storm Surcharge	1,137 kWh @ \$0.00225/kWh	\$2.56
Florida Gross Receipt Tax		\$4.30
<b>Electric Service Cost</b>		<b>\$172.06</b>

## 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 \$172.06**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savngs account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.

00004123-0008541-Page 2 of 8



00004123-0008542-Page 3 of 8

# READY FOR STORM SEASON?

## WE ARE.

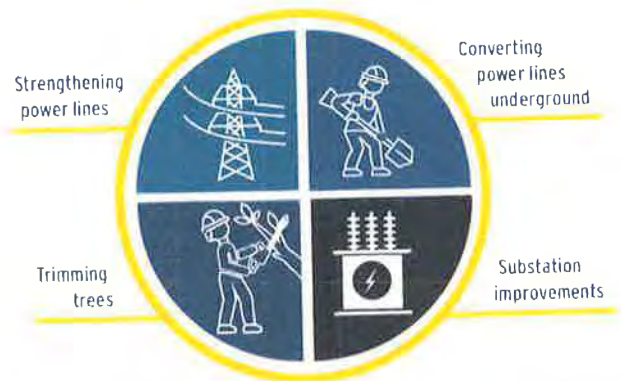


To continue providing 99.98 percent service reliability in blue skies and gray, Tampa Electric works year-round to strengthen our system against extreme weather events, such as hurricanes and tropical storms.

### To deliver always-on power, we invest in technologies and enhancements that:

- Enable the automatic and remote restoration of service without sending a crew into the field.
- Upgrade critical energy management systems to ensure safe and reliable electric delivery.
- Restore power faster and with less overall cost through our Storm Protection Plan.

### Our Storm Protection Plan includes:



**STORM PROTECTION PLAN**  
Reliable Energy - Rain or Shine



Visit [TampaElectric.com/SPP](http://TampaElectric.com/SPP) for more details on our proactive reliability enhancements.





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

Statement Date: June 27, 2024

Amount Due: \$436.23

Due Date: July 18, 2024

Account #: 211008707815

**DO NOT PAY. Your account will be drafted on July 18, 2024**

**Your Energy Insight**

Your average daily kWh used was **2.94% higher** than the same period last year.

Your average daily kWh used was **.94% lower** than it was in your previous period.



Scan here to view your account online.

**Account Summary**

Current Service Period: May 23, 2024 - June 21, 2024

Previous Amount Due \$445.50

Payment(s) Received Since Last Statement -\$445.50

Current Month's Charges \$436.23

**Amount Due by July 18, 2024 \$436.23**

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

**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

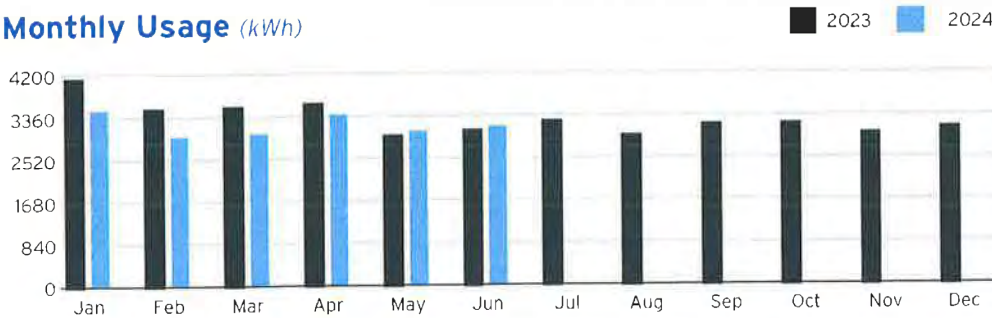
- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text **OUT** to 27079\*
- Call **877-588-1010\*\***

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.

00004123-0006543-Page 5 of 8

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211008707815

Due Date: July 18, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$436.23

Payment Amount: \$ \_\_\_\_\_

637803980286

Your account will be drafted on July 18, 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 19TH ST NW  
RUSKIN, FL 33570-2960

**Account #:** 211008707815  
**Statement Date:** June 27, 2024  
**Charges Due:** July 18, 2024

## Meter Read

**Service Period:** May 23, 2024 - Jun 21, 2024

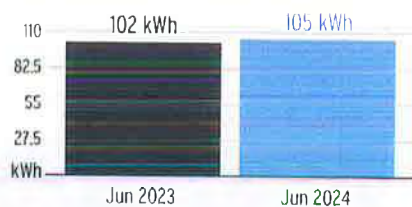
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000811522	06/21/2024	14,876	11,723	3,153 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,153 kWh @ \$0.08192/kWh	\$258.29
Fuel Charge	3,153 kWh @ \$0.03157/kWh	\$99.54
Storm Protection Charge	3,153 kWh @ \$0.00775/kWh	\$24.44
Clean Energy Transition Mechanism	3,153 kWh @ \$0.00427/kWh	\$13.46
Storm Surcharge	3,153 kWh @ \$0.00225/kWh	\$7.09
Florida Gross Receipt Tax		\$10.91
<b>Electric Service Cost</b>		<b>\$436.23</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges \$436.23**

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## Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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
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00004123-0008543-Page 2 of 3

00004123-0008544-Page 7 of 8

# READY FOR STORM SEASON?

## WE ARE.

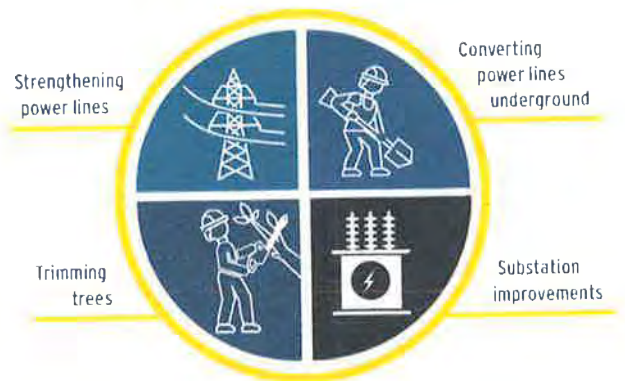


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### To deliver always-on power, we invest in technologies and enhancements that:

- Enable the automatic and remote restoration of service without sending a crew into the field.
- Upgrade critical energy management systems to ensure safe and reliable electric delivery.
- Restore power faster and with less overall cost through our Storm Protection Plan.

### Our Storm Protection Plan includes:



**STORM PROTECTION PLAN**  
*Reliable Energy - Rain or Shine*



Visit [TampaElectric.com/SPP](http://TampaElectric.com/SPP) for more details on our proactive reliability enhancements.



# CHECK REQUEST FORM

**District Name:** Mira Lago West

**Date:** 17-Jul-24

**Invoice Number:** 071724 - 2022 Series

**Please issue a check to:** Mira Lago West

**Vendor Name:** Mira Lago West c/o US Bank

**Vendor No.:** V00021

**Check amount:** \$5,893.55

**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

July 17, 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 \$ **5,893.55**  
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](mailto:John.Khatiblou@Inframark.com)

Sincerely,

Mira Lago West CDD  
Community Development District

*John Khatiblou*

John Khatiblou  
District Accountant



**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2024 to 08/31/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100003</b>								
001	08/15/24	PINE LAKE NURSERY INC	4620	Invoice 000292	MAINTENANCE	534050-53901	\$2,499.99	
							<b>Check Total</b>	<u>\$2,499.99</u>
<b>CHECK # 100004</b>								
001	08/26/24	CROSSCREEK ENVIROMENTAL INC	18124	AUG 2024 STORMWATER MAINT	Aquatic Maintenance	546995-53901	\$1,291.00	
							<b>Check Total</b>	<u>\$1,291.00</u>
<b>CHECK # 100005</b>								
001	08/26/24	INFRAMARK LLC	#129902	Invoice 000296	JUNE 2024 POSTAGE MGMNT SVCS	549900-53901	\$2.56	
							<b>Check Total</b>	<u>\$2.56</u>
<b>CHECK # 100006</b>								
001	08/30/24	INFRAMARK LLC	#130341	JULY 2024 MGMNT SVCS - POSTAGE	JULY 2024 MGMN SVCS POSTAGE	549900-53901	\$4.48	
							<b>Check Total</b>	<u>\$4.48</u>
<b>CHECK # 1100</b>								
001	08/14/24	HECTOR ORTIZ	080624	Invoice 000289	BOARD PAY 8/6/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1101</b>								
001	08/14/24	INFRAMARK LLC	128887	JULY 2024 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
001	08/14/24	INFRAMARK LLC	130524	Invoice 000293	MANAGEMENT FEE MAY 2024	531027-51201	\$3,292.00	
							<b>Check Total</b>	<u>\$6,584.00</u>
<b>CHECK # 1102</b>								
001	08/14/24	JENNIFER RAE PARRA	080624	Invoice 000288	BOARD PAY 8/11/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1103</b>								
001	08/14/24	LENNIE FINE	080624	Invoice 000290	BOARD PAY 8/6/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1104</b>								
001	08/14/24	SIMON J. SCHMIEDER	080624	Invoice 000294	BOARD PAY 8/6/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # DD1040</b>								
001	08/19/24	TECO ACH	072924-7815	Invoice 000287	BILL PRD 6/22-7/23/24	543006-53901	\$461.49	
							<b>Check Total</b>	<u>\$461.49</u>
<b>CHECK # DD1041</b>								
001	08/19/24	TECO ACH	072924-7989	Invoice 000291	BILLPRD 6/22-7/23/24	543006-53901	\$181.47	
							<b>Check Total</b>	<u>\$181.47</u>

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2024 to 08/31/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

---

Fund Total \$11,824.99

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**Total Checks Paid** **\$11,824.99**



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
07/31/24	4620
Terms	Due Date
Net 30	08/30/24

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 August 2024		\$2,499.99	\$0.00	\$2,499.99
	<b>Total</b>		<b>\$2,499.99</b>	<b>\$0.00</b>	<b>\$2,499.99</b>



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 8/19/2024

**Invoice #** 18124

**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**

9/18/2024

Description	Amount
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.	1,291.00
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.	
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.	
Total maintenance cost = \$1,210/Month (\$14,520 Annually) plus \$81.00 a month for pond #4	
**No price increases to monthly maintenance cost for 2022 & 2023, Possible price increase for 2024 not to exceed 3%**	
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.	

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

Thank you for your business

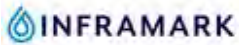
Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#129902

**DATE**

7/31/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

8/30/2024

Services provided for the Month of: June 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage 001-541006-51301-5000	1	Ea	2.56		2.56
<b>Subtotal</b>					<b>2.56</b>

<b>Subtotal</b>	\$2.56
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.56

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

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

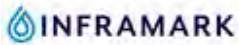
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#130341

**DATE**

8/2/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

9/1/2024

**Services provided for the Month of: July 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mgmt Svcs - Postage	1	Ea	4.48		4.48
<b>Subtotal</b>					<b>4.48</b>

<b>Subtotal</b>	\$4.48
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4.48

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

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

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

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

# Attendance Confirmation

for  
Board of Supervisors

---

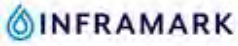
District Name: Mira Lago West CDD

Board Meeting Date: August 6, 2024

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

*Kristee Cole*  
District Manager Signature

8/6/2024  
Date



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#128887

**DATE**

7/31/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

8/30/2024

**Services provided for the Month of: July 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,292.00

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

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

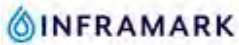
*Account Name: INFRAMARK, LLC*

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

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

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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#130524

**DATE**

8/2/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

9/1/2024

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,292.00

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

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

Account Name: INFRAMARK, LLC

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

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

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

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Mira Lago West CDD

Board Meeting Date: August 6, 2024

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

*Kristee Cole*  
District Manager Signature

8/6/2024  
Date

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Mira Lago West CDD

Board Meeting Date: August 6, 2024

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

*Kristee Cole*  
District Manager Signature

8/6/2024  
Date

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Mira Lago West CDD

Board Meeting Date: August 6, 2024

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

*Kristee Cole*  
District Manager Signature

8/6/2024  
Date

Statement Date: July 29, 2024



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

Amount Due: \$461.49

Due Date: August 19, 2024  
Account #: 211008707815

### Your Energy Insight

Your average daily kWh used was **2.97% higher** than the same period last year.

Your average daily kWh used was **.95% lower** than it was in your previous period.

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

### Account Summary

<b>Current Service Period:</b> June 22, 2024 - July 23, 2024	
Previous Amount Due	\$436.23
Payment(s) Received Since Last Statement	-\$436.23
<b>Current Month's Charges</b>	<b>\$461.49</b>
<b>Amount Due by August 19, 2024 \$461.49</b>	

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

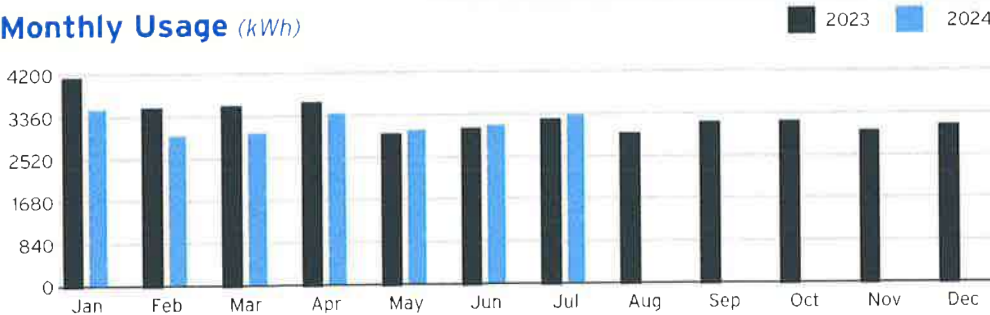


Scan here to view your account online.

STOP POWER SURGES!  
50% OFF install plus 1st month free!  
Limited time offer at  
TampaElectric.com/SurgeProtection  
Zap Cap SYSTEMS | TAMPA ELECTRIC AN EMERA COMPANY

00004196-0008751-Page 5 of 8

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Account #: 211008707815  
Due Date: August 19, 2024

Amount Due: \$461.49  
Payment Amount: \$ \_\_\_\_\_

625458339928

Your account will be drafted on August 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 19TH ST NW  
RUSKIN, FL 33570-2960

**Account #:** 211008707815  
**Statement Date:** July 29, 2024  
**Charges Due:** August 19, 2024

## Meter Read

**Service Period:** Jun 22, 2024 - Jul 23, 2024

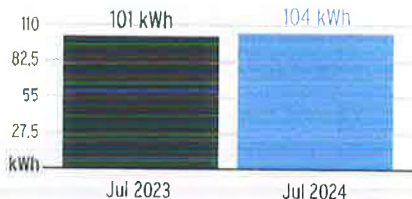
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000811522	07/23/2024	18,210	14,876	3,334 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	3,334 kWh @ \$0.08192/kWh	\$273.12
Fuel Charge	3,334 kWh @ \$0.03157/kWh	\$105.25
Storm Protection Charge	3,334 kWh @ \$0.00775/kWh	\$25.84
Clean Energy Transition Mechanism	3,334 kWh @ \$0.00427/kWh	\$14.24
Storm Surcharge	3,334 kWh @ \$0.00225/kWh	\$7.50
Florida Gross Receipt Tax		\$11.54
<b>Electric Service Cost</b>		<b>\$461.49</b>

## 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 \$461.49**

00004195-0008751-Page 6 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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](https://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](https://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.

# WHY IS MY SUMMER ELECTRIC BILL HIGHER?

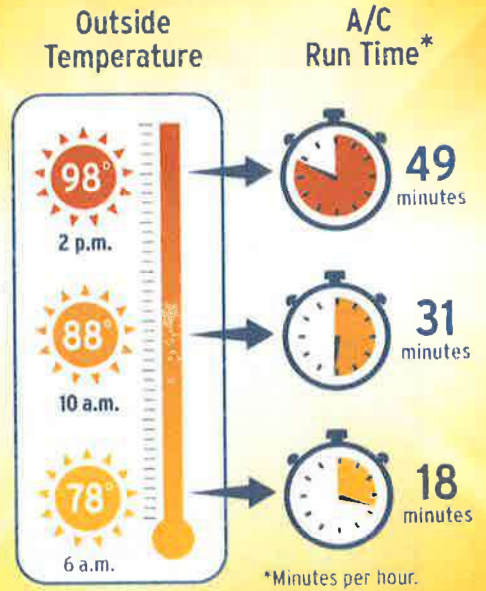
It can be a combination of things, including insulation and window coverings - *but the biggest culprit is typically air conditioning.*



The hotter it is outside, the harder your A/C is working and the more it costs you.

You may have heard that setting your thermostat at 78 degrees can reduce your electric bill - *it can!* While 78 is great, your A/C still has to run longer and harder to keep up as the summer starts to sizzle.

The chart at right shows how much your A/C runs on a hot summer day.



Based on a 1,700 sq. ft. home with a 13 SEER 3-ton A/C unit set at 78°.

To help you save, we've developed a webpage loaded with tips and tricks.

Scan QR code or go to:

[TampaElectric.com/SummerBills](http://TampaElectric.com/SummerBills)



00004195-00018752-Page 7 of 8



## Scammers are calling. DON'T BE A VICTIM.

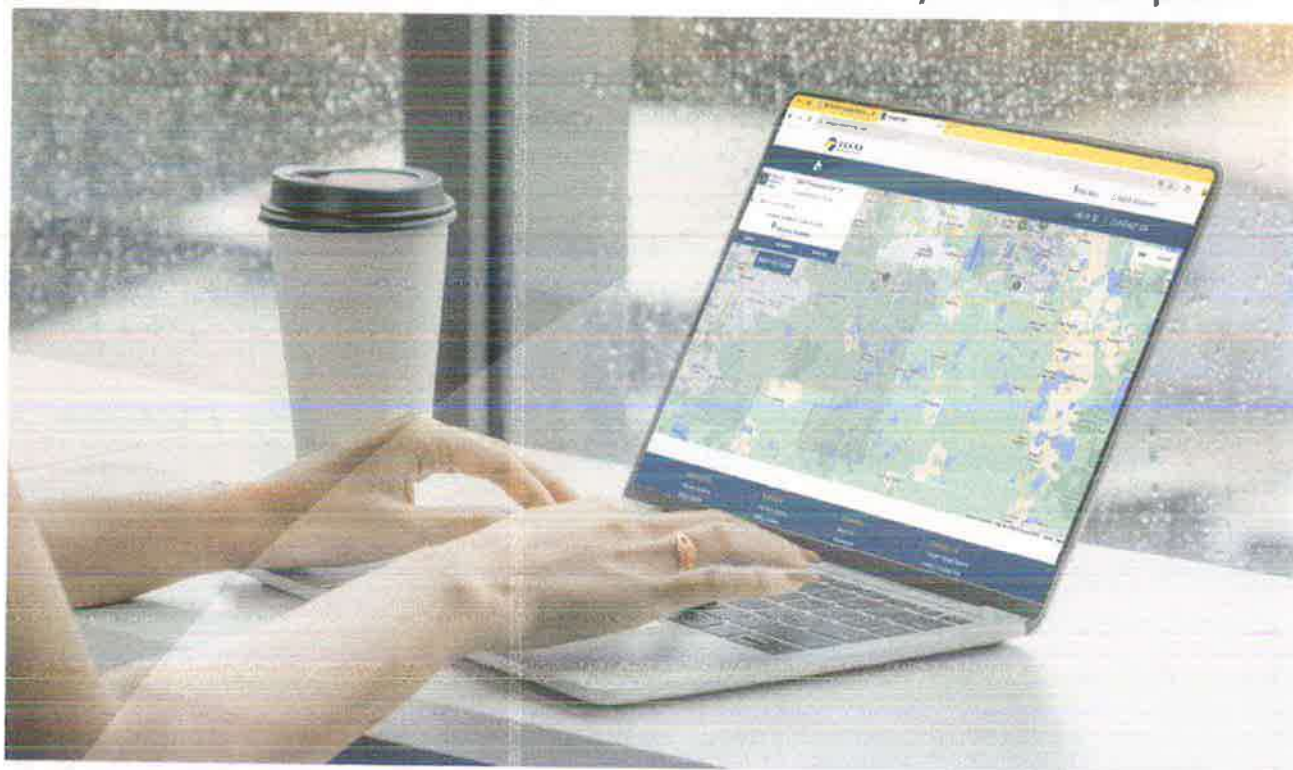
- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam)



# POWER OUT?

Our outage map and electronic notifications make it easy to see and report outages and get the information you need to plan.



Stay up to date on your electric service with these convenient options.



Sign up at [TECOaccount.com](http://TECOaccount.com)



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



Go to [TampaElectric.com/Outage](http://TampaElectric.com/Outage)



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

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

Visit [TampaElectric.com/Outage](http://TampaElectric.com/Outage) for results.



Do you rely on electrically powered medical equipment?  
Enroll in Medical Watch at [TampaElectric.com/MedicalWatch](http://TampaElectric.com/MedicalWatch).







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

Statement Date: July 29, 2024

Amount Due: \$181.47

Due Date: August 19, 2024

Account #: 211008707989

### Your Energy Insight



Your average daily kWh used was **5.13% lower** than the same period last year.



Your average daily kWh used was **2.63% lower** than it was in your previous period.

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

### Account Summary

Current Service Period: June 22, 2024 - July 23, 2024

Previous Amount Due	\$172.06
Payment(s) Received Since Last Statement	-\$172.06

Current Month's Charges **\$181.47**

**Amount Due by August 19, 2024 \$181.47**

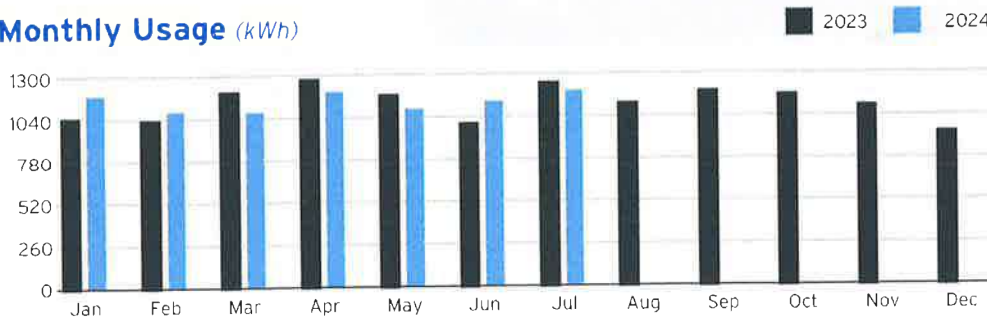
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

00004196-0008749-Page 1 of 8

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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

Account #: 211008707989

Due Date: August 19, 2024

Amount Due: \$181.47

Payment Amount: \$ \_\_\_\_\_

625458339929

Your account will be drafted on August 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](https://TampaElectric.com/Paperless) to enroll now.

00004196 FTECO107292423290510 00000 01 00000000 4196 004

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

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

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





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

**Account #:** 211008707989  
**Statement Date:** July 29, 2024  
**Charges Due:** August 19, 2024

## Meter Read

**Meter Location:** # B Pmp

**Service Period:** Jun 22, 2024 - Jul 23, 2024

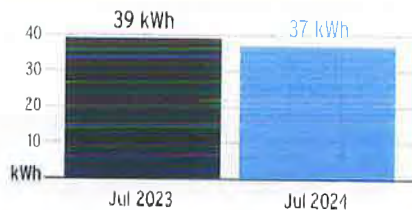
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	07/23/2024	53,322	52,125	1,197 kWh	1	32 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,197 kWh @ \$0.08192/kWh	\$98.06
Fuel Charge	1,197 kWh @ \$0.03157/kWh	\$37.79
Storm Protection Charge	1,197 kWh @ \$0.00775/kWh	\$9.28
Clean Energy Transition Mechanism	1,197 kWh @ \$0.00427/kWh	\$5.11
Storm Surcharge	1,197 kWh @ \$0.00225/kWh	\$2.69
Florida Gross Receipt Tax		\$4.54
<b>Electric Service Cost</b>		<b>\$181.47</b>

## 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** **\$181.47**

00004196-0006745-Page 2 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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)
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# WHY IS MY SUMMER ELECTRIC BILL HIGHER?

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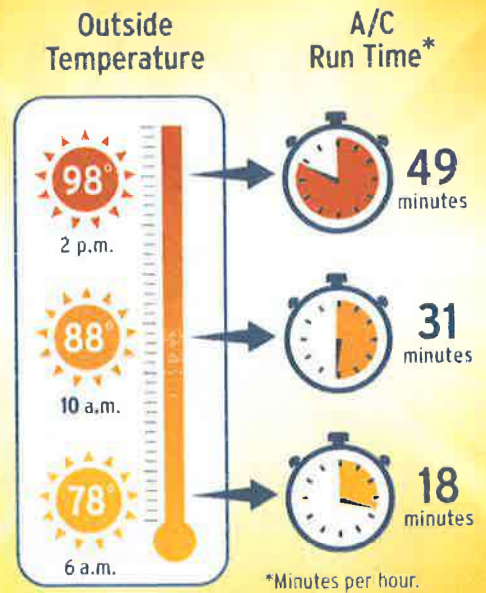
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Scan QR code or go to:

[TampaElectric.com/SummerBills](http://TampaElectric.com/SummerBills)



Based on a 1,700 sq. ft. home with a 13 SEER 3-ton A/C unit set at 78°.



## Scammers are calling. DON'T BE A VICTIM.

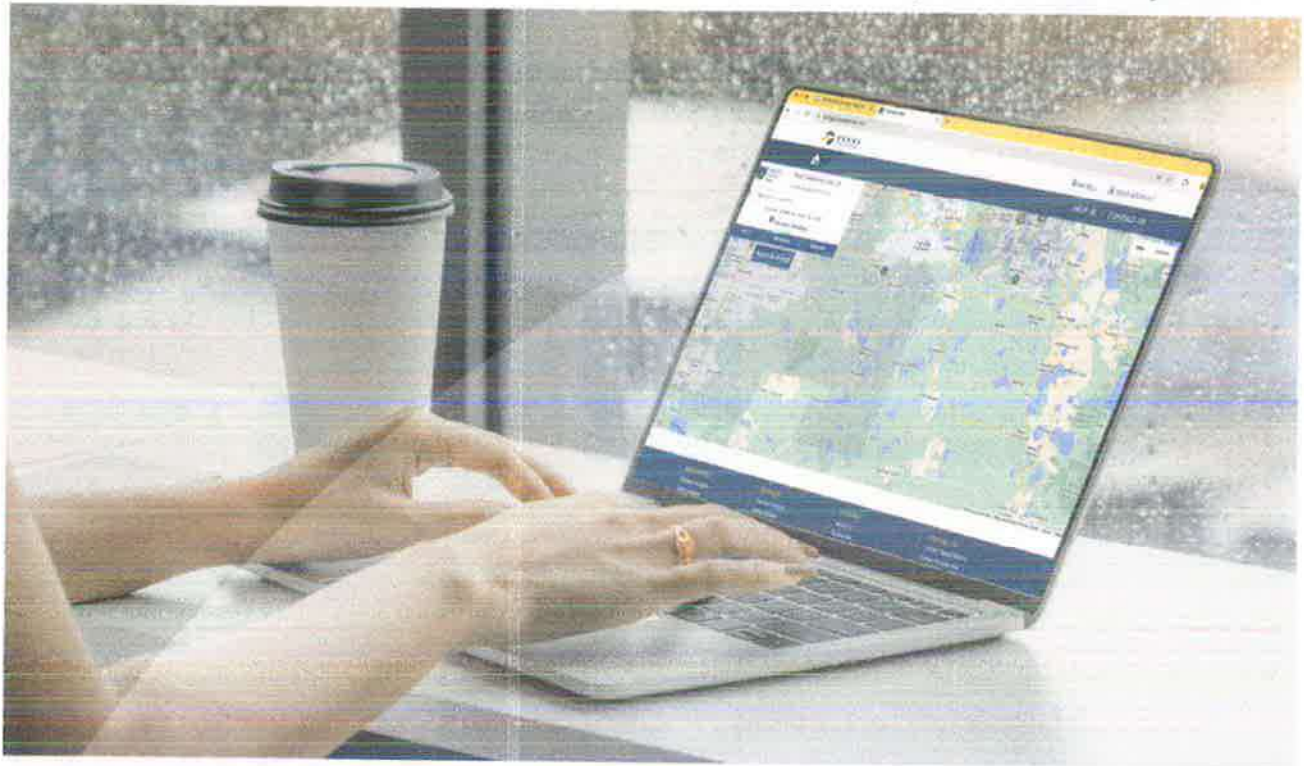
- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid card or download a payment app.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up.

To learn more, or to report a scam, visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam)



# POWER OUT?

Our outage map and electronic notifications make it easy to see and report outages and get the information you need to plan.



Stay up to date on your electric service with these convenient options.



Sign up at [TECOaccount.com](http://TECOaccount.com)



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



Go to [TampaElectric.com/Outage](http://TampaElectric.com/Outage)



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

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

Visit [TampaElectric.com/Outage](http://TampaElectric.com/Outage) for results.



Do you rely on electrically powered medical equipment?  
Enroll in Medical Watch at [TampaElectric.com/MedicalWatch](http://TampaElectric.com/MedicalWatch).



**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

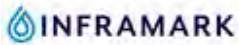
**Payment Register by Fund**

For the Period from 09/01/2024 to 09/30/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100007</b>								
001	09/19/24	INFRAMARK LLC	#132218	AUG 2024 POSTAGE MGMNT SVC	AUG 2024 POSTAGE	549900-53901	\$2.02	
001	09/19/24	INFRAMARK LLC	#132435	SEPT 2024 ADMIN FEES	MANAGEMENT FEE SEPT 2024	531027-51201	\$3,292.00	
							<b>Check Total</b>	<u>\$3,294.02</u>
<b>CHECK # 100008</b>								
001	09/19/24	CROSSCREEK ENVIROMENTAL INC	18515	SEPT 2024 STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00	
							<b>Check Total</b>	<u>\$1,291.00</u>
<b>CHECK # 100009</b>								
001	09/19/24	PINE LAKE NURSERY INC	4806	SEPT 2024 MAINT	MAINTENANCE SEPT 2024	534050-53901	\$2,499.99	
							<b>Check Total</b>	<u>\$2,499.99</u>
<b>CHECK # 100010</b>								
001	09/26/24	BERGER, TOOMBS, ELAM, GAINES & FRANK	368593	AUDIT FY23	AUDIT FY 09/30/23	532002-51301	\$3,250.00	
							<b>Check Total</b>	<u>\$3,250.00</u>
<b>CHECK # DD1042</b>								
001	09/17/24	TECO ACH	082724-7989 ACH	SVC PRD 07/24/24-08/21/24	Electricity - General	543006-53901	\$165.79	
							<b>Check Total</b>	<u>\$165.79</u>
<b>CHECK # DD1043</b>								
001	09/17/24	TECO ACH	082724-7815	SVC PRD 07/24/24-08/21/24	Electricity - General	543006-53901	\$429.04	
							<b>Check Total</b>	<u>\$429.04</u>
							<b>Fund Total</b>	<u><u>\$10,929.84</u></u>

<b>Total Checks Paid</b>	<b>\$10,929.84</b>
--------------------------	--------------------



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#132218

**DATE**

9/4/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/4/2024

**Services provided for the Month of: August 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage 001-541006-51301-5000	1	Ea	2.02		2.02
<b>Subtotal</b>					<b>2.02</b>

<b>Subtotal</b>	\$2.02
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.02

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

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

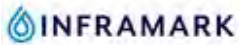
*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#132435

**DATE**

9/5/2024

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/5/2024

Services provided for the Month of: **September 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,292.00

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

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*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.*



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 9/16/2024

**Invoice #** 18515

**Bill To**

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

**Project Info**

Current Month Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

10/16/2024

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 &amp; 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

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

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com





12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
08/30/24	4806
Terms	Due Date
Net 30	09/29/24

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 September 2024		\$2,499.99	\$0.00	\$2,499.99
	<b>Total</b>		<b>\$2,499.99</b>	<b>\$0.00</b>	<b>\$2,499.99</b>



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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



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

*Invoice No. 368593  
Date 08/25/2024  
Client No. 20664*

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,250.00

You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**  
Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL  
Invoice Payment



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



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

Statement Date: August 27, 2024

Amount Due: \$165.79

Due Date: September 17, 2024  
Account #: 211008707989

**DO NOT PAY. Your account will be drafted on September 17, 2024**

**Account Summary**

<b>Current Service Period:</b> July 24, 2024 - August 21, 2024	
Previous Amount Due	\$181.47
Payment(s) Received Since Last Statement	-\$181.47
<b>Current Month's Charges</b>	<b>\$165.79</b>
<b>Amount Due by September 17, 2024</b>	<b>\$165.79</b>

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 **0% higher** 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.

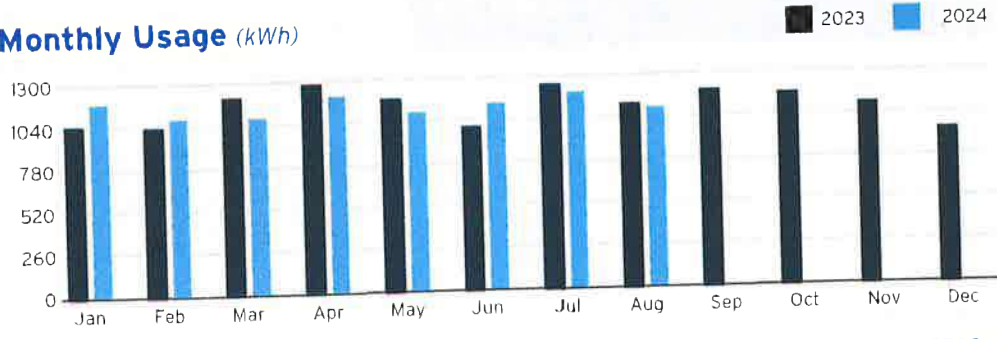
**One Less Worry :)**

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



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Account #: 211008707989  
Due Date: September 17, 2024

Amount Due: \$165.79

Payment Amount: \$ \_\_\_\_\_

618050963289

Your account will be drafted on September 17, 2024



00004124 FTECO108272423365110 00000 01 00000000 4124 004  
MIRA LAGO WEST COMMUNITY  
210 N UNIVERSITY DRIVE, 702  
CORAL SPRINGS, FL 33071-7320

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

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

00004124-0008544-Page 1 of 8

Account #: 211008707989  
Statement Date: August 27, 2024  
Charges Due: September 17, 2024

## Meter Read

**Meter Location:** # B Pmp

**Service Period:** Jul 24, 2024 - Aug 21, 2024

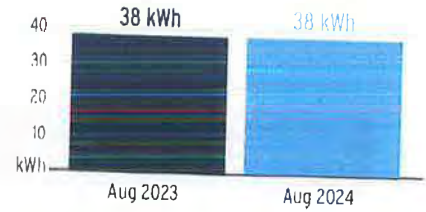
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	08/21/2024	54,417	53,322		1,095 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,095 kWh @ \$0.08192/kWh	\$89.70
Fuel Charge	1,095 kWh @ \$0.03157/kWh	\$34.57
Storm Protection Charge	1,095 kWh @ \$0.00775/kWh	\$8.49
Clean Energy Transition Mechanism	1,095 kWh @ \$0.00427/kWh	\$4.68
Storm Surcharge	1,095 kWh @ \$0.00225/kWh	\$2.46
Florida Gross Receipt Tax		\$4.14
<b>Electric Service Cost</b>		<b>\$165.79</b>

## 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.

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

**Total Current Month's Charges** **\$165.79**

00004124-0000544-Page 2 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.

# POWER OUT?



Protect yourself and your loved ones during storm season. Visit [TampaElectric.com/StormCenter](http://TampaElectric.com/StormCenter) for resources.

\* Message and data rates may apply. Please have your 12-digit account number and zip code ready for new registrations.

## Let us know:



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



Call **877-588-1010** and add to your contacts for future use.



Go to and bookmark [TampaElectric.com/Outage](http://TampaElectric.com/Outage)



Scan this code to our outage map



**Stay up to date on outages.** Sign up for outage notifications at [TECOaccount.com](http://TECOaccount.com)

00004124-0008545-Page 3 of 8

# 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](http://TampaElectric.com/811)



Know what's below.  
Call before you dig







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

Statement Date: August 27, 2024

Amount Due: \$429.04

Due Date: September 17, 2024  
Account #: 211008707815

**DO NOT PAY. Your account will be drafted on September 17, 2024**

**Account Summary**

<b>Current Service Period:</b> July 24, 2024 - August 21, 2024	
Previous Amount Due	\$461.49
Payment(s) Received Since Last Statement	-\$461.49
<b>Current Month's Charges</b>	<b>\$429.04</b>
<b>Amount Due by September 17, 2024</b>	<b>\$429.04</b>

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 **4.9% higher** than the same period last year.
- Your average daily kWh used was **2.88% higher** than it was in your previous period.



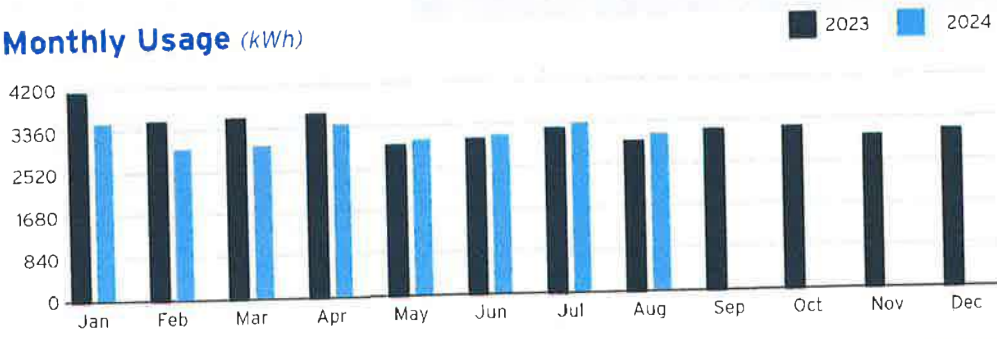
Scan here to view your account online.

**One Less Worry :)**

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

[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211008707815  
Due Date: September 17, 2024

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Amount Due:	\$429.04
Payment Amount:	\$ _____

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

618050963288  
Your account will be drafted on September 17, 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.

00004124-0008546-Page 5 of 8



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

Account #: 211008707815  
Statement Date: August 27, 2024  
Charges Due: September 17, 2024

## Meter Read

**Service Period:** Jul 24, 2024 - Aug 21, 2024

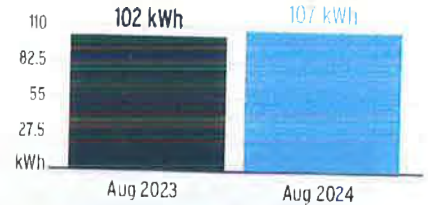
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000811522	08/21/2024	21,314	18,210	3,104 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,104 kWh @ \$0.08192/kWh	\$254.28
Fuel Charge	3,104 kWh @ \$0.03157/kWh	\$97.99
Storm Protection Charge	3,104 kWh @ \$0.00775/kWh	\$24.06
Clean Energy Transition Mechanism	3,104 kWh @ \$0.00427/kWh	\$13.25
Storm Surcharge	3,104 kWh @ \$0.00225/kWh	\$6.98
Florida Gross Receipt Tax		\$10.73
<b>Electric Service Cost</b>		<b>\$429.04</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$429.04**

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**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](http://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](http://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.



# POWER OUT?

Let us know:



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



Call **877-588-1010** and add to your contacts for future use.



Go to and bookmark **TampaElectric.com/Outage**



Scan this code to our outage map



**Stay up to date on outages.** Sign up for outage notifications at **TECOaccount.com**

Protect yourself and your loved ones during storm season. Visit **TampaElectric.com/StormCenter** for resources.

*\* Message and data rates may apply. Please have your 12-digit account number and zip code ready for new registrations.*

00004124-0006547-Page 7 of 8

# Can you Dig it?

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**TampaElectric.com/811**



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





MIRA LAGO WEST  
Community Development District

**Check Register and Invoices**

*October 2024*

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/24 to 10/31/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100011</b>								
001	10/09/24	EGIS INSURANCE ADVISORS	24430	INSURANCE POLICY 100124634	INSURANCE POLICY 10/01/24-10/01/25	545002-51301	\$3,596.00	
001	10/09/24	EGIS INSURANCE ADVISORS	24430	INSURANCE POLICY 100124634	INSURANCE POLICY	545008-51301	\$3,270.00	
							<b>Check Total</b>	<b>\$6,866.00</b>
<b>CHECK # 100012</b>								
001	10/09/24	OBSERVER MEDIA GROUP,INC.	24-02861H	LEGAL AD	LEGAL AD 09/20/24	548002-51301	\$70.00	
							<b>Check Total</b>	<b>\$70.00</b>
<b>CHECK # 100013</b>								
001	10/09/24	PINE LAKE NURSERY INC	5122	MAINTENANCE OCT 2024	Contracts-Landscape	534050-53901	\$2,499.99	
							<b>Check Total</b>	<b>\$2,499.99</b>
<b>CHECK # 100014</b>								
001	10/31/24	CROSSCREEK ENVIROMENTAL INC	18711	STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00	
							<b>Check Total</b>	<b>\$1,291.00</b>
<b>CHECK # 100015</b>								
001	10/31/24	INFRAMARK LLC	135436	OCT 2024 MGMNT SVCS	MANAGEMENT FEE OCT 2024	531027-51201	\$3,292.00	
							<b>Check Total</b>	<b>\$3,292.00</b>
<b>CHECK # DD1044</b>								
001	10/18/24	TECO ACH	092724-7989 ACH	SVC PRD 08/22/24-09/23/24	Electricity - General	543006-53901	\$150.91	
							<b>Check Total</b>	<b>\$150.91</b>
<b>CHECK # DD1045</b>								
001	10/18/24	TECO ACH	092724-7815 ACH	SVC PRD 08/22/24-09/23/24	Electricity - General	543006-53901	\$491.74	
							<b>Check Total</b>	<b>\$491.74</b>
							<b>Fund Total</b>	<b>\$14,661.64</b>

<b>Total Checks Paid</b>	<b>\$14,661.64</b>
--------------------------	--------------------

# INVOICE



<b>Customer</b>	Mira Lago West Community Development District
<b>Acct #</b>	498
<b>Date</b>	08/19/2024
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 6,866.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#24430
100124634	

Thank You

Please detach and return with payment



Customer: Mira Lago West Community Development District

Invoice	Effective	Transaction	Description	Amount
24430	10/01/2024	Renew policy	Policy #100124634 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/19/2024	6,866.00

<b>Total</b>
\$ 6,866.00

Thank You

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

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	08/19/2024

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 24-02861H

Date 09/20/2024

**Attn:**  
Mira Lago West CDD Inframark  
210 N UNIVERSITY DR, SUITE 702  
CORAL SPRINGS FL 33071

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 24-02861H  
**Meeting Notice**  
**RE:** Mira Lago 2024/2025 Meeting Schedule  
**Published:** 9/20/2024

\$70.00

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid: ()  
**Total \$70.00**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF PUBLIC MEETING DATES

##### MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mira Lago West Community Development District will hold its regular meetings for Fiscal Year 2024/2025 at 7:00 PM at the South-Shore Regional Library, located at 15816 Beth Shields Way, Ruskin, Florida 33573 on the dates as follows:

December 2, 2024  
March 3, 2025  
June 2, 2025  
August 4, 2025

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Kristee Cole  
District Manager  
September 20, 2024

24-02861H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
09/30/24	5122
Terms	Due Date
Net 30	10/30/24

BILL TO
Jennifer Goldyn Inframark 313 Campus Street

PROPERTY
Mira Lago West CDD Mira Lago West Circle

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 October 2024		\$2,499.99	\$0.00	\$2,499.99
	#2640 - Mira Lago West CDD Ma		\$2,499.99	\$0.00	\$2,499.99
<b>Total</b>			<b>\$2,499.99</b>	<b>\$0.00</b>	<b>\$2,499.99</b>





Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 10/15/2024

**Invoice #** 18711

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

Project Info
Current Month Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

11/14/2024

Description	Amount
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.	1,291.00
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.	
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.	
Total maintenance cost = \$1,210/Month (\$14,520 Annually) plus \$81.00 a month for pond #4	
**No price increases to monthly maintenance cost for 2022 & 2023, Possible price increase for 2024 not to exceed 3%**	
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.	

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

135436

**DATE**

10/17/2024

**CUSTOMER ID**

C4842

**NET TERMS**

Net 30

**PO#****DUE DATE**

11/16/2024

**BILL TO**

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

Services provided for the Month of: **October 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
<b>Subtotal</b>					<b>3,292.00</b>

<b>Subtotal</b>	\$3,292.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.*



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

**Statement Date:** September 27, 2024

**Amount Due:** \$150.91

**Due Date:** October 18, 2024

**Account #:** 211008707989

**Your Energy Insight**



Your average daily kWh used was **23.68% lower** than the same period last year.




Your average daily kWh used was **23.68% lower** than it was in your previous period.

**DO NOT PAY. Your account will be drafted on October 18, 2024**

**Account Summary**

<b>Current Service Period:</b> August 22, 2024 - September 23, 2024	
Previous Amount Due	\$165.79
Payment(s) Received Since Last Statement	-\$165.79
<b>Current Month's Charges</b>	<b>\$150.91</b>
<b>Amount Due by October 18, 2024</b>	<b>\$150.91</b>

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



Scan here to view your account online.

00003706-0007619- Page 5 of 8

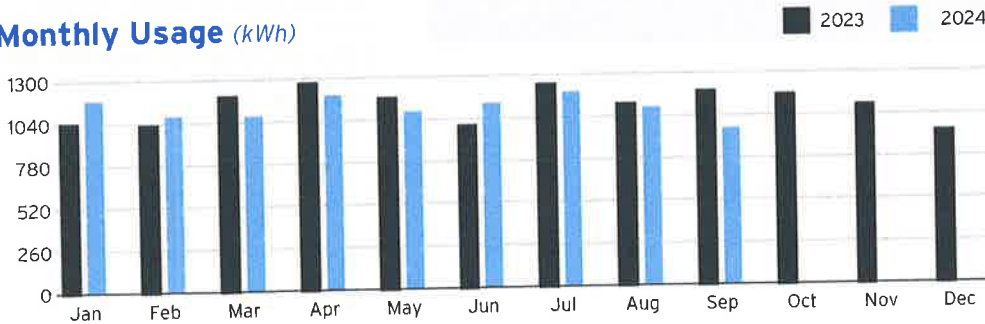
**SEE HOW YOU CAN SAVE**

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 211008707989

**Due Date:** October 18, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$150.91

**Payment Amount:** \$ \_\_\_\_\_

664964348786

Your account will be drafted on October 18, 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: September 27, 2024  
Charges Due: October 18, 2024

## Meter Read

**Meter Location:** # B Pmp

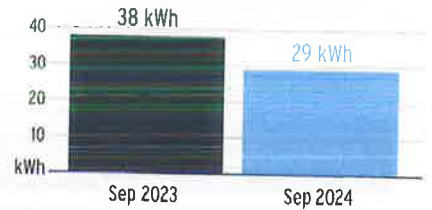
**Service Period:** Aug 22, 2024 - Sep 23, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	09/23/2024	55,375	54,417		958 kWh	1	33 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	958 kWh @ \$0.08192/kWh	\$78.48
Fuel Charge	958 kWh @ \$0.03157/kWh	\$30.24
Storm Protection Charge	958 kWh @ \$0.00775/kWh	\$7.42
Clean Energy Transition Mechanism	958 kWh @ \$0.00427/kWh	\$4.09
Storm Surcharge	958 kWh @ \$0.00225/kWh	\$2.16
Florida Gross Receipt Tax		\$3.77
<b>Electric Service Cost</b>		<b>\$150.91</b>

## 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**

**\$150.91**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- 
**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 
**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
800 223 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.

00003706-0007619-Page 6 of 8

00003706-0007620-Page 7 of 8



## 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](https://TECOaccount.com)



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



Go to  
[TampaElectric.com/Outage](https://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](https://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.*







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

Statement Date: September 27, 2024

Amount Due: \$491.74

Due Date: October 18, 2024

Account #: 211008707815

Your Energy Insight


- Your average daily kWh used was **5.88% higher** than the same period last year.
- Your average daily kWh used was **.93% higher** than it was in your previous period.

**DO NOT PAY.** Your account will be drafted on October 18, 2024

Account Summary

<b>Current Service Period:</b> August 22, 2024 - September 23, 2024	
Previous Amount Due	\$429.04
Payment(s) Received Since Last Statement	-\$429.04
<b>Current Month's Charges</b>	<b>\$491.74</b>
<b>Amount Due by October 18, 2024</b>	<b>\$491.74</b>

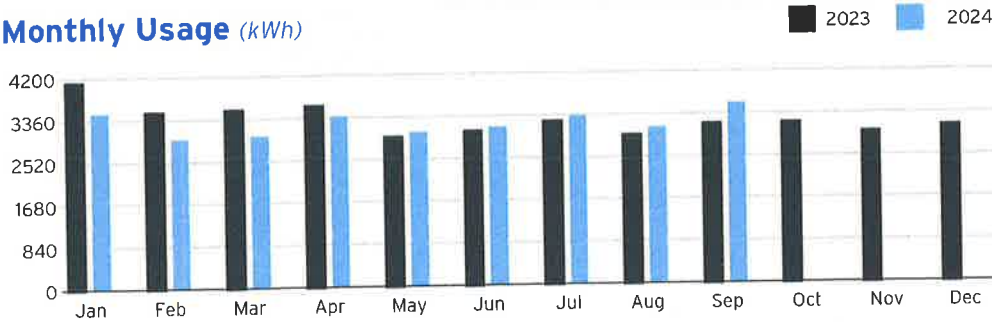
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

00003706-0007617-Page 1 of 8

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**SEE HOW YOU CAN SAVE**

with tips from our energy experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)

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



Account #: 211008707815

Due Date: October 18, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$491.74

Payment Amount: \$ \_\_\_\_\_

664964348785

Your account will be drafted on October 18, 2024



00003706 FTECO109272423294110 00000 01 00000000 3706 004  
MIRA LAGO WEST COMMUNITY  
210 N UNIVERSITY DRIVE, 702  
CORAL SPRINGS, FL 33071-7320

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

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



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

**Account #:** 211008707815  
**Statement Date:** September 27, 2024  
**Charges Due:** October 18, 2024

## Meter Read

**Service Period:** Aug 22, 2024 - Sep 23, 2024

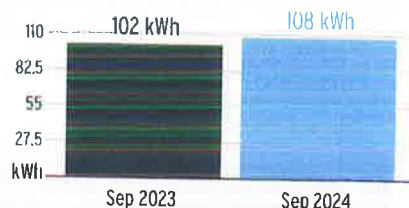
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	09/23/2024	24,873	21,314		3,559 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	3,559 kWh @ \$0.08192/kWh	\$291.55
Fuel Charge	3,559 kWh @ \$0.03157/kWh	\$112.36
Storm Protection Charge	3,559 kWh @ \$0.00775/kWh	\$27.58
Clean Energy Transition Mechanism	3,559 kWh @ \$0.00427/kWh	\$15.20
Storm Surcharge	3,559 kWh @ \$0.00225/kWh	\$8.01
Florida Gross Receipt Tax		\$12.29
<b>Electric Service Cost</b>		<b>\$491.74</b>

## 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** **\$491.74**

00003706-0007617- Page 2 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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

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

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00003706-0007618-Page 3 of 8



## 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](http://TECOaccount.com)



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



Go to  
[TampaElectric.com/Outage](http://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](http://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.*





MIRA LAGO WEST  
Community Development District

*Financial Report - No Meeting*

*July 31, 2024*

Prepared by:



**Balance Sheet**  
 July 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 56,260	\$ -	\$ -	\$ 56,260
Due From Other Funds	-	21,948	-	21,948
Investments:				
Money Market Account	306,043	-	-	306,043
Revenue Fund	-	-	52,442	52,442
Deposits	633	-	-	633
<b>TOTAL ASSETS</b>	<b>\$ 362,936</b>	<b>\$ 21,948</b>	<b>\$ 52,442</b>	<b>\$ 437,326</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 4,172	\$ -	\$ -	\$ 4,172
Due To Other Funds	21,948	-	-	21,948
<b>TOTAL LIABILITIES</b>	<b>26,120</b>	<b>-</b>	<b>-</b>	<b>26,120</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	633	-	-	633
<b>Restricted for:</b>				
Debt Service	-	-	52,442	52,442
<b>Unassigned:</b>	336,183	21,948	-	358,131
<b>TOTAL FUND BALANCES</b>	<b>\$ 336,816</b>	<b>\$ 21,948</b>	<b>\$ 52,442</b>	<b>\$ 411,206</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 362,936</b>	<b>\$ 21,948</b>	<b>\$ 52,442</b>	<b>\$ 437,326</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-24 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 10,860	0.00%	\$ 1,324
Interest - Tax Collector	-	595	0.00%	44
Special Assmnts- Tax Collector	214,197	214,941	100.35%	-
Other Miscellaneous Revenues	-	660	0.00%	-
<b>TOTAL REVENUES</b>	<b>214,197</b>	<b>227,056</b>	<b>106.00%</b>	<b>1,368</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	4,000	3,000	75.00%	-
ProfServ-Engineering	5,000	2,180	43.60%	-
ProfServ-Legal Services	3,500	1,365	39.00%	-
ProfServ-Mgmt Consulting	39,500	32,920	83.34%	3,292
ProfServ-Trustee Fees	3,800	4,041	106.34%	-
Auditing Services	4,050	-	0.00%	-
Insurance - General Liability	3,500	3,458	98.80%	-
Public Officials Insurance	-	3,144	0.00%	-
Legal Advertising	3,075	1,443	46.93%	136
Misc-Web Hosting	2,500	1,300	52.00%	-
Annual District Filing Fee	175	-	0.00%	-
<b>Total Administration</b>	<b>69,100</b>	<b>52,851</b>	<b>76.48%</b>	<b>3,428</b>
<b>Field</b>				
Contracts-Landscape	29,800	28,053	94.14%	2,500
Electricity - General	11,600	6,898	59.47%	790
R&M-Fountain	1,500	-	0.00%	-
R&M Lake & Pond Bank	6,000	1,125	18.75%	-
Mitigation Area Monitoring & Maintenance	2,700	-	0.00%	-
Aquatic Maintenance	16,470	15,910	96.60%	1,291
Aquatic Plant Replacement	2,000	-	0.00%	-
Misc-Contingency	75,027	1,835	2.45%	-
<b>Total Field</b>	<b>145,097</b>	<b>53,821</b>	<b>37.09%</b>	<b>4,581</b>
<b>TOTAL EXPENDITURES</b>	<b>214,197</b>	<b>106,672</b>	<b>49.80%</b>	<b>8,009</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	120,384	0.00%	(6,641)
Net change in fund balance	\$ -	\$ 120,384	0.00%	\$ (6,641)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>216,432</b>	<b>216,432</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 216,432</b>	<b>\$ 336,816</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	11,710	11,751	100.35%	-
<b>TOTAL REVENUES</b>	<b>11,710</b>	<b>11,751</b>	<b>100.35%</b>	<b>-</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Reserve	11,710	-	0.00%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>11,710</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>11,710</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	11,751	0.00%	-
Net change in fund balance	\$ -	\$ 11,751	0.00%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>10,197</b>	<b>10,197</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 10,197</b>	<b>\$ 21,948</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,749	0.00%	\$ 196
Special Assmnts- Tax Collector	259,890	259,890	100.00%	-
Special Assmnts- Discounts	(10,396)	(9,711)	93.41%	-
<b>TOTAL REVENUES</b>	<b>249,494</b>	<b>252,928</b>	<b>101.38%</b>	<b>196</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	5,198	5,004	96.27%	-
<b>Total Administration</b>	<b>5,198</b>	<b>5,004</b>	<b>96.27%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	180,000	180,000	100.00%	-
Interest Expense	63,909	66,096	103.42%	-
<b>Total Debt Service</b>	<b>243,909</b>	<b>246,096</b>	<b>100.90%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>249,107</b>	<b>251,100</b>	<b>100.80%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	387	1,828	472.35%	196
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	387	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>387</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 387	\$ 1,828	472.35%	\$ 196
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>50,614</b>	<b>50,614</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 51,001</b>	<b>\$ 52,442</b>		

MIRA LAGO WEST  
Community Development District

*Financial Report - No Meeting*

*August 30, 2024*

Prepared by:





**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<u>Page</u>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2
General Fund Reserves .....	3
Debt Service Fund .....	4

**Balance Sheet**  
 August 31, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>GENERAL FUND RESERVES</b>	<b>SERIES 2022/2016 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 44,435	\$ -	\$ -	\$ 44,435
Due From Other Funds	-	21,948	-	21,948
Investments:				
Money Market Account	307,372	-	-	307,372
Revenue Fund	-	-	52,649	52,649
Deposits	633	-	-	633
<b>TOTAL ASSETS</b>	<b>\$ 352,440</b>	<b>\$ 21,948</b>	<b>\$ 52,649</b>	<b>\$ 427,037</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 1,295	\$ -	\$ -	\$ 1,295
Due To Other Funds	21,948	-	-	21,948
<b>TOTAL LIABILITIES</b>	<b>23,243</b>	<b>-</b>	<b>-</b>	<b>23,243</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	633	-	-	633
<b>Restricted for:</b>				
Debt Service	-	-	52,649	52,649
<b>Unassigned:</b>	<b>328,564</b>	<b>21,948</b>	<b>-</b>	<b>350,512</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 329,197</b>	<b>\$ 21,948</b>	<b>\$ 52,649</b>	<b>\$ 403,794</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 352,440</b>	<b>\$ 21,948</b>	<b>\$ 52,649</b>	<b>\$ 427,037</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-24 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 12,189	0.00%	\$ 1,329
Interest - Tax Collector	-	595	0.00%	-
Special Assmnts- Tax Collector	214,197	214,941	100.35%	-
Other Miscellaneous Revenues	-	660	0.00%	-
<b>TOTAL REVENUES</b>	<b>214,197</b>	<b>228,385</b>	<b>106.62%</b>	<b>1,329</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	4,000	3,800	95.00%	800
ProfServ-Engineering	5,000	2,180	43.60%	-
ProfServ-Legal Services	3,500	1,365	39.00%	-
ProfServ-Mgmt Consulting	39,500	36,212	91.68%	3,292
ProfServ-Trustee Fees	3,800	4,041	106.34%	-
Auditing Services	4,050	-	0.00%	-
Insurance - General Liability	3,500	3,458	98.80%	-
Public Officials Insurance	-	3,144	0.00%	-
Legal Advertising	3,075	1,443	46.93%	-
Misc-Web Hosting	2,500	1,300	52.00%	-
Annual District Filing Fee	175	-	0.00%	-
<b>Total Administration</b>	<b>69,100</b>	<b>56,943</b>	<b>82.41%</b>	<b>4,092</b>
<b>Field</b>				
Contracts-Landscape	29,800	30,553	102.53%	2,500
Electricity - General	11,600	7,954	68.57%	1,056
R&M-Fountain	1,500	-	0.00%	-
R&M Lake & Pond Bank	6,000	1,125	18.75%	-
Mitigation Area Monitoring & Maintenance	2,700	-	0.00%	-
Aquatic Maintenance	16,470	17,201	104.44%	1,291
Aquatic Plant Replacement	2,000	-	0.00%	-
Misc-Contingency	75,027	1,844	2.46%	9
<b>Total Field</b>	<b>145,097</b>	<b>58,677</b>	<b>40.44%</b>	<b>4,856</b>
<b>TOTAL EXPENDITURES</b>	<b>214,197</b>	<b>115,620</b>	<b>53.98%</b>	<b>8,948</b>
Excess (deficiency) of revenues Over (under) expenditures	-	112,765	0.00%	(7,619)
Net change in fund balance	\$ -	\$ 112,765	0.00%	\$ (7,619)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>216,432</b>	<b>216,432</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 216,432</b>	<b>\$ 329,197</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	11,710	11,751	100.35%	-
<b>TOTAL REVENUES</b>	<b>11,710</b>	<b>11,751</b>	<b>100.35%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Reserve	11,710	-	0.00%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>11,710</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>11,710</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	11,751	0.00%	-
Net change in fund balance	\$ -	\$ 11,751	0.00%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>10,197</b>	<b>10,197</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 10,197</b>	<b>\$ 21,948</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-24 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,956	0.00%	\$ 207
Special Assmnts- Tax Collector	259,890	259,890	100.00%	-
Special Assmnts- Discounts	(10,396)	(9,711)	93.41%	-
<b>TOTAL REVENUES</b>	<b>249,494</b>	<b>253,135</b>	<b>101.46%</b>	<b>207</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	5,198	5,004	96.27%	-
<b>Total Administration</b>	<b>5,198</b>	<b>5,004</b>	<b>96.27%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	180,000	180,000	100.00%	-
Interest Expense	63,909	66,096	103.42%	-
<b>Total Debt Service</b>	<b>243,909</b>	<b>246,096</b>	<b>100.90%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>249,107</b>	<b>251,100</b>	<b>100.80%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	387	2,035	525.84%	207
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	387	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>387</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 387	\$ 2,035	525.84%	\$ 207
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>50,614</b>	<b>50,614</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 51,001</b>	<b>\$ 52,649</b>		

MIRA LAGO WEST  
Community Development District

*Financial Report*

*September 30, 2024*

Prepared by:



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<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
 <b><u>SUPPORTING SCHEDULES</u></b>	
Hillsborough County Assessment Schedule .....	7
Cash & Investment Report .....	8
Check Register .....	9 - 10

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MIRA LAGO WEST  
Community Development District

**Financial Statements**

(Unaudited)

**September 30, 2024**



**Balance Sheet**  
September 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 61,505	\$ -	\$ -	\$ 61,505
Due From Other Funds	-	21,948	-	21,948
Investments:				
Money Market Account	280,610	-	-	280,610
Revenue Fund	-	-	52,878	52,878
Deposits	633	-	-	633
<b>TOTAL ASSETS</b>	<b>\$ 342,748</b>	<b>\$ 21,948</b>	<b>\$ 52,878</b>	<b>\$ 417,574</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 1,411	\$ -	\$ -	\$ 1,411
Due To Other Funds	21,948	-	-	21,948
<b>TOTAL LIABILITIES</b>	<b>23,359</b>	<b>-</b>	<b>-</b>	<b>23,359</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	633	-	-	633
<b>Restricted for:</b>				
Debt Service	-	-	52,878	52,878
<b>Unassigned:</b>	318,756	21,948	-	340,704
<b>TOTAL FUND BALANCES</b>	<b>\$ 319,389</b>	<b>\$ 21,948</b>	<b>\$ 52,878</b>	<b>\$ 394,215</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 342,748</b>	<b>\$ 21,948</b>	<b>\$ 52,878</b>	<b>\$ 417,574</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 13,427	\$ 13,427	0.00%
Interest - Tax Collector	-	-	595	595	0.00%
Special Assmnts- Tax Collector	214,197	214,197	214,941	744	100.35%
Other Miscellaneous Revenues	-	-	660	660	0.00%
<b>TOTAL REVENUES</b>	<b>214,197</b>	<b>214,197</b>	<b>229,623</b>	<b>15,426</b>	<b>107.20%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	4,000	4,000	3,800	200	95.00%
ProfServ-Engineering	5,000	5,000	2,180	2,820	43.60%
ProfServ-Legal Services	3,500	3,500	1,365	2,135	39.00%
ProfServ-Mgmt Consulting	39,500	39,500	39,504	(4)	100.01%
ProfServ-Trustee Fees	3,800	3,800	4,041	(241)	106.34%
Auditing Services	4,050	4,050	3,250	800	80.25%
Insurance - General Liability	3,500	3,500	3,458	42	98.80%
Public Officials Insurance	-	-	3,144	(3,144)	0.00%
Legal Advertising	3,075	3,075	1,513	1,562	49.20%
Misc-Web Hosting	2,500	2,500	1,300	1,200	52.00%
Annual District Filing Fee	175	175	-	175	0.00%
<b>Total Administration</b>	<b>69,100</b>	<b>69,100</b>	<b>63,555</b>	<b>5,545</b>	<b>91.98%</b>
<b>Field</b>					
Contracts-Landscape	29,800	29,800	33,053	(3,253)	110.92%
Electricity - General	11,600	11,600	8,597	3,003	74.11%
R&M-Fountain	1,500	1,500	-	1,500	0.00%
R&M Lake & Pond Bank	6,000	6,000	1,125	4,875	18.75%
Mitigation Area Monitoring & Maintenance	2,700	2,700	-	2,700	0.00%
Aquatic Maintenance	16,470	16,470	18,492	(2,022)	112.28%
Aquatic Plant Replacement	2,000	2,000	-	2,000	0.00%
Misc-Contingency	75,027	75,027	1,844	73,183	2.46%
<b>Total Field</b>	<b>145,097</b>	<b>145,097</b>	<b>63,111</b>	<b>81,986</b>	<b>43.50%</b>
<b>TOTAL EXPENDITURES</b>	<b>214,197</b>	<b>214,197</b>	<b>126,666</b>	<b>87,531</b>	<b>59.14%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	102,957	102,957	0.00%
Net change in fund balance	\$ -	\$ -	\$ 102,957	\$ 102,957	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>216,432</b>	<b>216,432</b>	<b>216,432</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 216,432</b>	<b>\$ 216,432</b>	<b>\$ 319,389</b>		

**Notes to the Financial Statements**

*September 30, 2024*

**General Fund**

▶ **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Deposits** - TECO deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.

**Notes to the Financial Statements**  
*September 30, 2024*

**Financial Overview / Highlights**

- ▶ Total Non-Ad valorem special assessments are 100% collected.
- ▶ General Fund expenditures are 59% of the Adopted budget.
- ▶ Significant variances explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
<b>Expenditures</b>				
<i><b>Administrative</b></i>				
ProfServ-Trustee Fees	\$ 3,800	\$ 4,041	106%	Trustee fees paid in full for 2022 series.
<i><b>Field</b></i>				
Contracts-Landscape	\$ 29,800	\$ 33,053	111%	Scarlet Grove Landscape & Pine Lake Nursery fees YTD. Additional services in January were done.
Aquatic Maintenance	\$ 16,470	\$ 18,492	112%	Fish kill cleanup and disposal for pond #8.

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	11,710	11,710	11,751	41	100.35%
<b>TOTAL REVENUES</b>	<b>11,710</b>	<b>11,710</b>	<b>11,751</b>	<b>41</b>	<b>100.35%</b>
<b>Capital Expenditures &amp; Projects</b>					
Capital Reserve	11,710	11,710	-	11,710	0.00%
<b>Total Capital Expenditures &amp; Projects</b>	<b>11,710</b>	<b>11,710</b>	<b>-</b>	<b>11,710</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>11,710</b>	<b>11,710</b>	<b>-</b>	<b>11,710</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	11,751	11,751	0.00%
Net change in fund balance	\$ -	\$ -	\$ 11,751	\$ 11,751	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>10,197</b>	<b>10,197</b>	<b>10,197</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 10,197</b>	<b>\$ 10,197</b>	<b>\$ 21,948</b>		

MIRA LAGO WEST  
Community Development District

**Debt Service Schedules**

**September 30, 2024**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 3,185	\$ 3,185	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%
<b>TOTAL REVENUES</b>	<b>249,494</b>	<b>249,494</b>	<b>253,364</b>	<b>3,870</b>	<b>101.55%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	5,198	5,198	5,004	194	96.27%
<b>Total Administration</b>	<b>5,198</b>	<b>5,198</b>	<b>5,004</b>	<b>194</b>	<b>96.27%</b>
<b>Debt Service</b>					
Principal Debt Retirement	180,000	180,000	180,000	-	100.00%
Interest Expense	63,909	63,909	66,096	(2,187)	103.42%
<b>Total Debt Service</b>	<b>243,909</b>	<b>243,909</b>	<b>246,096</b>	<b>(2,187)</b>	<b>100.90%</b>
<b>TOTAL EXPENDITURES</b>	<b>249,107</b>	<b>249,107</b>	<b>251,100</b>	<b>(1,993)</b>	<b>100.80%</b>
Excess (deficiency) of revenues Over (under) expenditures	387	387	2,264	1,877	585.01%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	387	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>387</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 387	\$ 387	\$ 2,264	\$ 1,877	585.01%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>50,614</b>	<b>50,614</b>	<b>50,614</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 51,001</b>	<b>\$ 51,001</b>	<b>\$ 52,878</b>		

MIRA LAGO WEST  
Community Development District

**Supporting Schedules**

**September 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
<b>Assessments Levied FY 2024</b>				\$ 500,185	\$ 227,840	\$ 12,456	\$ 259,890
<b>Allocation %</b>				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
<b>TOTAL</b>	<b>\$ 471,867</b>	<b>\$ 18,689</b>	<b>\$ 9,630</b>	<b>\$ 500,187</b>	<b>\$ 227,840</b>	<b>\$ 12,456</b>	<b>\$ 259,890</b>
<b>% COLLECTED</b>				<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Total O/S</b>				<b>\$ (2)</b>	<b>\$ (1)</b>	<b>\$ (0)</b>	<b>\$ (1)</b>

**Note(s)**

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

**Cash and Investment Report**  
*September 30, 2024*

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 61,505
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.25%	\$ 280,610
				<b>GF Subtotal</b>	<b>\$ 342,115</b>
<b><u>Debt Service</u></b>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 52,878
				<b>Grand Total</b>	<b>\$ 394,993</b>

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2024 to 09/30/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100003</b>							
001	08/15/24	PINE LAKE NURSERY INC	4620	Invoice 000292	MAINTENANCE	534050-53901	\$2,499.99
						<b>Check Total</b>	<b>\$2,499.99</b>
<b>CHECK # 100004</b>							
001	08/26/24	CROSSCREEK ENVIROMENTAL INC	18124	AUG 2024 STORMWATER MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
						<b>Check Total</b>	<b>\$1,291.00</b>
<b>CHECK # 100005</b>							
001	08/26/24	INFRAMARK LLC	#129902	Invoice 000296	JUNE 2024 POSTAGE MGMNT SVCS	549900-53901	\$2.56
						<b>Check Total</b>	<b>\$2.56</b>
<b>CHECK # 100006</b>							
001	08/30/24	INFRAMARK LLC	#130341	JULY 2024 MGMNT SVCS - POSTAGE	JULY 2024 MGMN SVCS POSTAGE	549900-53901	\$4.48
						<b>Check Total</b>	<b>\$4.48</b>
<b>CHECK # 100008</b>							
001	09/19/24	CROSSCREEK ENVIROMENTAL INC	18515	SEPT 2024 STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
						<b>Check Total</b>	<b>\$1,291.00</b>
<b>CHECK # 100009</b>							
001	09/19/24	PINE LAKE NURSERY INC	4806	SEPT 2024 MAINT	MAINTENANCE SEPT 2024	534050-53901	\$2,499.99
						<b>Check Total</b>	<b>\$2,499.99</b>
<b>CHECK # 100010</b>							
001	09/26/24	BERGER, TOOMBS, ELAM, GAINES & FRANK	368593	AUDIT FY23	AUDIT FY 09/30/23	532002-51301	\$3,250.00
						<b>Check Total</b>	<b>\$3,250.00</b>
<b>CHECK # 1093</b>							
001	07/08/24	INFRAMARK LLC	124821	MANAGEMENT FEE MAY 2024	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00
						<b>Check Total</b>	<b>\$3,292.00</b>
<b>CHECK # 1094</b>							
001	07/08/24	INFRAMARK LLC	126206	MANAGEMENT FEE JUNE 2024	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00
						<b>Check Total</b>	<b>\$3,292.00</b>
<b>CHECK # 1095</b>							
001	07/08/24	INFRAMARK LLC	123356	Postage and Freight	Postage and Freight	541006-51301	\$3.20
						<b>Check Total</b>	<b>\$3.20</b>
<b>CHECK # 100007</b>							
001	09/19/24	INFRAMARK LLC	126206	MANAGEMENT FEE JUNE 2024	ProfServ-Mgmt Consulting	531027-51201	\$3,294.02
						<b>Check Total</b>	<b>\$3,294.02</b>
<b>CHECK # 1096</b>							
001	07/08/24	US BANK	7303872	FEES FOR SERIES 2022 REVENUE FUND	ProfServ-Trustee Fees	531045-51301	\$4,040.63
						<b>Check Total</b>	<b>\$4,040.63</b>
<b>CHECK # 1097</b>							
001	07/15/24	CROSSCREEK ENVIROMENTAL INC	17573	Invoice 000278	JUNE POND MAINTENANCE	546995-53901	\$1,291.00
						<b>Check Total</b>	<b>\$1,291.00</b>
<b>CHECK # 1098</b>							
001	07/15/24	PINE LAKE NURSERY INC	4471	Invoice 000279	MAINTENANCE - JUL'24	534050-53901	\$2,499.99
						<b>Check Total</b>	<b>\$2,499.99</b>
<b>CHECK # 1100</b>							
001	08/14/24	HECTOR ORTIZ	080624	Invoice 000289	BOARD PAY 8/6/24	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2024 to 09/30/2024

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 1101</b>								
001	08/14/24	INFRAMARK LLC	128887	JULY 2024 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00	
001	08/14/24	INFRAMARK LLC	130524	Invoice 000293	MANAGEMENT FEE MAY 2024	531027-51201	\$3,292.00	
							<b>Check Total</b>	<u>\$6,584.00</u>
<b>CHECK # 1102</b>								
001	08/14/24	JENNIFER RAE PARRA	080624	Invoice 000288	BOARD PAY 8/11/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1103</b>								
001	08/14/24	LENNIE FINE	080624	Invoice 000290	BOARD PAY 8/6/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1104</b>								
001	08/14/24	SIMON J. SCHMIEDER	080624	Invoice 000294	BOARD PAY 8/6/24	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # DD1038</b>								
001	07/15/24	TECO ACH	062724-7989	Invoice 000276	SERVICE PERIOD 05/23 - 06/21/24	543006-53901	\$172.06	
							<b>Check Total</b>	<u>\$172.06</u>
<b>CHECK # DD1039</b>								
001	07/15/24	TECO ACH	062724-7815	Invoice 000277	SERVICE PERIOD 05/23 - 06/21/24	543006-53901	\$436.23	
							<b>Check Total</b>	<u>\$436.23</u>
<b>CHECK # DD1040</b>								
001	08/19/24	TECO ACH	072924-7815	Invoice 000287	BILL PRD 6/22-7/23/24	543006-53901	\$461.49	
							<b>Check Total</b>	<u>\$461.49</u>
<b>CHECK # DD1041</b>								
001	08/19/24	TECO ACH	072924-7989	Invoice 000291	BILLPRD 6/22-7/23/24	543006-53901	\$181.47	
							<b>Check Total</b>	<u>\$181.47</u>
<b>CHECK # DD1042</b>								
001	09/17/24	TECO ACH	082724-7989 ACH	SVC PRD 07/24/24-08/21/24	Electricity - General	543006-53901	\$165.79	
							<b>Check Total</b>	<u>\$165.79</u>
<b>CHECK # DD1043</b>								
001	09/17/24	TECO ACH	082724-7815	SVC PRD 07/24/24-08/21/24	Electricity - General	543006-53901	\$429.04	
							<b>Check Total</b>	<u>\$429.04</u>
							<b>Fund Total</b>	<u><u>\$37,781.94</u></u>

SERIES 2022/2016 DEBT SERVICE FUND - 201

<b>CHECK # 1099</b>								
201	07/30/24	US BANK	071724 - 2022 SERIES	Invoice 000283	TRANSFERT ASSESSMENTS-2022 SERIES FY23-24	131000-51301	\$5,893.55	
							<b>Check Total</b>	<u>\$5,893.55</u>
							<b>Fund Total</b>	<u>\$5,893.55</u>

<b>Total Checks Paid</b>	<b>\$43,675.49</b>
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MIRA LAGO WEST  
Community Development District

*Financial Report*

*October 31, 2024*

Prepared by:



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<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
 <b><u>SUPPORTING SCHEDULES</u></b>	
Cash & Investment Report .....	7
Check Register .....	8

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MIRA LAGO WEST  
Community Development District

**Financial Statements**

(Unaudited)

**October 31, 2024**

**Balance Sheet**  
October 31, 2024

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>GENERAL FUND RESERVES</b>	<b>SERIES 2022/2016 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 50,710	\$ -	\$ -	\$ 50,710
Accounts Receivable	780	-	-	780
Due From Other Funds	-	21,948	-	21,948
Investments:				
Money Market Account	281,710	-	-	281,710
Revenue Fund	-	-	53,097	53,097
Deposits	633	-	-	633
<b>TOTAL ASSETS</b>	<b>\$ 333,833</b>	<b>\$ 21,948</b>	<b>\$ 53,097</b>	<b>\$ 408,878</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 2,271	\$ -	\$ -	\$ 2,271
Accrued Expenses	116	-	-	116
Due To Other Funds	21,948	-	-	21,948
<b>TOTAL LIABILITIES</b>	<b>24,335</b>	<b>-</b>	<b>-</b>	<b>24,335</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	633	-	-	633
<b>Restricted for:</b>				
Debt Service	-	-	53,097	53,097
<b>Unassigned:</b>	308,865	21,948	-	330,813
<b>TOTAL FUND BALANCES</b>	<b>\$ 309,498</b>	<b>\$ 21,948</b>	<b>\$ 53,097</b>	<b>\$ 384,543</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 333,833</b>	<b>\$ 21,948</b>	<b>\$ 53,097</b>	<b>\$ 408,878</b>



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 1,100	\$ 1,100	0.00%
Special Assmnts- Tax Collector	214,197	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>214,197</b>	<b>-</b>	<b>1,100</b>	<b>1,100</b>	<b>0.51%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	4,000	-	-	-	0.00%
ProfServ-Engineering	5,000	417	-	417	0.00%
ProfServ-Legal Services	3,500	292	16	276	0.46%
ProfServ-Mgmt Consulting	39,500	3,292	3,292	-	8.33%
ProfServ-Trustee Fees	3,800	-	-	-	0.00%
Auditing Services	3,250	-	-	-	0.00%
Insurance - General Liability	3,804	3,804	3,596	208	94.53%
Public Officials Insurance	3,458	3,458	3,270	188	94.56%
Legal Advertising	3,075	-	-	-	0.00%
Misc-Web Hosting	2,500	-	-	-	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>72,062</b>	<b>11,438</b>	<b>10,349</b>	<b>1,089</b>	<b>14.36%</b>
<b>Field</b>					
Contracts-Landscape	29,800	2,483	2,500	(17)	8.39%
Electricity - General	11,600	967	116	851	1.00%
R&M-Fountain	1,500	125	-	125	0.00%
R&M Lake & Pond Bank	6,000	500	-	500	0.00%
Mitigation Area Monitoring & Maintenance	2,700	225	-	225	0.00%
Aquatic Maintenance	16,470	1,373	1,291	82	7.84%
Aquatic Plant Replacement	2,000	167	-	167	0.00%
Misc-Contingency	72,065	6,005	-	6,005	0.00%
<b>Total Field</b>	<b>142,135</b>	<b>11,845</b>	<b>3,907</b>	<b>7,938</b>	<b>2.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>214,197</b>	<b>23,283</b>	<b>14,256</b>	<b>9,027</b>	<b>6.66%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(23,283)	(13,156)	10,127	0.00%
Net change in fund balance	\$ -	\$ (23,283)	\$ (13,156)	\$ 10,127	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>322,654</b>	<b>322,654</b>	<b>322,654</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 322,654</b>	<b>\$ 299,371</b>	<b>\$ 309,498</b>		

**Notes to the Financial Statements**

**October 31, 2024**

**General Fund**

▶ **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Accounts Receivable** - Overpayment on Burr & Forman invoice #1447186.
- **Deposits** - TECO utility deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.

**Notes to the Financial Statements**  
*October 31, 2024*

**Financial Overview / Highlights**

- ▶ General Fund expenditures are 7% of the Adopted budget.
- ▶ Significant variances explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Insurance - General Liability	\$ 3,804	\$ 3,596	95%	Egis insurance renewal for FY25.
Public Officials Insurance	\$ 3,458	\$ 3,270	95%	Egis insurance renewal for FY25.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual district filing fee paid in full.

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	5,000	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Capital Expenditures &amp; Projects</u></b>					
Capital Reserve	11,684	-	-	-	0.00%
<b>Total Capital Expenditures &amp; Projects</b>	<b>11,684</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>11,684</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(6,684)	-	-	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(6,684)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,684)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,684)	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>21,948</b>	<b>-</b>	<b>21,948</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 15,264</b>	<b>\$ -</b>	<b>\$ 21,948</b>		

MIRA LAGO WEST  
Community Development District

**Debt Service Schedules**

**October 31, 2024**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 219	\$ 219	0.00%
Special Assmnts- Tax Collector	259,890	-	-	-	0.00%
Special Assmnts- Discounts	(10,396)	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>249,494</b>	<b>-</b>	<b>219</b>	<b>219</b>	<b>0.09%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	5,198	-	-	-	0.00%
<b>Total Administration</b>	<b>5,198</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Debt Service</b>					
Principal Debt Retirement	185,000	-	-	-	0.00%
Interest Expense	61,722	-	-	-	0.00%
<b>Total Debt Service</b>	<b>246,722</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>251,920</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	-	219	219	-9.03%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(2,426)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,426)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (2,426)	\$ -	\$ 219	\$ 219	-9.03%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>52,878</b>	<b>-</b>	<b>52,878</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 50,452</b>	<b>\$ -</b>	<b>\$ 53,097</b>		

MIRA LAGO WEST  
Community Development District

**Supporting Schedules**

**October 31, 2024**

**Cash and Investment Report**

**October 31, 2024**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b><u>GENERAL FUND</u></b>					
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 50,710
PF Relationship Priced MMA	Bank United	Money Market	N/A	4.75%	\$ 281,710
				<b>GF Subtotal</b>	<b>\$ 332,420</b>
<b><u>Debt Service</u></b>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 53,097
				<b>Grand Total</b>	<b>\$ 385,517</b>



**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/24 to 10/31/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100011</b>							
001	10/09/24	EGIS INSURANCE ADVISORS	24430	INSURANCE POLICY 100124634	INSURANCE POLICY 10/01/24-10/01/25	545002-51301	\$3,596.00
001	10/09/24	EGIS INSURANCE ADVISORS	24430	INSURANCE POLICY 100124634	INSURANCE POLICY	545008-51301	\$3,270.00
<b>Check Total</b>							<b>\$6,866.00</b>
<b>CHECK # 100012</b>							
001	10/09/24	OBSERVER MEDIA GROUP,INC.	24-02861H	LEGAL AD	LEGAL AD 09/20/24	548002-51301	\$70.00
<b>Check Total</b>							<b>\$70.00</b>
<b>CHECK # 100013</b>							
001	10/09/24	PINE LAKE NURSERY INC	5122	MAINTENANCE OCT 2024	Contracts-Landscape	534050-53901	\$2,499.99
<b>Check Total</b>							<b>\$2,499.99</b>
<b>CHECK # 100014</b>							
001	10/31/24	CROSSCREEK ENVIROMENTAL INC	18711	STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
<b>Check Total</b>							<b>\$1,291.00</b>
<b>CHECK # 100015</b>							
001	10/31/24	INFRAMARK LLC	135436	OCT 2024 MGMNT SVCS	MANAGEMENT FEE OCT 2024	531027-51201	\$3,292.00
<b>Check Total</b>							<b>\$3,292.00</b>
<b>CHECK # DD1044</b>							
001	10/18/24	TECO ACH	092724-7989 ACH	SVC PRD 08/22/24-09/23/24	Electricity - General	543006-53901	\$150.91
<b>Check Total</b>							<b>\$150.91</b>
<b>CHECK # DD1045</b>							
001	10/18/24	TECO ACH	092724-7815 ACH	SVC PRD 08/22/24-09/23/24	Electricity - General	543006-53901	\$491.74
<b>Check Total</b>							<b>\$491.74</b>
<b>Fund Total</b>							<b>\$14,661.64</b>

<b>Total Checks Paid</b>	<b>\$14,661.64</b>
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