

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, March 3, 2025, at 7:00 p.m.
Meeting to be held at:**

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



313 Campus Street
Celebration, FL 34747
(813) 652-2454

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

Meeting Agenda

Monday, March 3, 2025 – 7:00 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
3. **Staff Reports**
 - A. Aquatic Maintenance Report Page 3
 1. Ratification of Pond 8 Proposal Page 13
 - B. Landscape Report
 - C. District Counsel
 - D. District Engineer
 1. Consideration of Fee Increase..... Page 14
 - E. District Manager
4. **Business Items**
 - A. Acceptance of Hector Ortiz’s Resignation..... Page 15
 - B. Consideration of Alligator Sign Proposal Page 17
5. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes from December 2, 2024..... Page 22
 - B. Consideration of November and December 2024 Check Register Page 26
 - C. Review of November and December 2024 Financial Statements..... Page 66
6. **Supervisor Requests**
7. **Adjournment**

The next meeting is scheduled for Monday, June 2, 2025.

MIRA LAGO WEST

Lake Report



Completed November 29th, 2024

By: Matt Jones



Pond 1



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

Pond 2



No algae, or submersed vegetation present. There was a small amount of shoreline grasses that will be treated next visit. 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



Very small amount of algae present. Overall, in great shape.

Pond 5



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



No algae, submersed, or shoreline grasses present.

Pond 9



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



Date: 02/24/2025
Time: 01:03:49 PM

CUSTOMER TREATMENT REPORT
 941-479-7811 • Fax 941-479-7812
 www.crosscreekenv.com

Customer: Mira Lago West CDD **Technician:** Earl Yhan

Weather Conditions: Raining **Wind Speed:** 5-10 mph

SITE IDENTIFICATION NUMBERS

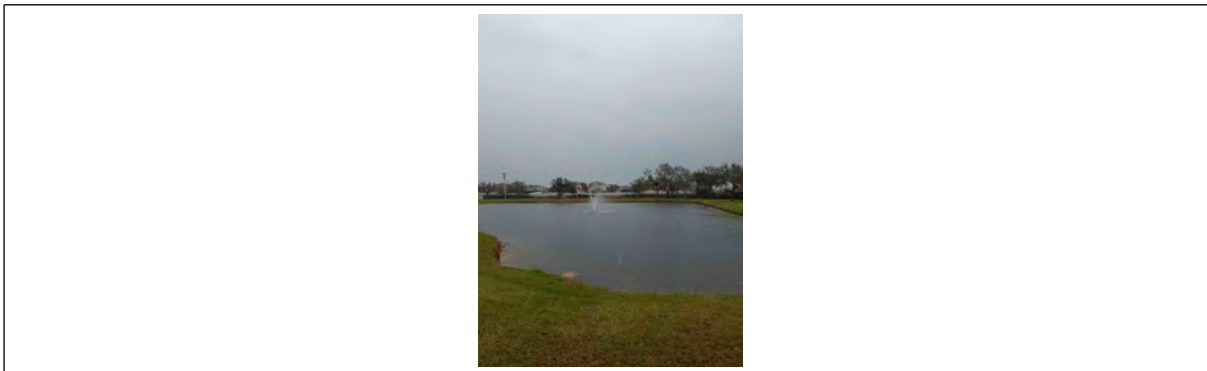
	1	2	3	4	5	6	7	8	9									
Waterway Treatment																		
Algae	x	x	x	x	x	x	x	x	x									
Submersed Weeds	x	x	x	x	x	x	x	x	x									
Grasses & Brush																		
Floating Weeds	x	x	x	x	x	x	x	x	x									
Bacteria																		
Blue Dye																		
Trash Pickup	x	x	x	x	x	x	x	x	x									
Inspection	x	x	x	x	x	x	x	x	x									
Water Level	L	L	L	L	L	L	L	L	L									

Additional Comments

Good day, Mira Lago West CDD, today I had the pleasure of servicing your lakes, first I check all drainage for clogging and debris, next I picked up all trash from around lakes shoreline, also there's no more dead fish on lake 8 all was removed. Next I spot treated all filamentous algae, submersed weeds floating weeds, please notebook grasses were sprayed due to rainy weather. Please give treatment a couple days to see best results. If you have any concerns about treatment please give us a call at crosscreek environment.

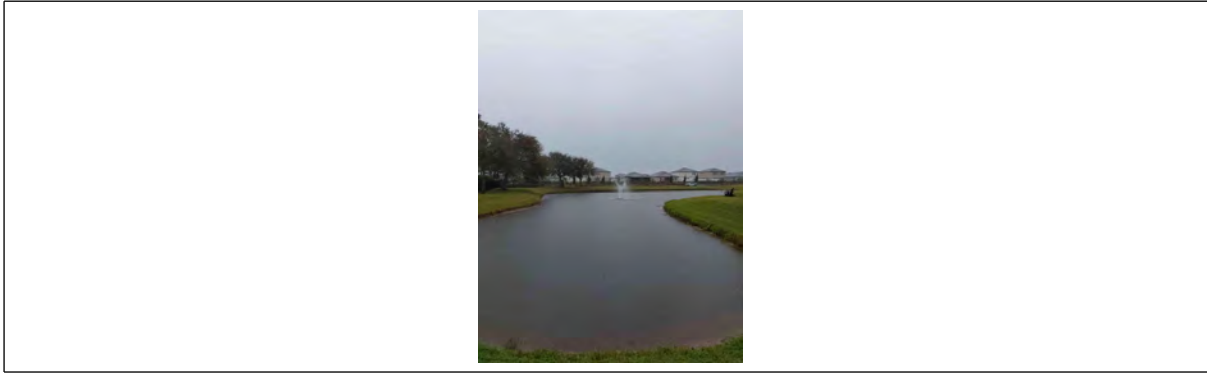
Photos (1)

Photo



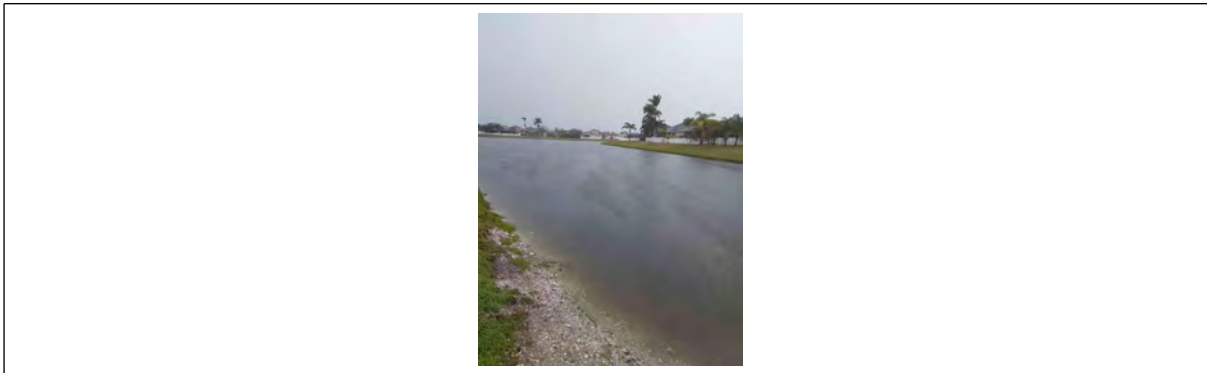
Photos (2)

Photo



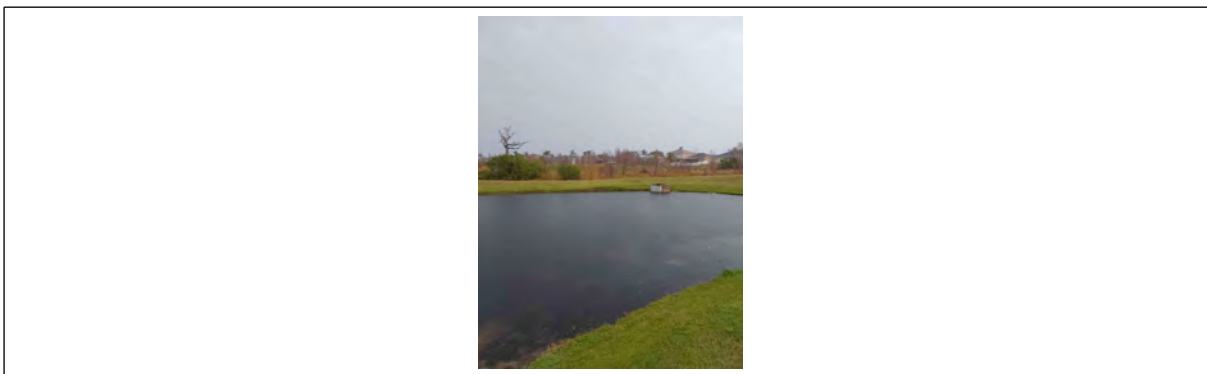
Photos (3)

Photo



Photos (4)

Photo



Photos (5)

Photo



Additional Services:

- Shoreline Restoration
- Erosion Control
- Lake Maintenance
- Invasive Removal
- Florida Native Plantings
- Wetland Management

Email

kristee.cole@inframark.com

Matt@crosscreekenv.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;
gail@crosscreekenv.com; carleigh@crosscreekenv.com; dan@crosscreekenv.com;
tyler@crosscreekenv.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
2/11/2025	12776

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

Description	Qty	Rate	Total
Pond #8 Removal of all dead fish within the pond. Fish to be disposed of offsite.	1	500.00	500.00
Please sign and return if accepted <i>Kristee Cole</i> 2.12.25			Total \$500.00
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			



CDD Labor Rates

(January 1, 2025 – December 31, 2025)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

From: [Cole, Kristee](#)
To: [Yem, Crystal](#)
Subject: FW: Resignation From CDD
Date: Monday, December 30, 2024 12:57:03 PM
Attachments: [image001.png](#)

This is for MLW. April meeting, we will have acceptance of Hector's resignation on the agenda.

Thank you!

Kristee Cole | District Manager



313 Campus Street Celebration, FL 34747

Email: kristee.cole@inframark.com

(M) (813) 382-7355 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green:** Please do not print this e-mail unless you really need to!

From: csih2o@verizon.net <csih2o@verizon.net>
Sent: Saturday, December 28, 2024 2:18 PM
To: Cole, Kristee <kristee.cole@inframark.com>; Jennifer Parra <mlwccd3@aol.com>; Lennie Fine <jeffnord@pie.midco.net>; simon.schmieder <simon.schmieder@aol.com>
Subject: Resignation From CDD

This Message Is From an External Sender

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

Hi Kristee & CDD Board,

With a heavy heart I have to resign from the CDD Board effective immediately after serving this community for 15 years. I'm moving from Mira Lago on the 10th of January to Parrish.

I thank everyone that has severed with me on the CDD Board throughout the last 15 years. It has been a pleasure to serve with you and the community, even through the good, the bad, and the indifferences.

I say goodbye and good luck to all!

Your 2nd Chair,

Hector

6 Order Quantity:

Material:
3M Reflective
Aluminum (HIP) Qty: Signs


Color:
Green Reversed

You Save \$107.25
Total Price **\$1322.25**
Per Sign \$88.15

[Add to Cart](#)

Buy quantity and save

Buy 3+ 9% OFF \$59.75/Sign	Buy 5+ 11% OFF \$58.20/Sign	Buy 20+ 15% OFF \$55.55/Sign	Buy 40+ 20% OFF \$52.60/Sign
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zoom

Order # 1025152 - 08/14/2024
Customer ID - FLTRISTIN
Salesperson - TRISTIN



Substrate: .080 Aluminum
Vinyl Type: High Intensity White



SIGN1218 BK
Black Back
Qty - 3

Customer Approval

Date

PLEASE NOTE: ALL COLORS SHOWN ARE APPROXIMATIONS AND MAY NOT BE REPRESENTATIVE OF FINISHED PRODUCT!

IMPORTANT: For your protection and ours, Brandon Industries, Inc. never begins a sign job before receiving written customer approval. Please check this proof carefully and mark any changes or corrections. Please provide your name (signature) on the approval form and return to Brandon Industries, Inc. as soon as possible. Forms received without a signature will result in production delays until an official signed approval is submitted. PRODUCTION DOES NOT BEGIN UNTIL PROOF IS SIGNED AND RETURNED. *We regret any undetected errors that may occur through production, but cannot be held responsible for errors if the signs are manufactured per customer's "Approval".*

1

Beware of Gators etc.

Quantity: 15

Sign W/ Trims

SIGN1218 BK- Custom Sign 12" x 18" Black Back

TS1218 BK - Trim for 12" x 18" Sign

POST

SPS3x7 BK - 3" Smooth Post, 7' Tall

Aluminum, Black, 24" Below Grade

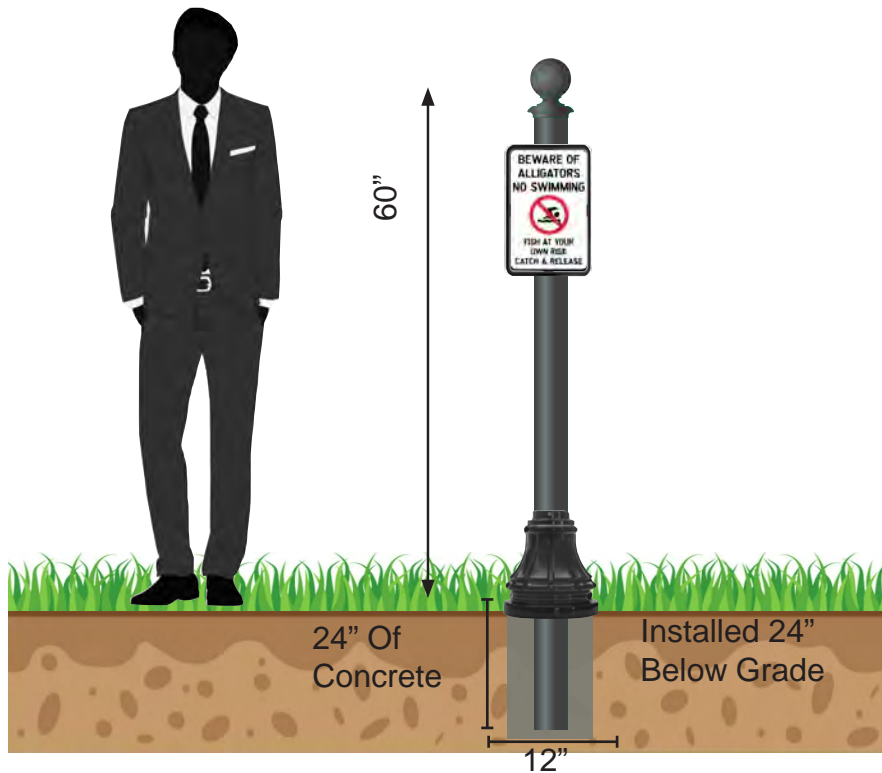
FINIAL

FIN-B3 BK - Ball Finial For 3" Round Post

BASE

2PCD BK - 2 Piece Aluminum base

***ALL HARDWARE PAINTED**



Date: 08/13/2024

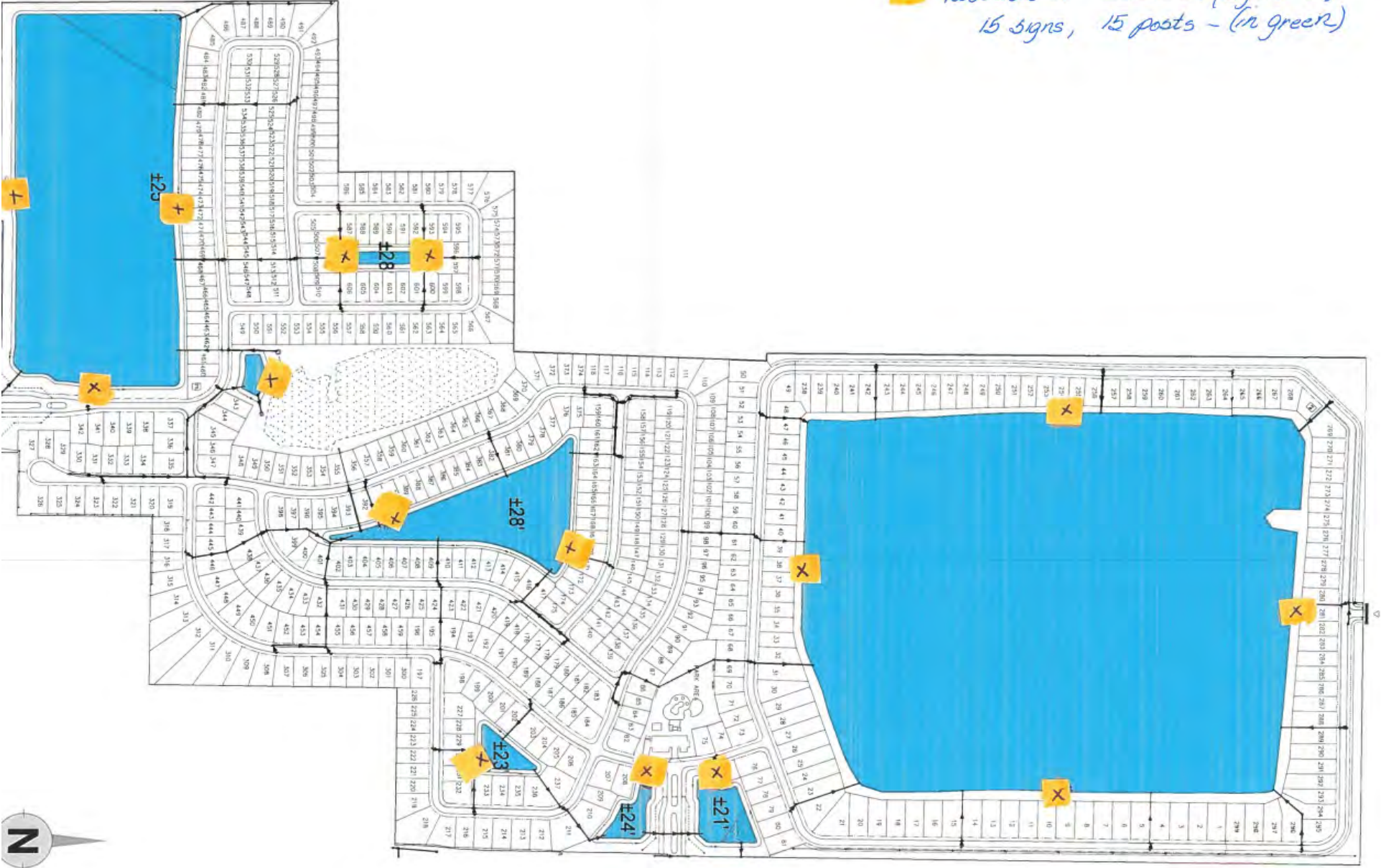
Mira Lago West Pond Signs

Signs 1 of 1



IMPORTANT: For your protection and ours, Brandon Industries, Inc. never begins a sign job before receiving written customer approval. Please Check this proof carefully and mark any changes or corrections. Please provide your name (signature) on the approval form and return to Brandon Industries, Inc. as soon as possible. Forms received without a signature will result in production delays until an official signed approval is submitted. PRODUCTION DOES NOT BEGIN UNTIL THE PROOF IS SIGNED AND RETURNED. We regret any undetected errors that may occur through production, but cannot be held responsible for errors if the signs are manufactured per customers "Approval". | Brandon Industries, Inc. | 1601 Wilmet Road McKinney, Texas 75069 | 800-247-1274 | Brandonindustries.com

15 signs, 15 posts - (in green)



Date: 08/13/2024

Mira Lago West Pond Signs

Map



IMPORTANT: For your protection and ours, Brandon Industries, Inc. never begins a sign job before receiving written customer approval. Please Check this proof carefully and mark any changes or corrections. Please provide your name (signature) on the approval form and return to Brandon Industries, Inc. as soon as possible. Forms received without a signature will result in production delays until an official signed approval is submitted. PRODUCTION DOES NOT BEGIN UNTIL THE PROOF IS SIGNED AND RETURNED. We regret any undetected errors that may occur through production, but cannot be held responsible for errors if the signs are manufactured per customers "Approval". | Brandon Industries, Inc. | 1601 Wilmetth Road McKinney, Texas 75069 | 800-247-1274 | Brandonindustries.com

Brandon Industries, Inc.

PO Box 2230
 McKinney, TX 75070
 (972) 542-3000

Quote

Order Number: 1025152

Order Date: 8/13/2024

Salesperson: Tristin Kosco

Customer Number: FLTRISTIN

Sold To:

Mira Lago West CDD

Ship To:

Brandon Industries
 1207 Tech Blvd
 STE 103
 TAMPA, FL 33619

Confirm To: Kristee Cole

Customer P.O.	Ship VIA	F.O.B.	Terms
Mira Lago Pond Signage			No Terms

Item Code	Ordered	Price	Amount
SPS3X7 BK SMOOTH Aluminum Pole 6005-T6 3"OD x 7' 0" Black	15.00	112.00	1,680.00
FIN-B3 BK Ball Finial for 3"OD Round Pole Black	15.00	35.00	525.00
2PCD BK Two Piece Base for 3"OD Pole Black	15.00	85.00	1,275.00
SIGN1218 BK 12" x 18" Sign w/ Black Back (type Desc. & Vinyl Type in comment) "Beware of Alligators ; No Swimming ; Fish at your own Risk ; Catch and Release"	15.00	70.00	1,050.00
TS1218 BK Decorative Sign Trim for 12" x 18" Traffic Sign Black	15.00	86.00	1,290.00
/INSTALL FL Installation Labor Florida Installation \$75 per post			1,125.00

Net Order:	6,945.00
Less Discount:	0.00
Freight:	550.00
Sales Tax:	524.70
Order Total:	8,019.70

Freight amount shown is only valid for 2 weeks from original quote date.

MINUTES OF MEETING

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

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Mira Lago West Community Development District regular meeting of the Board of Supervisors was held on **Monday, December 2, 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	Board Supervisor, Chair
Hector Ortiz	Board Supervisor, Vice Chair
Jennifer Parra	Board Supervisor, Asst. Secretary
Sam Schmieder	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Matt Jones	Representative, CrossCreek

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 was an audience present, there were no audience comments.

THIRD ORDER OF BUSINESS

Special Business Items

A. Consideration of Resolution 2025-01, Designating Officers

Ms. Parra took her Oath, Mr. Fine took his Oath and elected to receive payment.

On a Motion from Mr. Fine, seconded by Ms. Parra, with all in favor, the Board appointed Jeff McNees to the Board, for the Mira Lago West Community Development District.

Mr. McNees took his Oath and elected to receive payment.

Mr. Ortiz took his Oath of Office and elected to receive payment.

On a Motion from Mr. Fine, seconded by Ms. Parra, with all in favor, the Board adopted Resolution 2025-01, Designating officers, for the Mira Lago West Community Development District.

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FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Jones stated the pond are looking good. The algae are dying and the drain was unclogged at no cost to the District on Thursday. The Board will ensure that the water is flowing freely. Mr. Jones stated he would check this area every time he comes onsite.

The light at the fountain is still not working correctly. Mr. Jones stated that he will meet with AirMax on December 17, 2024, and have them go with him onsite after meeting to look at the lights in the fountain to adjust the sensor.

Mr. Fine noted for the record that the ponds look awesome.

B. Landscape Report

1. Consideration of 2025 and 2026 PineLake Landscape Contract Renewal Sam/Lennie

On a Motion from Mr. Schmieder, seconded by Mr. Fine, with all in favor, the Board approved the 2025 and 2026 PineLake Landscape Contract Renewal, for the Mira Lago West Community Development District.

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C. District Counsel

Not present and no report.

D. District Engineer

Not present and no report.

E. District Manager

Ms. Cole announced that the next meeting will be held on March 3, 2025.

FIFTH ORDER OF BUSINESS

Ratification of Stabilization and Restoration for Pond 8 Proposal

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The Board requested to find out if there are documents on the HOA that discuss ARC on District property. The Board feels that this erosion could have been caused by the homeowner's drainpipe from the pool.

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board ratified the Proposal for the Stabilization and Restoration for Pond 8, for the Mira Lago West Community Development District.

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80 **SIXTH ORDER OF BUSINESS** **Ratification of EGIS Insurance**
81 **Proposal**
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On a Motion from Mr. Schmieder, seconded by Mr. Ortiz, with all in favor, the Board ratified the EGIS Insurance Proposal, for the Mira Lago West Community Development District.

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84 **SEVENTH ORDER OF BUSINESS** **Ratification of Fiscal Year 2023**
85 **Final Audit**
86

On a Motion from Mr. McNees, seconded by Ms. Parra, 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.

87
88 **EIGHTH ORDER OF BUSINESS** **Consideration of the Regular**
89 **Meeting Minutes from the August 5,**
90 **2024**
91

On a Motion from Mr. Schmieder, seconded by Mr. Ortiz, with all in favor, the Board approved the Regular Meeting Minutes from the August 5, 2024, for the Mira Lago West Community Development District.

92
93 **NINTH ORDER OF BUSINESS** **Consideration of July, August,**
94 **September, and October**
95 **2024 Check Registers**
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On a Motion from Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board approved the July, August, September, and October 2024 Check Registers, for the Mira Lago West Community Development District.

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98 **TENTH ORDER OF BUSINESS** **Review of July, August, September,**
99 **and October 2024 Financial**
100 **Statements**
101

Ms. Cole reviewed the financials and there were no questions.

104 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**
105

Ms. Cole to work with Ms. Parra regarding the pond signage outside of a meeting.

108 **TWELFTH ORDER OF BUSINESS** **Adjournment**
109

On a Motion by Mr. Schmieder, seconded by Ms. Parra, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:55 p.m., for the Mira Lago West Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

MIRA LAGO WEST
Community Development District

Check Register and Invoices

November 2024

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 11/30/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100016								
001	11/25/24	BURR & FORMAN LLP	1490548	PROF SVCS TRHU JUNE 2024	PROF SVC THRU JUNE 2024	531023-51301	\$162.50	
001	11/25/24	BURR & FORMAN LLP	1484560	PROF SVCS THRU MAY 2024	PROF SVC THRU MAY 2024	531023-51301	\$162.50	
001	11/25/24	BURR & FORMAN LLP	1460944	PROF SVCS THRU FEB	PROF SVC THRU FEB 2024	531023-51301	\$195.00	
001	11/25/24	BURR & FORMAN LLP	1494334	PROF SVC THRU AUG 2024	ProfServ-Legal Services	531023-51301	\$65.00	
001	11/25/24	BURR & FORMAN LLP	1505969	PROF SVC THRU SEPT 2024	ProfServ-Legal Services	531023-51301	\$81.97	
							Check Total	<u>\$666.97</u>
CHECK # 100017								
001	11/25/24	CROSSCREEK ENVIROMENTAL INC	19025	NOV 2024 STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00	
							Check Total	<u>\$1,291.00</u>
CHECK # 100018								
001	11/25/24	INFRAMARK LLC	136769	NOV 2024 MGMNT FEES	MANAGEMENT FEE NOV 2024	531027-51201	\$3,292.00	
							Check Total	<u>\$3,292.00</u>
CHECK # 1105								
001	11/06/24	FLORIDA COMMERCE	90817	FY 24-25 FILING FEES	Annual District Filing Fee	554007-51301	\$175.00	
							Check Total	<u>\$175.00</u>
CHECK # DD1046								
001	11/18/24	TECO ACH	102824-7815	ACH SVC PRD 09/24/24-10/22/24	Electricity - General	543006-53901	\$399.95	
							Check Total	<u>\$399.95</u>
CHECK # DD1047								
001	11/18/24	TECO ACH	102824-7989	ACH SVC PRD 09/24/24-10/22/24	Electricity - General	543006-53901	\$116.40	
							Check Total	<u>\$116.40</u>
							Fund Total	<u>\$5,941.32</u>

Total Checks Paid	\$5,941.32
--------------------------	-------------------



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

25 Jul 2024
Invoice # 1490548
Bill Atty: S. Steady
As of 06/30/24

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
0012114 General Land Matters

BILL SUMMARY THROUGH JUNE 30, 2024

Professional Services	<u>\$162.50</u>
TOTAL DUE THIS BILL	\$162.50
Previous Balance Due	<u>\$357.50</u>
TOTAL BALANCE DUE	\$520.00
Trust Balance	\$94.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 st Avenue Columbus, GA 31901
Domestic Wire and ACH ABA No.:	061100606
Account Number:	1005853518
International Wires SWIFT BIC:	FICOUS44
Burr & Forman Tax ID:	63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

25 Jul 2024
Invoice # 1490548
Page 2

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

25 Jul 2024
Invoice # 1490548
Bill Atty: S. Steady
As of 06/30/24

EMPLOYER I.D. #63-0322727

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT
DISTRICT
0012114 General Land Matters

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
06/21/24	Revise notice to publish in the paper; email to Manager for assessments.	SIS	0.50	\$162.50
		Total Services	0.50	\$162.50
	Total Services and Disbursements			\$162.50
	Previous Balance Due			<u>\$357.50</u>
	TOTAL NOW DUE			<u><u>\$520.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$325.00	0.50	\$162.50
TOTALS			0.50	\$162.50

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

25 Jul 2024
Invoice # 1490548
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
01/24/2024	1447186	\$97.50
03/21/2024	1460944	\$97.50
06/30/2024	1484560	<u>\$162.50</u>
Total Previous Balance		\$357.50



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

30 Jun 2024
Invoice # 1484560
Bill Atty: S. Steady
As of 05/31/24

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
0012114 General Land Matters

BILL SUMMARY THROUGH MAY 31, 2024

Professional Services	<u>\$162.50</u>
TOTAL DUE THIS BILL	\$162.50
Previous Balance Due	<u>\$195.00</u>
TOTAL BALANCE DUE	\$357.50
Trust Balance	\$94.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

30 Jun 2024
Invoice # 1484560
Page 2

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

30 Jun 2024
Invoice # 1484560
Bill Atty: S. Steady
As of 05/31/24

EMPLOYER I.D. #63-0322727

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT
DISTRICT
0012114 General Land Matters

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
05/23/24	Draft resolution to approve, budget and send to manager.	SIS	0.50	\$162.50
		Total Services	0.50	\$162.50
	Total Services and Disbursements			\$162.50
	Previous Balance Due			<u>\$195.00</u>
	TOTAL NOW DUE			<u><u>\$357.50</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$325.00	0.50	\$162.50
TOTALS			0.50	\$162.50

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

30 Jun 2024
Invoice # 1484560
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
01/24/2024	1447186	\$97.50
03/21/2024	1460944	\$97.50
Total Previous Balance		\$195.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
CINDY MONAHAN (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

21 Mar 2024
Invoice # 1460944
Bill Atty: S. Steady
As of 02/29/24

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
0012114 General Land Matters

BILL SUMMARY THROUGH FEBRUARY 29, 2024

Professional Services	\$97.50
TOTAL DUE THIS BILL	\$97.50
Previous Balance Due	\$97.50
TOTAL BALANCE DUE	\$195.00
Trust Balance	\$94.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

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Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

21 Mar 2024
Invoice # 1460944
Page 2

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
CINDY MONAHAN (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

21 Mar 2024
Invoice # 1460944
Bill Atty: S. Steady
As of 02/29/24

EMPLOYER I.D. #63-0322727

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT
DISTRICT
0012114 General Land Matters

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
01/23/24	Email to Kristie regarding storm drain issue; email District Engineer.	SIS	0.30	\$97.50
		Total Services	0.30	\$97.50
	Total Services and Disbursements			\$97.50
	Previous Balance Due			<u>\$97.50</u>
	TOTAL NOW DUE			<u><u>\$195.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$325.00	0.30	<u>\$97.50</u>
TOTALS			0.30	\$97.50

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

21 Mar 2024
Invoice # 1460944
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
01/24/2024	1447186	<u>\$97.50</u>
Total Previous Balance		\$97.50



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

13 Aug 2024
Invoice # 1494334
Bill Atty: S. Steady
As of 07/31/24

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
0012114 General Land Matters

BILL SUMMARY THROUGH JULY 31, 2024

Professional Services	\$65.00
TOTAL DUE THIS BILL	\$65.00
Previous Balance Due	\$520.00
TOTAL BALANCE DUE	\$585.00
Trust Balance	\$94.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
 0012114 General Land Matters

13 Aug 2024
 Invoice # 1494334
 Page 2

CINDY MONAHAN
 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
 c/o INFRAMARK
 EMAIL (cindy.monahan@inframark.com)
 210 N. UNIVERSITY DRIVE, STE 702
 CORAL SPRINGS, FL 33071

13 Aug 2024
 Invoice # 1494334
 Bill Atty: S. Steady
 As of 07/31/24

EMPLOYER I.D. #63-0322727

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT
 DISTRICT
 0012114 General Land Matters

Date	Description	Tkpr	Hours	Value
07/26/24	Receive notice of non-compliance for financial report; emails with Manager.	SIS	0.20	\$65.00
	Total Services		0.20	\$65.00
	Total Services and Disbursements			\$65.00
	Previous Balance Due			\$520.00
	TOTAL NOW DUE			\$585.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$325.00	0.20	\$65.00
TOTALS			0.20	\$65.00

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

13 Aug 2024
Invoice # 1494334
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
01/24/2024	1447186	\$97.50
03/21/2024	1460944	\$97.50
06/30/2024	1484560	\$162.50
07/25/2024	1490548	\$162.50
Total Previous Balance		\$520.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

CINDY MONAHAN
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
EMAIL (cindy.monahan@inframark.com)
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

29 Sep 2024
Invoice # 1505969
Bill Atty: S. Steady
As of 08/31/24

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
0012114 General Land Matters

BILL SUMMARY THROUGH AUGUST 31, 2024

Professional Services	\$81.00
Disbursements	\$0.97
TOTAL DUE THIS BILL	\$81.97
Previous Balance Due	\$585.00
TOTAL BALANCE DUE	\$666.97
Trust Balance	\$94.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
 0012114 General Land Matters

29 Sep 2024
 Invoice # 1505969
 Page 2

CINDY MONAHAN
 MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
 c/o INFRAMARK
 EMAIL (cindy.monahan@inframark.com)
 210 N. UNIVERSITY DRIVE, STE 702
 CORAL SPRINGS, FL 33071

29 Sep 2024
 Invoice # 1505969
 Bill Atty: S. Steady
 As of 08/31/24

EMPLOYER I.D. #63-0322727

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT
 DISTRICT
 0012114 General Land Matters

Date	Description	Tkpr	Hours	Value
08/02/24	Call with Kristine Cole to discuss options for meeting due to storm.	SIS	0.20	\$65.00
08/05/24	Draft Audit Letter	CEH G	0.10	\$16.00
	Total Services		0.30	\$81.00

Date	Disbursements	Value
08/07/24	Postage – VENDOR: Postage (Import) INVOICE#: AUG-24 DATE: 7/31/2024 Postage Import,	0.97
	Total Disbursements	<u>\$0.97</u>
	Total Services and Disbursements	\$81.97
	Previous Balance Due	<u>\$585.00</u>
	TOTAL NOW DUE	<u><u>\$666.97</u></u>

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

29 Sep 2024
Invoice # 1505969
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$325.00	0.20	\$65.00
Chrissie E. Goldman	Other	\$160.00	0.10	\$16.00
TOTALS			0.30	\$81.00

BURR & FORMAN LLP

1209057 MIRA LAGO WEST COMMUNITY DEVELOPMENT DIS
0012114 General Land Matters

29 Sep 2024
Invoice # 1505969
Page 4

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
01/24/2024	1447186	\$97.50
03/21/2024	1460944	\$97.50
06/30/2024	1484560	\$162.50
07/25/2024	1490548	\$162.50
08/13/2024	1494334	\$65.00
Total Previous Balance		\$585.00



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 11/12/2024

Invoice # 19025

Bill To

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

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

12/12/2024

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

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

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

136769

DATE

11/5/2024

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**

12/5/2024

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
Subtotal					3,292.00

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 90817
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001144

Mira Lago West Community Development District
 Mr. Scott Steady
 201 North Franklin Street, Suite 3200
 Tampa, Florida 33602



- 2. Telephone: 813-367-5719 Ext:
- 3. Fax: 813-221-7335
- 4. Email: ssteady@burr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: miralagowestcdd.org
- 8. County(ies): Hillsborough
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 02/07/2005
- 11. Creation Document on File: 02/07/2005
- 12. Date Established: 12/20/2004
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 04-49
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/15/24

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

MEMORANDUM

To: All Special District Registered Agents

From: Jack Gaskins Jr., Special District Accountability Program

Date: October 1, 2024

Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2024-25 Special District State Fee and Profile Update
Due by December 2, 2024

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2024-2025 Special District State Fee Invoice and Profile Update* (enclosure).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2024-25 state fee is now due. FloridaCommerce requests all special districts to visit www.FloridaJobs.org/SpecialDistrictFee and to pay the state fee by electronic check or by using a Visa or MasterCard. The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 2, 2024. Paying online is fast, free, and convenient.

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. To help ensure that each special district's profile is complete and accurate, each special district's registered agent must annually review the profile printed on the enclosure, mark any needed corrections or updates directly on it, sign and date it, and return it to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. Recent updates to the handbook include guidance about new laws effective July 1, 2024, including the requirement for all special districts to establish goals and objectives and performance measures and standards (see Chapter 10). FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following by December 2, 2024:

STEP 1: Review the special district's profile on the enclosure:

- Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- Complete any missing information.
- Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- Sign and date where indicated.
- Make a copy for your records.

STEP 2: Pay the \$175 state fee, or certify eligibility for the zero fee:

• **Pay online with a Visa or MasterCard, or by electronic check:**

- Visit the state fee website listed below and follow the instructions.
- Write "Paid Online" on the enclosure and email it to the email address provided below.

• **In the event of a hardship preventing a special district from paying the state fee online, visit the state fee website listed below and see, "Instructions for Paying by Check".**

• **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**

- Certify eligibility by initialing each statement.
- Email the completed enclosure to the email address provided below.

State Fee Website: www.FloridaJobs.org/SpecialDistrictFee (pay online, download a duplicate enclosure and FloridaCommerce's W-9 Form)

Mailing Address: Florida Department of Commerce
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Contact: Jack Gaskins
Telephone: 850-717-8430
Email: SpecialDistricts@Commerce.fl.gov

001144080202





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

Statement Date: October 28, 2024

Amount Due: \$399.95

Due Date: November 18, 2024
Account #: 211008707815

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

Account Summary

Current Service Period: September 24, 2024 - October 22, 2024	
Previous Amount Due	\$491.74
Payment(s) Received Since Last Statement	-\$491.74
Current Month's Charges	\$399.95
Amount Due by November 18, 2024	\$399.95

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

Your Energy Insight

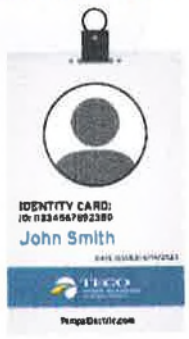
- Your average daily kWh used was **3.88% lower** than the same period last year.
- Your average daily kWh used was **8.33% lower** than it was in your previous period.



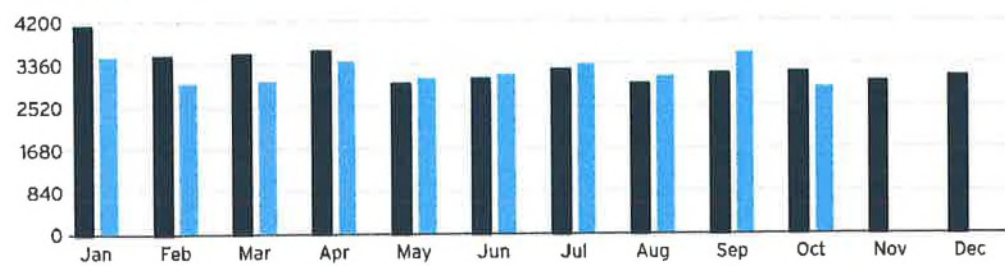
Scan here to view your account online.

SAFETY TIP:
Ask for identification

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



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount](#)

To ensure prompt credit, please return



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

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

Payment Amount: \$ _____

624223842044

Your account will be drafted on November 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.

00003742-0007782-Page 5 of 8



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

Account #: 211008707815
Statement Date: October 28, 2024
Charges Due: November 18, 2024

METER READ

Service Period: Sep 24, 2024 - Oct 22, 2024

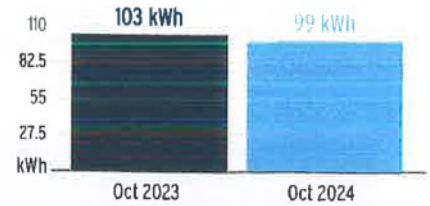
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000811522	10/22/2024	27,755	24,873	2,882 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,882 kWh @ \$0.08192/kWh	\$236.09
Fuel Charge	2,882 kWh @ \$0.03157/kWh	\$90.98
Storm Protection Charge	2,882 kWh @ \$0.00775/kWh	\$22.34
Clean Energy Transition Mechanism	2,882 kWh @ \$0.00427/kWh	\$12.31
Storm Surcharge	2,882 kWh @ \$0.00225/kWh	\$6.48
Florida Gross Receipt Tax		\$10.00
Electric Service Cost		\$399.95

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 \$399.95

00003742-0007782-Page 6 of 8

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

Ways To Pay Your Bill

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

Contact Us

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

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

Report a streetlight outage.

It's as easy as...

- 1** Note the pole ID number and/or the nearest street address or intersection.
- 2** Report the light out:
 - [TampaElectric.com/ReportLight](https://www.tampaelectric.com/ReportLight)
 - Call toll-free **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.
- 3** Provide your contact information so we can follow up with you.

Streetlights help make our community safer. We typically replace all reported lights within 5* business days with energy-efficient light-emitting diodes (LED). LEDs use up to 60 percent less energy, last longer than conventional lighting and generate less light pollution.

**Extensive repairs may take longer.*



Looking for outdoor lighting solutions? Discover Bright Choices! We offer lighting options for your home, business, and architectural needs. Visit [TampaElectric.com/BrightChoices](https://www.tampaelectric.com/BrightChoices).



TECO 9/21 Rev 09/2023



Eliminate Billing Surprises!

Enjoy predictable monthly payments with Budget Billing.

Our free payment leveling program can help you maintain your budget and reduce seasonal bill surprises.

With Budget Billing, your monthly payment is no longer the total of your actual charges. Instead, it is based on the average amount of your energy bills from the previous 12 months, so your payment is about the same every month - helping you maintain your budget regardless of the weather.



Visit [TampaElectric.com/BudgetBilling](https://www.tampaelectric.com/BudgetBilling) for more information.

TECO003.RU





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

Statement Date: October 28, 2024

Amount Due: \$116.40

Due Date: November 18, 2024

Account #: 211008707989

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

Account Summary

Current Service Period: September 24, 2024 - October 22, 2024

Previous Amount Due	\$150.91
Payment(s) Received Since Last Statement	-\$150.91

Current Month's Charges **\$116.40**

Amount Due by November 18, 2024 \$116.40

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 **34.21% lower** than the same period last year.

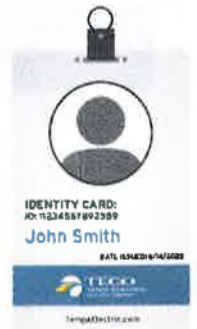
Your average daily kWh used was **13.79% lower** than it was in your previous period.



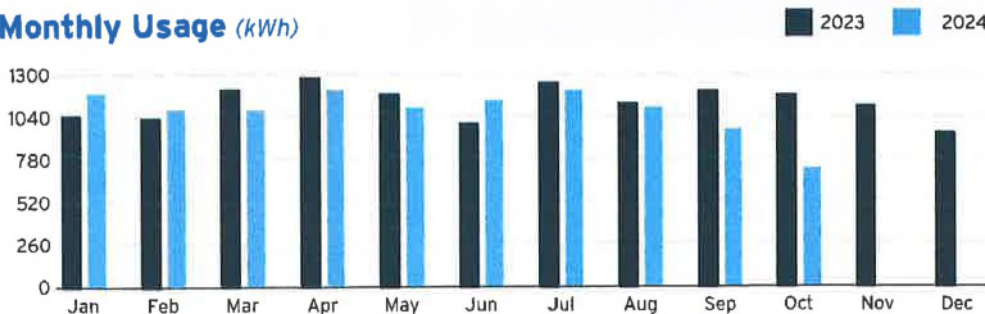
Scan here to view your account online.

SAFETY TIP: Ask for identification

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



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccour](#)

To ensure prompt credit, please return



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

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

Payment Amount: \$ _____

624223842045

Your account will be drafted on November 18, 2024

00003742 FTECO110282403151110 00000 01 00000000 3742 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: October 28, 2024
Charges Due: November 18, 2024

Meter Read

Meter Location: # B Pmp

Service Period: Sep 24, 2024 - Oct 22, 2024

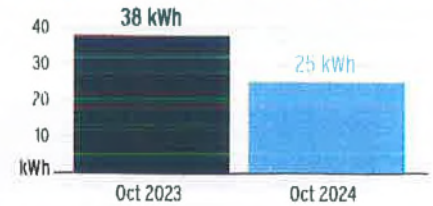
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	10/22/2024	56,093	55,375		718 kWh	1	29 Days

Charge Details

Electric Charges		
Dally Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	718 kWh @ \$0.08192/kWh	\$58.82
Fuel Charge	718 kWh @ \$0.03157/kWh	\$22.67
Storm Protection Charge	718 kWh @ \$0.00775/kWh	\$5.56
Clean Energy Transition Mechanism	718 kWh @ \$0.00427/kWh	\$3.07
Storm Surcharge	718 kWh @ \$0.00225/kWh	\$1.62
Florida Gross Receipt Tax		\$2.91
Electric Service Cost		\$116.40

Avg kWh Used Per Day



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Total Current Month's Charges \$116.40

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- Hearing Impaired/TTY:**
7-1-1
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813-275-3909

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TECO000271_10440027103

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Visit TampaElectric.com/BudgetBilling for more information.

TECO0004 BL



MIRA LAGO WEST
Community Development District

Check Register and Invoices

December 2024

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/24 to 12/31/24

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100019

001	12/12/24	INFRAMARK LLC	139084	DEC 2024 MGMNT FEES	MANAGEMENT FEE MAY 2024	531027-51201	\$3,292.00
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Check Total \$3,292.00

CHECK # 100020

001	12/19/24	PINE LAKE NURSERY LLC	5902	DEC 2024 MAINT	DEC 2024 MAINTENANCE	534050-53901	\$2,499.99
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Check Total \$2,499.99

CHECK # 100021

001	12/19/24	CROSSCREEK ENVIROMENTAL INC	19248	POND 8 - STABALIZE / RESTORE SHORLINE	POND #8	549900-53901	\$1,750.00
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Check Total \$1,750.00

CHECK # DD1048

001	12/17/24	TECO ACH	112624-7815 ACH	SVC PRD 10/23/24-11/20/24	Electricity - General	543006-53901	\$467.30
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Check Total \$467.30

CHECK # DD1049

001	12/17/24	TECO ACH	112624-7989 ACH	SVC PRD 10/23/24-11/20/24	Electricity - General	543006-53901	\$164.35
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Check Total \$164.35

Fund Total \$8,173.64

SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1106

201	12/27/24	US BANK	121824 - 2022 SERIES	TRANSFER ASSESSMENTS FY24-25	TRANSFER ASSESSMENTS	131000-51301	\$4,093.99
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Check Total \$4,093.99

Fund Total \$4,093.99

Total Checks Paid \$12,267.63



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139084

DATE

12/3/2024

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**

1/2/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,292.00		3,292.00
Subtotal					3,292.00

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/24	5902
Terms	Due Date
Net 30	12/31/24

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 December 2024		\$2,499.99	\$0.00	\$2,499.99
	#2640 - Mira Lago West CDD Maintenance 2024 December 2024		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 11/27/2024
Invoice # 19248

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

Project Info

P.O. #
Terms Net 30

Ship Date 11/27/2024
Due Date 12/27/2024

Description	Qty	Price	Amount
Pond #8 (1824 Mira Lago Circle) Stabilization & Restoration of eroded shoreline areas per previous onsite work Scope Includes: * Backfill with compacted fill dirt to match existing slope utilizing pond sediment & Menzi machine * Installation of 6-8" limestone rip rap on pond side of sloped fill dirt (approximately 1 cubic yd per 4 linear ft) * Securing of rip rap utilizing adequate filter fabric * Securing of compacted fill dirt with coconut mesh matting * Sodding of all disturbed with sod to matching existing slope **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.	1	1,750.00	1,750.00

Thank you for your business	Subtotal	\$1,750.00
Crosscreek Environmental Inc.	Sales Tax (0.0%)	\$0.00
	Total	\$1,750.00
	Payments/Credits	\$0.00
	Balance Due	\$1,750.00



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

Statement Date: November 26, 2024

Amount Due: \$467.30

Due Date: December 17, 2024

Account #: 211008707815

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

Account Summary


Current Service Period: October 23, 2024 - November 20, 2024	
Previous Amount Due	\$399.95
Payment(s) Received Since Last Statement	-\$399.95
Current Month's Charges	\$467.30
Amount Due by December 17, 2024	\$467.30

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 **13.59% higher** than the same period last year.

Your average daily kWh used was **18.18% higher** than it was in your previous period.



Scan here to view your account online.

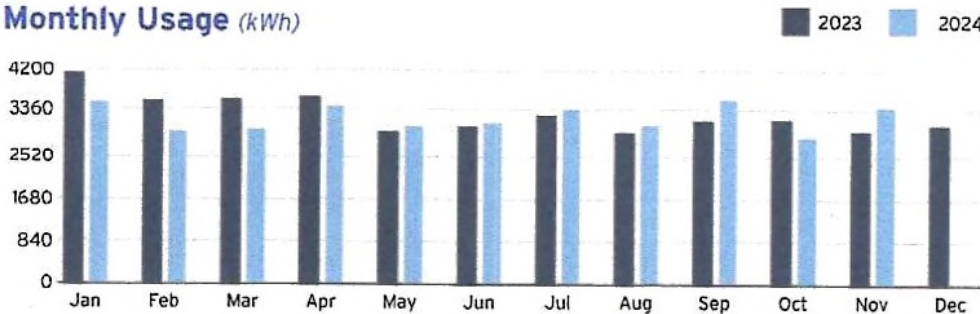
SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.

00003742-0011177-Page 1 of 8

Monthly Usage (kWh)



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



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

Account #: 211008707815

Due Date: December 17, 2024

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$467.30

Payment Amount: \$ _____

615581899370

Your account will be drafted on December 17, 2024

00003742 FTECO111262423431510 00000 01 00000000 3742 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: November 26, 2024
Charges Due: December 17, 2024

Meter Read

Service Period: Oct 23, 2024 - Nov 20, 2024

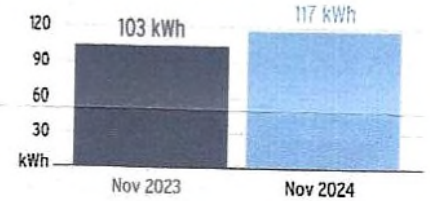
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	11/20/2024	31,151	27,755	3,396 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,396 kWh @ \$0.08192/kWh	\$278.20
Fuel Charge	3,396 kWh @ \$0.03157/kWh	\$107.21
Storm Protection Charge	3,396 kWh @ \$0.00775/kWh	\$26.32
Clean Energy Transition Mechanism	3,396 kWh @ \$0.00427/kWh	\$14.50
Storm Surcharge	3,396 kWh @ \$0.00225/kWh	\$7.64
Florida Gross Receipt Tax		\$11.68
Electric Service Cost		\$467.30

Avg kWh Used Per Day



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Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

Total Current Month's Charges

\$467.30

00003742-0011177-Page 2 of 8

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Ways To Pay Your Bill

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Payments:
TECO
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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Toll Free: **866-689-6469**
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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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MIRA LAGO WEST COMMUNITY
704 YORK DALE DR, B PMP
RUSKIN, FL 33570-3212

Statement Date: November 26, 2024

Amount Due: \$164.35

Due Date: December 17, 2024

Account #: 211008707989

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

Account Summary

Current Service Period: October 23, 2024 - November 20, 2024	
Previous Amount Due	\$116.40
Payment(s) Received Since Last Statement	-\$116.40
Current Month's Charges	\$164.35
Amount Due by December 17, 2024	\$164.35

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 **2.63% lower** than the same period last year.
- Your average daily kWh used was **48% higher** than it was in your previous period.

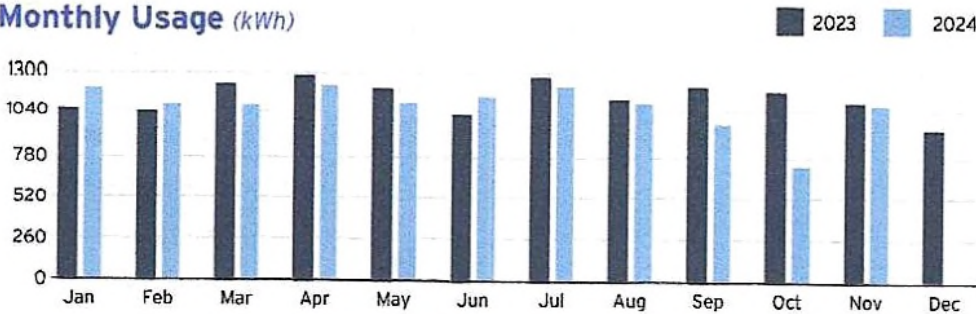
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Due Date: December 17, 2024

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Amount Due:	\$164.35
Payment Amount: \$	_____

615581899371

Your account will be drafted on December 17, 2024

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

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

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

00003742-0011179-Page 5 of 8



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

Account #: 211008707989
Statement Date: November 26, 2024
Charges Due: December 17, 2024

Meter Read

Meter Location: # B Pmp

Service Period: Oct 23, 2024 - Nov 20, 2024

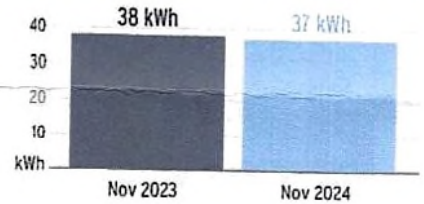
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	11/20/2024	57,177	56,093	1,084 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,084 kWh @ \$0.08192/kWh	\$88.80
Fuel Charge	1,084 kWh @ \$0.03157/kWh	\$34.22
Storm Protection Charge	1,084 kWh @ \$0.00775/kWh	\$8.40
Clean Energy Transition Mechanism	1,084 kWh @ \$0.00427/kWh	\$4.63
Storm Surcharge	1,084 kWh @ \$0.00225/kWh	\$2.44
Florida Gross Receipt Tax		\$4.11
Electric Service Cost		\$164.35

Avg kWh Used Per Day



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- 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.

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 18-Dec-24

Invoice Number: 121824 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$4,093.99

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

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY24-25

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

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval:

Date:

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

December 18, 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 \$ **4,093.99**
representing tax receipts collected for Mira Lago West CDD.

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

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

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

MIRA LAGO WEST
Community Development District

Financial Report - No Meeting

November 30, 2024

Prepared by:



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Balance Sheet
November 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 52,648	\$ -	\$ -	\$ 52,648
Accounts Receivable	780	-	-	780
Due From Other Funds	-	22,144	4,094	26,238
Investments:				
Money Market Account	282,718	-	-	282,718
Revenue Fund	-	-	22,449	22,449
Deposits	633	-	-	633
TOTAL ASSETS	\$ 336,779	\$ 22,144	\$ 26,543	\$ 385,466
<u>LIABILITIES</u>				
Accounts Payable	\$ 5,826	\$ -	\$ -	\$ 5,826
Accrued Expenses	12,129	-	-	12,129
Due To Other Funds	26,238	-	-	26,238
TOTAL LIABILITIES	44,193	-	-	44,193
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	26,543	26,543
Unassigned:	291,953	22,144	-	314,097
TOTAL FUND BALANCES	\$ 292,586	\$ 22,144	\$ 26,543	\$ 341,273
TOTAL LIABILITIES & FUND BALANCES	\$ 336,779	\$ 22,144	\$ 26,543	\$ 385,466

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 2,107	\$ 2,107	0.00%
Special Assmnts- Tax Collector	214,197	18,388	3,590	(14,798)	1.68%
TOTAL REVENUES	214,197	18,388	5,697	(12,691)	2.66%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	-	-	-	0.00%
ProfServ-Engineering	5,000	833	-	833	0.00%
ProfServ-Legal Services	3,500	583	163	420	4.66%
ProfServ-Mgmt Consulting	39,500	6,583	6,584	(1)	16.67%
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%
Total Administration	72,062	15,436	13,788	1,648	19.13%
Field					
Contracts-Landscape	29,800	4,967	5,000	(33)	16.78%
Electricity - General	11,600	1,933	1,148	785	9.90%
R&M-Fountain	1,500	250	-	250	0.00%
R&M Lake & Pond Bank	6,000	1,000	-	1,000	0.00%
Mitigation Area Monitoring & Maintenance	2,700	450	-	450	0.00%
Aquatic Maintenance	16,470	2,745	2,582	163	15.68%
Aquatic Plant Replacement	2,000	333	-	333	0.00%
Misc-Contingency	72,065	12,011	13,247	(1,236)	18.38%
Total Field	142,135	23,689	21,977	1,712	15.46%
TOTAL EXPENDITURES	214,197	39,125	35,765	3,360	16.70%
Excess (deficiency) of revenues Over (under) expenditures	-	(20,737)	(30,068)	(9,331)	0.00%
Net change in fund balance	\$ -	\$ (20,737)	\$ (30,068)	\$ (9,331)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 301,917	\$ 292,586		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	5,000	429	196	(233)	3.92%
TOTAL REVENUES	5,000	429	196	(233)	3.92%
EXPENDITURES					
Capital Expenditures & Projects					
Capital Reserve	11,684	-	-	-	0.00%
Total Capital Expenditures & Projects	11,684	-	-	-	0.00%
TOTAL EXPENDITURES	11,684	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(6,684)	429	196	(233)	-2.93%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(6,684)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(6,684)	-	-	-	0.00%
Net change in fund balance	\$ (6,684)	\$ 429	\$ 196	\$ (233)	-2.93%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 22,377	\$ 22,144		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 432	\$ 432	0.00%
Special Assmnts- Tax Collector	259,890	22,310	4,376	(17,934)	1.68%
Special Assmnts- Discounts	(10,396)	(892)	(198)	694	1.90%
TOTAL REVENUES	249,494	21,418	4,610	(16,808)	1.85%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	446	84	362	1.62%
Total Administration	5,198	446	84	362	1.62%
Debt Service					
Principal Debt Retirement	185,000	-	-	-	0.00%
Interest Expense	61,722	30,861	30,861	-	50.00%
Total Debt Service	246,722	30,861	30,861	-	12.51%
TOTAL EXPENDITURES	251,920	31,307	30,945	362	12.28%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	(9,889)	(26,335)	(16,446)	1085.53%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(2,426)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(2,426)	-	-	-	0.00%
Net change in fund balance	\$ (2,426)	\$ (9,889)	\$ (26,335)	\$ (16,446)	1085.53%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 42,989	\$ 26,543		

MIRA LAGO WEST
Community Development District

Financial Report - No Meeting

December 31, 2024

Prepared by:



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Balance Sheet
 December 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 385,745	\$ -	\$ -	\$ 385,745
Due From Other Funds	-	30,726	179,446	210,172
Investments:				
Money Market Account	283,717	-	-	283,717
Revenue Fund	-	-	26,627	26,627
Deposits	633	-	-	633
TOTAL ASSETS	\$ 670,095	\$ 30,726	\$ 206,073	\$ 906,894
LIABILITIES				
Accounts Payable	\$ 6,810	\$ -	\$ -	\$ 6,810
Accrued Expenses	4,872	-	-	4,872
Due To Other Funds	210,172	-	-	210,172
TOTAL LIABILITIES	221,854	-	-	221,854
FUND BALANCES				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	206,073	206,073
Unassigned:	447,608	30,726	-	478,334
TOTAL FUND BALANCES	\$ 448,241	\$ 30,726	\$ 206,073	\$ 685,040
TOTAL LIABILITIES & FUND BALANCES	\$ 670,095	\$ 30,726	\$ 206,073	\$ 906,894

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 3,108	\$ 3,108	0.00%
Special Assmnts- Tax Collector	214,197	193,111	160,925	(32,186)	75.13%
TOTAL REVENUES	214,197	193,111	164,033	(29,078)	76.58%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	1,000	800	200	20.00%
ProfServ-Engineering	5,000	1,250	-	1,250	0.00%
ProfServ-Legal Services	3,500	875	943	(68)	26.94%
ProfServ-Mgmt Consulting	39,500	9,875	9,876	(1)	25.00%
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	769	-	769	0.00%
Misc-Web Hosting	2,500	625	-	625	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	72,062	21,831	18,660	3,171	25.89%
Field					
Contracts-Landscape	29,800	7,450	7,500	(50)	25.17%
Electricity - General	11,600	2,900	1,790	1,110	15.43%
R&M-Fountain	1,500	375	-	375	0.00%
R&M Lake & Pond Bank	6,000	1,500	4,872	(3,372)	81.20%
Mitigation Area Monitoring & Maintenance	2,700	675	-	675	0.00%
Aquatic Maintenance	16,470	4,118	3,873	245	23.52%
Aquatic Plant Replacement	2,000	500	-	500	0.00%
Misc-Contingency	72,065	18,016	1,751	16,265	2.43%
Total Field	142,135	35,534	19,786	15,748	13.92%
TOTAL EXPENDITURES	214,197	57,365	38,446	18,919	17.95%
Excess (deficiency) of revenues Over (under) expenditures	-	135,746	125,587	(10,159)	0.00%
Net change in fund balance	\$ -	\$ 135,746	\$ 125,587	\$ (10,159)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 458,400	\$ 448,241		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	5,000	4,508	8,778	4,270	175.56%
TOTAL REVENUES	5,000	4,508	8,778	4,270	175.56%
EXPENDITURES					
Capital Expenditures & Projects					
Capital Reserve	11,684	-	-	-	0.00%
Total Capital Expenditures & Projects	11,684	-	-	-	0.00%
TOTAL EXPENDITURES	11,684	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(6,684)	4,508	8,778	4,270	-131.33%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(6,684)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(6,684)	-	-	-	0.00%
Net change in fund balance	\$ (6,684)	\$ 4,508	\$ 8,778	\$ 4,270	-131.33%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 26,456	\$ 30,726		

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 516	\$ 516	0.00%
Special Assmnts- Tax Collector	259,890	234,305	195,111	(39,194)	75.07%
Special Assmnts- Discounts	(10,396)	(9,372)	(7,825)	1,547	75.27%
TOTAL REVENUES	249,494	224,933	187,802	(37,131)	75.27%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,198	4,686	3,746	940	72.07%
Total Administration	5,198	4,686	3,746	940	72.07%
<u>Debt Service</u>					
Principal Debt Retirement	185,000	-	-	-	0.00%
Interest Expense	61,722	30,861	30,861	-	50.00%
Total Debt Service	246,722	30,861	30,861	-	12.51%
TOTAL EXPENDITURES	251,920	35,547	34,607	940	13.74%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	189,386	153,195	(36,191)	-6314.72%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(2,426)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(2,426)	-	-	-	0.00%
Net change in fund balance	\$ (2,426)	\$ 189,386	\$ 153,195	\$ (36,191)	-6314.72%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 242,264	\$ 206,073		

Cash and Investment Report
December 31, 2024

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 385,745 ¹
PF Relationship Priced MMA	Bank United	Money Market	N/A	5.25%	\$ 283,717
				GF Subtotal	\$ 669,462
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 26,627
				Grand Total	\$ 696,089

(1) - Transferring \$230K to US Bank for Debt Service in January.