

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, June 2, 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
Sam Schmieder, Assistant Secretary
Jennifer Parra, Assistant Secretary
Jeff Mcnees, 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, June 2, 2025 – 7:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Adoption of the Agenda**
 - 3. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. Aquatic Maintenance Report Page 3
 - B. Landscape Report
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of Registered Voter Count Page 9
 - 5. Business Items**
 - A. Consideration of Resolution 2025-02, Approving the Proposed Budget and Setting a Public Hearing Page 10
 - B. Consideration of Draft Audit for Fiscal Year 2023-2024 Page 28
 - C. Consideration of Sign Proposal Page 62
 - 6. Business Administration**
 - A. Consideration of the Regular Meeting Minutes of March 3, 2025 Page 63
 - B. Consideration of January, February, March, and April 2025 Check Register... Page 66
 - C. Review of January, February, March, and April 2025 Financial Statements....Page 130
 - 7. Supervisor Requests**
 - 8. Adjournment**

The next meeting is scheduled for Monday, August 4, 2025.

District Office:

313 Campus Street
Celebration FL 34747
www.highlandscdd.com

Meeting Location:

Southshore Regional Library
15816 Beth Shields Way
Ruskin, FL 33573

MIRA LAGO WEST

Lake Report



Completed May 20th, 2025

By: Matt Jones



Pond 1



Pond 1 is healthy and thriving. No shoreline grasses or algae present. Water levels are down approximately 2-3 ft

Pond 2



No algae, or submersed vegetation present. Water levels are low and the fountain was not running because it was too early.

Pond 3



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

Pond 4



Very small amount of algae present. Water levels are low but overall in great shape.

Pond 5



Alligator weed is under control but now hydrilla has started to form. It has been treated and will be under control by 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.



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Mira Lago West CDD	1255

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Mira Lago West Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o 2005 Pan Am Circle., Suite 300, Tampa, FL 33607. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill

issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE:	August 4, 2025
HOUR:	7:00 p.m.
LOCATION:	The SouthShore Regional Library 15816 Beth Shields Way Ruskin, FL 33573

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd DAY OF JUNE 2025.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

Mira Lago West
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Mira Lago West

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 Series 2019	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Mira Lago West
Community Development District

Budget Overview
Fiscal Year 2026

Mira Lago West
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 5,951	\$ -	\$ 5,951	0%	\$ -
Interest - Tax Collector	-	566	-	566	0%	-
Special Assmnts- Tax Collector	214,197	205,065	9,132	214,197	0%	214,197
Other Miscellaneous Revenue	-	-	-	-	0%	-
TOTAL REVENUES	\$ 214,197	\$ 211,582	\$ 9,132	\$ 220,714		\$ 214,197
EXPENDITURES						
Financial and Administrative						
P/R-Board of Supervisors	\$ 4,000	\$ 1,800	\$ 2,200	\$ 4,000	0%	\$ 4,000
ProfServ-Engineering	5,000		5,000	5,000	0%	5,000
ProfServ-Legal Services	3,500	943	2,557	3,500	0%	3,500
ProfServ-Mgmt Consulting	39,500	19,752	19,748	39,500	0%	39,500
ProfServ-Trustee Fees	3,800	-	3,800	3,800	0%	3,800
Auditing Services	3,250	-	3,250	3,250	0%	3,250
Insurance - General Liability	3,804	3,596	208	3,804	0%	4,046
Legal Advertising	3,075		3,075	3,075	0%	2,000
Misc-Assessment Collection Cost	-	-	-	-	0%	-
Misc-Web Hosting	2,500	1,300	1,200	2,500	0%	2,500
Annual District Filing Fee	175	175	-	175	0%	175
Public Officials Liability Insurance	3,458	3,270	188	3,458	0%	3,679
Total Financial and Administrative	\$ 72,062	\$ 30,836	\$ 41,226	\$ 72,062		\$ 71,450
Field						
Contracts-Landscape	\$ 29,800	\$ 15,000	\$ 14,800	\$ 29,800	0%	\$ 31,500
Electricity - General	11,600	3,746	7,854	11,600	0%	11,600
R&M-Fountain	1,500	-	1,500	1,500	0%	1,500
R&M Lake & Pond Bank	6,000	7,122	-	7,122	19%	8,000
Mitigation Area Monitoring & Maintenance	2,700		2,700	2,700	0%	2,700
Aquatic Maintenance	16,470	7,746	8,724	16,470	0%	16,470
Aquatic Plant Replacement	2,000		2,000	2,000	0%	2,000
Misc-Contingency	72,065	3	72,062	72,065	0%	68,477
Insurance Crime			-	-	0%	500
Total Field	\$ 142,135	\$ 33,617	\$ 109,640	\$ 143,257		\$ 142,747
TOTAL EXPENDITURES	\$ 214,197	\$ 64,453	\$ 150,866	\$ 215,319		\$ 214,197
Excess (deficiency) of revenues	\$ -	\$ 147,129	\$ (141,734)	\$ 5,395		\$ -
Net change in fund balance	\$ -	\$ 147,129	\$ (141,734)	\$ 5,395		\$ -
FUND BALANCE, BEGINNING	\$ 322,654	\$ 322,654	\$ 469,783	\$ 322,654		\$ 328,049
FUND BALANCE, ENDING	\$ 322,654	\$ 469,783	\$ (141,734)	\$ 328,049		\$ 328,049

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	328,049
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		5,395
Estimated Funds Available - 9/30/2025		333,444

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	333,444
Less: First Quarter Operating Reserve		(53,549) ⁽¹⁾
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		279,895

Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Reserves

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Special Assmnts- Tax Collector	11,684	-	11,684	11,684	0%	11,684
TOTAL REVENUES	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
EXPENDITURES						
Contingency						
Capital Reserve	\$ 11,684	\$ -	11,684	\$ 11,684	0%	\$ 11,684
Total Contingency	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
TOTAL EXPENDITURES	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
Excess (deficiency) of revenues	\$ -	\$ -	\$ -	\$ -		\$ -
Net change in fund balance	\$ -	\$ -	\$ -	\$ -		\$ -
FUND BALANCE, BEGINNING	\$ 21,948	\$ 21,948	\$ 21,948	\$ 21,948		\$ 21,948
FUND BALANCE, ENDING	\$ 21,948	\$ 21,948	\$ -	\$ 21,948		\$ 21,948

Budget Narrative
Fiscal Year 2026**REVENUES****Interest – Investments**

The District earns interest income on their operating and investment accounts

Interest – Tax Collector

The District earns interest income on the assessments collected by Hillsborough county.

Special Assessments - Tax Collector

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

EXPENDITURES - Administrative**P/R - Board of Supervisors**

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

Professional Services - Engineering

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

Professional Services - Legal Services

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

Professional Services - Management Consulting Services

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

Professional Services - Trustee Fees

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

Auditing Services

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

Insurance - General Liability & Property

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

Budget Narrative
Fiscal Year 2026**EXPENDITURES – Administrative (continued)****Legal Advertising**

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

Misc-Web Hosting

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

Annual District Filling Fee

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

Insurance – Public Officials Liability Insurance

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

EXPENDITURES – Field**Contracts - Landscape**

Annual contract with Pine Lake Nursery for landscaping services.

Electricity - General

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

R&M - Fountain

Repair and maintenance of the district's fountains.

R&M – Lake & Pond Bank

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

Bank Mitigation Area Monitoring & Maintenance

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

Aquatic Maintenance

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

Aquatic Plant Replacement

Replacement of aquatic plants in lakes and ponds when needed.

Misc - Contingency

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

Mira Lago West
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2022 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	259,890	-	259,890	259,890	259,890
Special Assmnts- Discounts	(10,396)	-	(10,396)	(10,396)	(10,396)
TOTAL REVENUES	\$ 249,494	\$ -	\$ 249,494	\$ 249,494	\$ 249,494
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	5,198	-	5,198	5,198	5,198
Total Administrative	\$5,198	\$0	\$5,198	\$5,198	\$5,198
<i>Debt Service</i>					
Principal Debt Retirement	\$ 185,000	\$ -	\$ 185,000	185,000	\$ 189,000
Interest Expense	61,722	-	61,722	61,722	54,930
Total Administrative	\$ 246,722	\$ -	\$ 246,722	\$ 246,722	\$ 243,930
TOTAL EXPENDITURES	\$ 251,920	\$ -	\$ 251,920	\$ 251,920	\$ 249,128
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	-	(2,426)	(2,426)	366
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ (2,426)	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES (USES)	\$ (2,426)	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ (4,852)	\$ -	\$ (2,426)	\$ (2,426)	\$ 366
FUND BALANCE, BEGINNING	\$ 52,053	\$ 52,053	\$ 52,053	\$ 52,053	\$ 49,627
FUND BALANCE, ENDING	\$ 47,201	\$ 52,053	\$ 49,627	\$ 49,627	\$ 49,993

Budget Narrative
Fiscal Year 2025**REVENUES****Special Assessment - Tax Collector**

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

Special Assessment - Discounts

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

EXPENDITURES - Administrative**Misc. - Assessment Collection Costs**

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

Expenditures- Debt Service**Principal Debt Retirement**

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

Interest Expense

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

Mira Lago West

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION												
Assessment Area One- Series 2016												
Product	OM Units DS Units		General Fund			Debt Service Series 2016			Total Assessments per Unit			
			FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
SF 50'	343	343	\$ 396.53	\$ 396.53	\$ 0.00	\$ 394.61	\$ 394.61	\$ -	\$ 791.14	\$ 791.14	\$ 0.00	0%
SF 60'	263	263	\$ 396.53	\$ 396.53	\$ 0.00	\$ 473.53	\$ 473.53	\$ -	\$ 870.06	\$ 870.06	\$ 0.00	0%
	606	606										

**Mira Lago West
Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2024**

Mira Lago West Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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, 2024, 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, 2024, 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 (*Government Auditing Standards*). 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 May XX, 2025 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

May XX, 2025

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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, 2024**

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 bonds payable, 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, 2024:

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(1,221,381) (net position). Net investment in capital assets for the District was \$(812,191) and restricted net position was \$29,169. Unrestricted net position was \$(438,359).
- ◆ Revenues from governmental activities totaled \$499,362 while expenses from governmental activities totaled \$401,174.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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

	Governmental Activities	
	2024	2023
Current assets	\$ 347,199	\$ 264,890
Restricted assets	52,878	38,658
Capital assets	839,923	1,035,953
Total Assets	<u>1,240,000</u>	<u>1,339,501</u>
Deferred outflows of resources	<u>105,652</u>	<u>114,773</u>
Current liabilities	212,033	233,843
Non-current liabilities	2,355,000	2,540,000
Total Liabilities	<u>2,567,033</u>	<u>2,773,843</u>
Net Position		
Net investment in capital assets	(812,191)	(732,128)
Restricted for debt service	29,169	23,074
Unrestricted	(438,359)	(610,515)
Total Net Position	<u>\$ (1,221,381)</u>	<u>\$ (1,319,569)</u>

The increase in current assets is primarily due to an increase in cash.

The decrease in total liabilities is primarily 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, 2024**

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

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 481,498	\$ 450,877
General Revenues		
Investment earnings	17,204	1,654
Miscellaneous	660	-
Total Revenues	<u>499,362</u>	<u>452,531</u>
Expenses		
General government	69,336	81,162
Physical environment	258,443	316,033
Interest and other charges	73,395	77,712
Total Expenses	<u>401,174</u>	<u>474,907</u>
Change in Net Position	98,188	(22,376)
Net Position - Beginning of Year	<u>(1,319,569)</u>	<u>(1,297,193)</u>
Net Position - End of Year	<u><u>\$ (1,221,381)</u></u>	<u><u>\$ (1,319,569)</u></u>

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

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

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Infrastructure	\$ 3,179,885	\$ 3,179,885
Improvements other than building	925,886	925,886
Equipment	24,800	24,800
Less: accumulated depreciation	(3,290,648)	(3,094,618)
Governmental Activities Capital Assets	<u>\$ 839,923</u>	<u>\$ 1,035,953</u>

The activity for the year consisted of \$196,030 in depreciation.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less miscellaneous contingency and reserve expenditures than anticipated.

The September 30, 2024 budget was not amended.

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, 2024 was \$2,540,000.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

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 2025.

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, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

Mira Lago West Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 342,700
Due from other governments	3,866
Deposits	633
Total Current Assets	<u>347,199</u>
Non-Current Assets	
Restricted Assets	
Investments	52,878
Capital Assets	
Infrastructure	3,179,885
Improvements other than buildings	925,886
Equipment	24,800
Less: accumulated depreciation	<u>(3,290,648)</u>
Total Non-Current Assets	<u>892,801</u>
Total Assets	<u>1,240,000</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount of refunding, net	<u>105,652</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	1,315
Bonds payable	185,000
Accrued interest payable	25,718
Total Current Liabilities	<u>212,033</u>
Non-Current Liabilities	
Bonds payable	<u>2,355,000</u>
Total Liabilities	<u>2,567,033</u>
NET POSITION	
Net investment in capital assets	(812,191)
Restricted for debt service	29,169
Unrestricted	<u>(438,359)</u>
Total Net Position	<u>\$ (1,221,381)</u>

See accompanying notes to financial statements.

Mira Lago West Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (69,336)	\$ 119,189	\$ 49,853
Physical environment	(258,443)	112,130	(146,313)
Interest and other charges	(73,395)	250,179	176,784
Total Governmental Activities	<u>\$ (401,174)</u>	<u>\$ 481,498</u>	<u>80,324</u>
General Revenues			
Investment income			17,204
Miscellaneous revenues			660
Total General Revenues			<u>17,864</u>
Changes in Net Position			98,188
Net Position - Beginning of Year			<u>(1,319,569)</u>
Net Position - End of Year			<u>\$ (1,221,381)</u>

See accompanying notes to financial statements.

Mira Lago West Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 342,700	\$ -	\$ 342,700
Due from other governments	1,857	2,009	3,866
Deposits	633	-	633
Restricted assets			
Investments	-	52,878	52,878
Total Assets	<u>\$ 345,190</u>	<u>\$ 54,887</u>	<u>\$ 400,077</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 1,315</u>	<u>\$ -</u>	<u>\$ 1,315</u>
FUND BALANCES			
Nonspendable - deposits	633	-	633
Restricted:			
Debt service	-	54,887	54,887
Unassigned	<u>343,242</u>	<u>-</u>	<u>343,242</u>
Total Fund Balances	<u>343,875</u>	<u>54,887</u>	<u>398,762</u>
Total Liabilities and Fund Balances	<u>\$ 345,190</u>	<u>\$ 54,887</u>	<u>\$ 400,077</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, 2024

Total Governmental Fund Balances	\$ 398,762
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, \$(3,290,648), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	839,923
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(2,540,000)
Deferred amount on refunding, net, is not a current financial use and therefore, is not reported at the fund level.	105,652
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(25,718)</u>
Net Position of Governmental Activities	<u><u>\$ (1,221,381)</u></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, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 231,319	\$ 250,179	\$ 481,498
Investment income	14,020	3,184	17,204
Miscellaneous revenues	660	-	660
Total Revenues	<u>245,999</u>	<u>253,363</u>	<u>499,362</u>
Expenditures			
Current			
General government	66,342	2,994	69,336
Physical environment	62,413	-	62,413
Debt service			
Principal	-	180,000	180,000
Interest	-	66,096	66,096
Total Expenditures	<u>128,755</u>	<u>249,090</u>	<u>377,845</u>
Net Change in Fund Balances	117,244	4,273	121,517
Fund Balances - Beginning of Year	<u>226,631</u>	<u>50,614</u>	<u>277,245</u>
Fund Balances - End of Year	<u>\$ 343,875</u>	<u>\$ 54,887</u>	<u>\$ 398,762</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, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 121,517
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 amount of current year depreciation.	(196,030)
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.	180,000
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>1,822</u>
Change in Net Position of Governmental Activities	<u><u>\$ 98,188</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, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 225,907	\$ 225,907	\$ 231,319	\$ 5,412
Investment income	-	-	14,020	14,020
Miscellaneous revenues	-	-	660	660
Total Revenues	<u>225,907</u>	<u>225,907</u>	<u>245,999</u>	<u>20,092</u>
Expenditures				
Current				
General government	69,100	69,100	66,342	2,758
Physical environment	145,097	145,097	62,413	82,684
Capital outlay	<u>11,710</u>	<u>11,710</u>	<u>-</u>	<u>11,710</u>
Total Expenditures	<u>225,907</u>	<u>225,907</u>	<u>128,755</u>	<u>97,152</u>
Net Changes in Fund Balances	-	-	117,244	117,244
Fund Balances - Beginning of Year	<u>157,029</u>	<u>157,029</u>	<u>226,631</u>	<u>69,602</u>
Fund Balances - End of Year	<u>\$ 157,029</u>	<u>\$ 157,029</u>	<u>\$ 343,875</u>	<u>\$ 186,846</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

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, 2024

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, 2024**

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, 2024**

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, 2024**

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 capital improvement 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 capital assets, and non-current governmental liabilities, such as capital improvement 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, 2024**

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 infrastructure, 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 are as follows: 20 years for infrastructure, 25 years for improvements other than buildings, and 5 years for equipment.

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, 2024**

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, 2024, the District's bank balance was \$345,400 and the carrying value was \$342,700. 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, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U.S. Bank Managed Money Market	N/A	\$ 52,878

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, 2024

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, 2024 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, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<u>Governmental Activities:</u>				
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	<u>4,130,571</u>	<u>-</u>	<u>-</u>	<u>4,130,571</u>
Less accumulated depreciation for:				
Infrastructure	(2,489,849)	(158,994)	-	(2,648,843)
Improvements other than buildings	(579,969)	(37,036)	-	(617,005)
Equipment	(24,800)	-	-	(24,800)
Total Accumulated Depreciation	<u>(3,094,618)</u>	<u>(196,030)</u>	<u>-</u>	<u>(3,290,648)</u>
Total Capital Assets, Being Depreciated, Net	<u>\$ 1,035,953</u>	<u>\$ (196,030)</u>	<u>\$ -</u>	<u>\$ 839,923</u>

Current year depreciation of \$196,030 was charged to physical environment.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds – Series 2022

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, 2024 were as follows:

	Balance October 1, 2023	Additions	Reductions	Balance September 30, 2024
Governmental Activities:				
Series 2022	\$ 2,720,000	\$ -	\$ (180,000)	\$ 2,540,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
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	203,000	43,084	246,084
2030-2034	1,094,000	138,924	1,232,924
2035-2036	476,000	17,423	493,423
Totals	\$ 2,540,000	\$ 418,934	\$ 2,958,934

**Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE D – 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 E – 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 F – 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, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May XX, 2025.

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

May XX, 2025

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, 2024, and have issued our report thereon dated May XX, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 Reports and Schedule

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 that report, which is dated May XX, 2025, 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 made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Mira Lago West Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires 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 the Mira Lago West Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the 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.

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, 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, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 10
- 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, whether paid or accrued, regardless of contingency: \$99,253
- 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, 2023, 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 not amended.

To the Board of Supervisors
Mira Lago West Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, 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: Total special assessments collected was \$481,498.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: Series 2022 Bonds, \$2,540,000, matures May 2036.

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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any 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

May XX, 2025

**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, 2024. 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, 2024.

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

May XX, 2025



Material

Price per Sign

Compare Prices at Different Quantities
(Prices are per Sign
and rounded to nearest hundredth)

▶ Designer Signs		1	5	10	20	50	100
<input type="radio"/> Reflective Aluminum (EG)	?	\$58.20	\$51.70	\$48.50	\$46.30	\$42.40	\$39.35
<input type="radio"/> Standard Aluminum	?	\$64.80	\$57.05	\$52.10	\$49.45	\$44.90	\$41.50
<input checked="" type="radio"/> 3M Reflective Aluminum (HIP)	?	\$69.85	\$61.55	\$57.05	\$54.40	\$49.05	\$45.10

Material Features:

> Spot signs at night.

> 3M High Intensity (HIP) grade reflectivity.

> 80 mils thick aluminum.

> Durable for over 10 years outdoors.

> Special pricing.

[More Material Details](#)

Mouse over icons for more details:

168°F

May 23

Ships Tomorrow.

Order within **22 hrs 21 mins**

*If a proof is required, ship dates are subject to customer approval of a proof.

Minimum order quantity is 1 Sign.

Quantity - 15 + Signs

Sign Set-Up Charge \$0.00

Price / Sign \$57.05

Total Cost \$855.75



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, March 3, 2025, 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
Jeff McNees	Board Supervisor, Asst. Secretary
Jennifer Parra	Board Supervisor, Asst. Secretary
Sam Schmieder	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Epi Carvajal	Representative, PineLake

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

Staff Reports

A. Aquatic Maintenance Report

Ms. Cole presented his report to the Board. Mr. Jones informed the Board that there was a fish kill at pond 7.

Ms. Cole stated that Jeremy Doug would be out tomorrow to look at the lights on the fountain.

1. Ratification of Pond 8 Proposal

On a Motion from Mr. Schmieder, seconded by Mr. Fine, with all in favor, the Board ratified the Pond 8 Proposal for the Mira Lago West Community Development District.

B. Landscape Report

Mr. Carvajal gave the District an update on the community.

C. District Counsel

Not present and no report.

D. District Engineer

1. Consideration of Fee Increase

On a Motion from Ms. Parra, seconded by Mr. McNees, with one opposing vote from Mr. Fine, the Board accepted the Fee Increase for District Engineer, for the Mira Lago West Community Development District.

E. District Manager

Ms. Cole announced that the next meeting will be held on Monday, June 2, 2025.

FOURTH ORDER OF BUSINESS

**Acceptance of Hectors Ortiz's
Resignation**

On a Motion from Mr. Fine, seconded by Mr. McNees, with all in favor, the Board accepted Hector Ortiz's Resignation, for the Mira Lago West Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Sign Proposal

The Board approved the proposal with a NTE (not-to-exceed) of the post and Mr. Fine to determine the location of the signs.

SIXTH ORDER OF BUSINESS

**Consideration of the Regular
Meeting Minutes from
December 2, 2024**

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board approved the Meeting Minutes from December 2, 2024, for the Mira Lago West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of November
and December 2024
Check Registers**

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board approved the November and December 2024 Check Registers, for the Mira Lago West Community Development District.

EIGHTH ORDER OF BUSINESS

**Review of November and December
2024 Financial Statements**

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

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fine is upset that the fountain lights are not working.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. McNees, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:45 p.m., for the Mira Lago West Community Development District.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

Payment Register by Fund
For the Period from 01/01/25 to 01/31/25
(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 # 100022							
001	01/02/25	JENNIFER RAE PARRA	JP 120224	SUPERVISOR FEES - 12/24 J. PARRA	BOARD PAY 12/02/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100023							
001	01/02/25	HECTOR ORTIZ	HO 120224	SUPERVISOR FEES - 12/24 - H. ORTIZ	BOARD PAY 12/2/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100024							
001	01/02/25	CROSSCREEK ENVIROMENTAL INC	19489	STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 100025							
001	01/02/25	SIMON J. SCHMIEDER	SS 120224	SUPERVISOR FEES - 12/24 S. SCHMEIDER	BOARD PAY 12/02/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100026							
001	01/02/25	PINE LAKE NURSERY LLC	5687	NOV 2024 MAINT	Contracts-Landscape	534050-53901	\$2,499.99
Check Total							\$2,499.99
CHECK # 100027							
001	01/02/25	INFRAMARK LLC	139871	11/2024 POSTAGE	POSTAGE	549900-53901	\$0.69
Check Total							\$0.69
CHECK # 100028							
001	01/02/25	LENNIE FINE	LF 120224	SUPERVISOR FEES 12/24 - L. FINE	SUPERVISOR FEES	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100029							
001	01/21/25	PINE LAKE NURSERY LLC	6118	JAN 2025 MAINT	JAN 2025 MAINTENANCE	534050-53901	\$2,499.99
Check Total							\$2,499.99
CHECK # 100030							
001	01/21/25	INFRAMARK LLC	141103	JAN 2025 MGMNT FEES	MANAGEMENT FEE JAN 2025	531027-51201	\$3,292.00
Check Total							\$3,292.00
CHECK # 100031							
001	01/28/25	CROSSCREEK ENVIROMENTAL INC	19246	POND 8 - STABALIZE / RESTORE SHORLINE	POND #8	546185-53901	\$4,872.00
Check Total							\$4,872.00
CHECK # 1107							
001	01/29/25	US BANK	10925 - 2022 SERIES	TRANSFER ASSESSMENTS	TRANSFER ASSESSMENTS	531045-51301	\$226,869.07
Check Total							\$226,869.07
CHECK # DD1050							
001	01/21/25	TECO ACH	123024-7815 ACH	SVC PRD 11/21/24-12/20/24	Electricity - General	543006-53901	\$469.52
001	01/21/25	TECO ACH	1012	Credit Memo 000012	Electricity - General	543006-53901	(\$16.05)
Check Total							\$453.47
CHECK # DD1051							

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/25 to 01/31/25

(Sorted by Check / ACH No.)

[illegible]

Total Checks Paid	\$242,741.76
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Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 12.2.24

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

Kristee Cole
District Manager Signature

12.5.24
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 12.2.24

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

Kristee Cole
District Manager Signature

12.5.24
Date



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 12/16/2024

Invoice # 19489

Bill To

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

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

1/15/2025

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: <ul style="list-style-type: none">* Algae control* Floating vegetation control* Shoreline vegetation control* Submersed vegetation control* Aquatics consulting* Management reporting* Littoral shelf maintenance* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.	
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	

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 12.2.24

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

Kristee Cole
District Manager Signature

12.5.24
Date



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/31/24	5687
Terms	Due Date
Net 30	11/30/24

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139871

DATE

12/20/2024

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**

1/19/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal

\$0.69

Tax

\$0.00

Total Due

\$0.69

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 12.2.24

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

Kristee Cole
District Manager Signature

12.5.24
Date



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/25	6118
Terms	Due Date
Net 30	01/31/25

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
	#4890 - Mira Lago West Maintenance Renewal 2025 January 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 January 2025		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

141103

DATE

1/3/2025

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**

2/2/2025

Services provided for the Month of: January 2025

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

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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.

www.crosscreekenvironmental.com

CHECK REQUEST FORM

District Name:	Mira Lago West
Date:	9-Jan-25
Invoice Number:	010925 - 2022 Series
Please issue a check to:	Mira Lago West
Vendor Name:	Mira Lago West c/o US Bank
Vendor No.:	V00021
Check amount:	\$226,869.07
Please cut check from Acct. #:	Bank United GF # 2070
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

January 9, 2025

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 \$ **226,869.07**
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
402 19TH ST NW
RUSKIN, FL 33570-2960

Statement Date: December 30, 2024

Amount Due: \$469.52

Due Date: January 21, 2025

Account #: 211008707815

DO NOT PAY. Your account will be drafted on January 21, 2025

Account Summary

Current Service Period: November 21, 2024 - December 20, 2024

Previous Amount Due \$467.30

Payment(s) Received Since Last Statement -\$467.30

Current Month's Charges \$469.52

Amount Due by January 21, 2025 \$469.52

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

Your Energy Insight

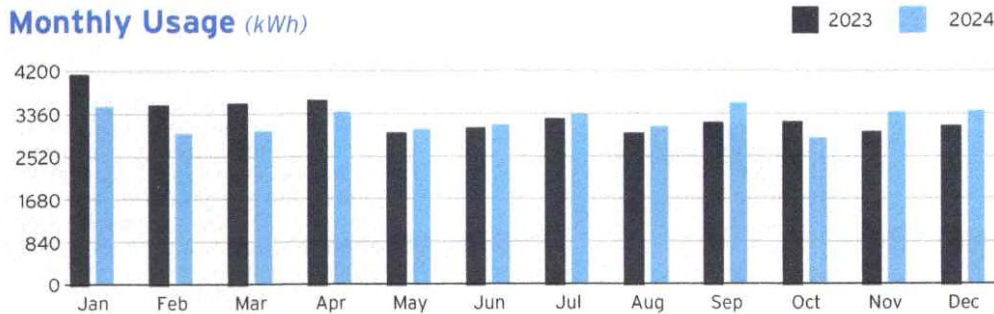
Your average daily kWh used was **10.68% higher** than the same period last year.

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

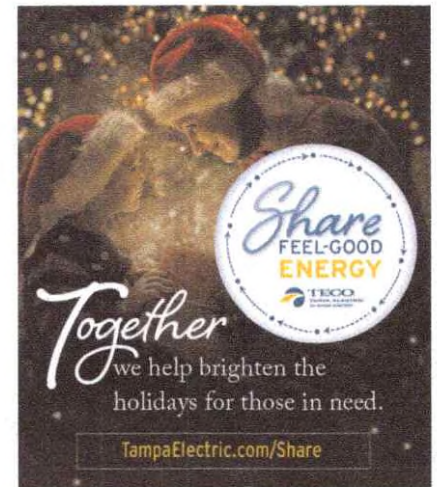


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707815

Due Date: January 21, 2025



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: \$469.52

Payment Amount: \$ _____

624223875628

Your account will be drafted on January 21, 2025

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: December 30, 2024
Charges Due: January 21, 2025

Meter Read

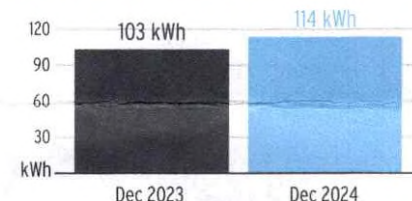
Service Period: Nov 21, 2024 - Dec 20, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	12/20/2024	34,558	31,151		3,407 kWh	1	30 Days

Charge Details

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.

Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) for more details.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,407 kWh @ \$0.08192/kWh	\$279.10
Fuel Charge	3,407 kWh @ \$0.03157/kWh	\$107.56
Storm Protection Charge	3,407 kWh @ \$0.00775/kWh	\$26.40
Clean Energy Transition Mechanism	3,407 kWh @ \$0.00427/kWh	\$14.55
Storm Surcharge	3,407 kWh @ \$0.00225/kWh	\$7.67
Florida Gross Receipt Tax		\$11.74
Electric Service Cost		\$469.52

Total Current Month's Charges

\$469.52

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://www.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://www.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://www.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://www.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.

Important Rate Information for Commercial and Industrial Customers

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges to take effect in January 2025. These adjustments support the following initiatives:



Meeting growing energy demands: Addressing population growth, the rising use of electric vehicles and the increasing electrification of homes and businesses.



Enhancing system resilience: Relocating key facilities and upgrading critical energy management systems to prepare for extreme weather and cyber threats.



Focusing on long-term affordability: Reducing fuel costs by improving efficiency at existing power plants and expanding investment in solar energy.



Strengthening reliability: Enhancing technology to enable automatic, remote service restoration and faster, more cost-effective diagnosis and repair when more in-depth work is needed.

Visit [TampaElectric.com/AboutMyBusinessBill](https://www.tampaelectric.com/AboutMyBusinessBill) to learn more details about your bill's components and how you can access your Interactive Bill for personalized insights and energy-saving recommendations.

Tampa Electric offers energy-saving programs to help customers manage energy costs. Learn more and sign up at [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

If you have questions, call customer care at **866-832-6249** on weekdays from 7:30 a.m. to 6:00 p.m.

Approved Rates for January 2025

Approved Rates for January 2025		
Standard General Service, Demand (GSD)		
Basic Service Charge	\$1.06 per day	
Demand Charge	\$18.07 per kW	
Energy Charge	0.773 cents per kWh	
Fuel Charge	3.083 cents per kWh	
Environmental Charge	0.068 cents per kWh	
Storm Protection Charge	\$2.08 per kW	
Capacity Charge	\$0.30 per kW	
Energy Conservation Charge	\$0.93 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$1.06 per day	
Energy Charge	7.799 cents per kWh	
Fuel Charge	3.083 cents per kWh	
Environmental Charge	0.068 cents per kWh	
Storm Protection Charge	0.505 cents per kWh	
Capacity Charge	0.073 cents per kWh	
Energy Conservation Charge	0.226 cents per kWh	
Clean Energy Transition Mechanism	0.272 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$1.06 per day	
Demand Charge	\$6.38 per kW of billing demand, plus	
	\$11.70 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.253	0.600
Fuel Charge	3.227	3.024
Environmental Charge	0.068 cents per kWh	
Storm Protection Charge	\$2.08 per kW	
Capacity Charge	\$0.30 per kW	
Energy Conservation Charge	\$0.93 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge	\$20.89 per day	
Demand Charge	\$13.41 per kW	
Energy Charge	1.105 cents per kWh	
Fuel Charge	3.052 cents per kWh	
Environmental Charge	0.059 cents per kWh	
Storm Protection Charge	\$1.41 per kW	
Capacity Charge	\$0.24 per kW	
Energy Conservation Charge	\$0.82 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	



Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2025		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$20.89 per day	
Demand Charge	\$3.93 per kW of billing demand, plus	
	\$9.49 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.679	0.898
Fuel Charge	3.195	2.994
Environmental Charge	0.059 cents per kWh	
Storm Protection Charge	\$1.41 per kW	
Capacity Charge	\$0.24 per kW	
Energy Conservation Charge	\$0.82 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$126.72 per day	
Demand Charge	\$12.16 per kW	
Energy Charge	1.163 cents per kWh	
Fuel Charge	3.021 cents per kWh	
Environmental Charge	0.061 cents per kWh	
Storm Protection Charge	\$0.13 per kW	
Capacity Charge	\$0.28 per kW	
Energy Conservation Charge	\$0.90 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$126.72 per day	
Demand Charge	\$1.53 per kW of billing demand, plus	
	\$10.63 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.400	1.089
Fuel Charge	3.162	2.964
Environmental Charge	0.061 cents per kWh	
Storm Protection Charge	\$0.13 per kW	
Capacity Charge	\$0.28 per kW	
Energy Conservation Charge	\$0.90 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Approved Service Charges	
Initial Service Connection	\$168.00
Normal Reconnect Subsequent Subscriber	\$15.00
Same Day Reconnect *	\$15.00
Saturday/Sunday/Holiday Reconnect *	\$15.00
Reconnect after Disconnect at Meter for Cause *	\$18.00
Reconnect after Disconnect for Cause at Point Distant from Meter	\$175.00
Field Visit	\$37.00
Tampering Charge Without Investigation	\$75.00
Temporary Service	\$480.00

* For customers with optional Automated Metering Infrastructure Opt-Out, or others who do not have remote connect capability in their meter, service is only available during normal working hours.



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

Statement Date: December 30, 2024

Amount Due: \$172.58

Due Date: January 21, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on January 21, 2025

Account Summary

Current Service Period: November 21, 2024 - December 20, 2024

Previous Amount Due	\$164.35
Payment(s) Received Since Last Statement	-\$164.35

Current Month's Charges	\$172.58
-------------------------	----------

Amount Due by January 21, 2025 \$172.58

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

Your Energy Insight



Your average daily kWh used was **22.58% higher** than the same period last year.



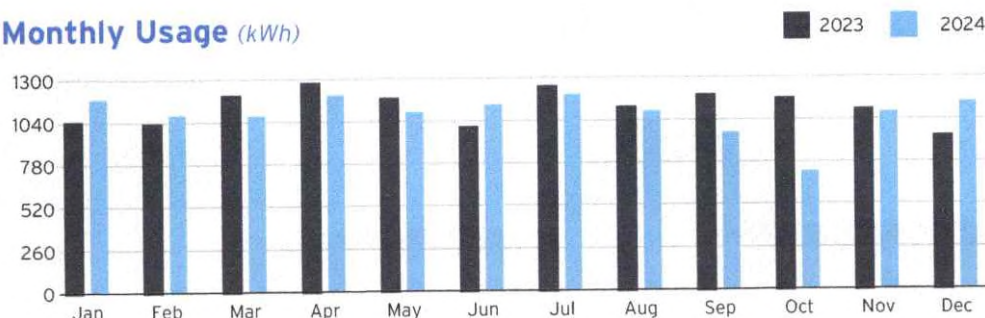
Your average daily kWh used was **2.7% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com

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

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

Account #: 211008707989

Due Date: January 21, 2025

Amount Due: \$172.58

Payment Amount: \$ _____

624223875629

Your account will be drafted on January 21, 2025



00003728 FTECO112302423552110 00000 01 00000000 3728 005
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: December 30, 2024
Charges Due: January 21, 2025

Meter Read

Meter Location: # B Pmp

Service Period: Nov 21, 2024 - Dec 20, 2024

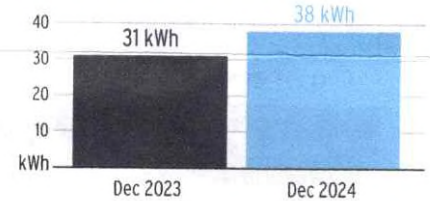
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	12/20/2024	58,318	57,177	1,141 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,141 kWh @ \$0.08192/kWh	\$93.47
Fuel Charge	1,141 kWh @ \$0.03157/kWh	\$36.02
Storm Protection Charge	1,141 kWh @ \$0.00775/kWh	\$8.84
Clean Energy Transition Mechanism	1,141 kWh @ \$0.00427/kWh	\$4.87
Storm Surcharge	1,141 kWh @ \$0.00225/kWh	\$2.57
Florida Gross Receipt Tax		\$4.31
Electric Service Cost		\$172.58

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$172.58

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

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>	<p>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)</p>	<p>Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>			

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



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

Account #: 211008707989
Statement Date: December 30, 2024
Charges Due: January 21, 2025

Important Rate Information

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00003728-0007756-Page 3 of 10



Important Rate Information for Commercial and Industrial Customers

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Meeting growing energy demands: Addressing population growth, the rising use of electric vehicles and the increasing electrification of homes and businesses.



Enhancing system resilience: Relocating key facilities and upgrading critical energy management systems to prepare for extreme weather and cyber threats.



Focusing on long-term affordability: Reducing fuel costs by improving efficiency at existing power plants and expanding investment in solar energy.



Strengthening reliability: Enhancing technology to enable automatic, remote service restoration and faster, more cost-effective diagnosis and repair when more in-depth work is needed.

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Tampa Electric offers energy-saving programs to help customers manage energy costs. Learn more and sign up at [TampaElectric.com/BizSave](https://www.tampaelectric.com/BizSave).

If you have questions, call customer care at **866-832-6249** on weekdays from 7:30 a.m. to 6:00 p.m.

Approved Rates for January 2025

Standard General Service, Demand (GSD)

Basic Service Charge	\$1.06 per day
Demand Charge	\$18.07 per kW
Energy Charge	0.773 cents per kWh
Fuel Charge	3.083 cents per kWh
Environmental Charge	0.068 cents per kWh
Storm Protection Charge	\$2.08 per kW
Capacity Charge	\$0.30 per kW
Energy Conservation Charge	\$0.93 per kW
Clean Energy Transition Mechanism	\$1.15 per kW

Optional General Service, Demand (GSD-option)

Basic Service Charge	\$1.06 per day
Energy Charge	7.799 cents per kWh
Fuel Charge	3.083 cents per kWh
Environmental Charge	0.068 cents per kWh
Storm Protection Charge	0.505 cents per kWh
Capacity Charge	0.073 cents per kWh
Energy Conservation Charge	0.226 cents per kWh
Clean Energy Transition Mechanism	0.272 cents per kWh

Time-of-Day General Service, Demand (GSDT)

Basic Service Charge	\$1.06 per day	
Demand Charge	\$6.38 per kW of billing demand, plus	
	\$11.70 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.253	0.600
Fuel Charge	3.227	3.024
Environmental Charge	0.068 cents per kWh	
Storm Protection Charge	\$2.08 per kW	
Capacity Charge	\$0.30 per kW	
Energy Conservation Charge	\$0.93 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	

General Service, Large Demand Primary (GSLDPR)

Basic Service Charge	\$20.89 per day
Demand Charge	\$13.41 per kW
Energy Charge	1.105 cents per kWh
Fuel Charge	3.052 cents per kWh
Environmental Charge	0.059 cents per kWh
Storm Protection Charge	\$1.41 per kW
Capacity Charge	\$0.24 per kW
Energy Conservation Charge	\$0.82 per kW
Clean Energy Transition Mechanism	\$0.86 per kW

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2025		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$20.89 per day	
Demand Charge	\$3.93 per kW of billing demand, plus	
	\$9.49 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.679	0.898
Fuel Charge	3.195	2.994
Environmental Charge	0.059 cents per kWh	
Storm Protection Charge	\$1.41 per kW	
Capacity Charge	\$0.24 per kW	
Energy Conservation Charge	\$0.82 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$126.72 per day	
Demand Charge	\$12.16 per kW	
Energy Charge	1.163 cents per kWh	
Fuel Charge	3.021 cents per kWh	
Environmental Charge	0.061 cents per kWh	
Storm Protection Charge	\$0.13 per kW	
Capacity Charge	\$0.28 per kW	
Energy Conservation Charge	\$0.90 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$126.72 per day	
Demand Charge	\$1.53 per kW of billing demand, plus	
	\$10.63 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.400	1.089
Fuel Charge	3.162	2.964
Environmental Charge	0.061 cents per kWh	
Storm Protection Charge	\$0.13 per kW	
Capacity Charge	\$0.28 per kW	
Energy Conservation Charge	\$0.90 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

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

Approved Service Charges	
Initial Service Connection	\$168.00
Normal Reconnect Subsequent Subscriber	\$15.00
Same Day Reconnect *	\$15.00
Saturday/Sunday/Holiday Reconnect *	\$15.00
Reconnect after Disconnect at Meter for Cause *	\$18.00
Reconnect after Disconnect for Cause at Point Distant from Meter	\$175.00
Field Visit	\$37.00
Tampering Charge Without Investigation	\$75.00
Temporary Service	\$480.00

* For customers with optional Automated Metering Infrastructure Opt-Out, or others who do not have remote connect capability in their meter, service is only available during normal working hours.



MIRA LAGO WEST
Community Development District

Check Register and Invoices

February 2025

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2025 to 02/28/2025

(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 # 100032

001	02/18/25	PINE LAKE NURSERY LLC	6306	landscape maintenance - Feb'25	MAINTENANCE	534050-53901	\$2,499.99
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Check Total	<u>\$2,499.99</u>
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CHECK # DD1052

001	02/19/25	TECO ACH	012925-7989	SVC PRD 12/21/24-01/23/25	Electricity - General	543006-53901	\$188.04
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Check Total	<u>\$188.04</u>
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CHECK # DD1053

001	02/19/25	TECO ACH	012925-7815	SVC PRD 12/21/24-01/23/25	Electricity - General	543006-53901	\$511.42
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Check Total	<u>\$511.42</u>
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Fund Total	<u>\$3,199.45</u>
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Total Checks Paid	\$3,199.45
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MIRA LAGO WEST COMMUNITY
402 19TH ST NW
RUSKIN, FL 33570-2960

Statement Date: January 29, 2025

Amount Due: \$511.42

Due Date: February 19, 2025

Account #: 211008707815

DO NOT PAY. Your account will be drafted on February 19, 2025

Account Summary

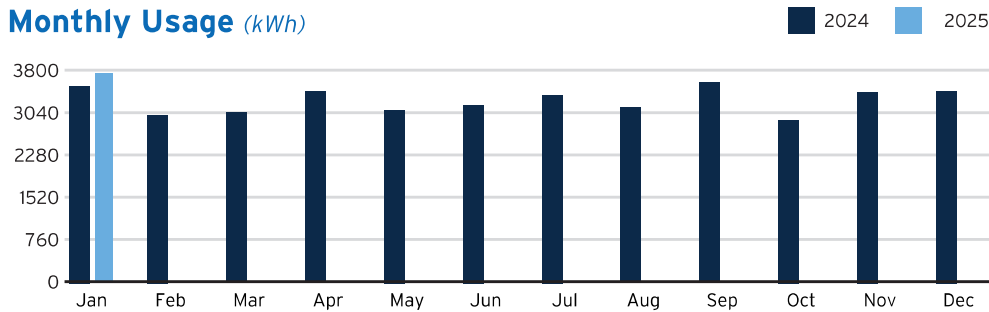
Current Service Period: December 21, 2024 - January 23, 2025

Previous Amount Due	\$469.52
Payment(s) Received Since Last Statement	-\$453.47
Miscellaneous Credits	-\$16.05
Current Month's Charges	\$511.42

Amount Due by February 19, 2025 \$511.42

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

Monthly Usage (kWh)



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



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.

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.

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

Account #: 211008707815

Due Date: February 19, 2025

Amount Due: \$511.42

Payment Amount: \$ _____

641507772414

Your account will be
drafted on February 19, 2025



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211008707815
Statement Date: January 29, 2025
Charges Due: February 19, 2025


Meter Read

Service Period: Dec 21, 2024 - Jan 23, 2025

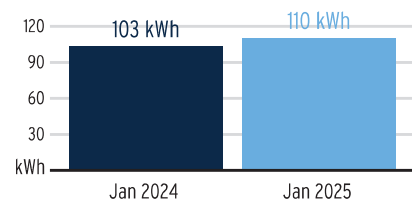
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	01/23/2025	38,310		34,558		3,752 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.63000	\$21.42
	Energy Charge	3,752 kWh @ \$0.08641/kWh	\$324.21
	Fuel Charge	3,752 kWh @ \$0.03083/kWh	\$115.67
	Storm Protection Charge	3,752 kWh @ \$0.00577/kWh	\$21.65
	Clean Energy Transition Mechanism	3,752 kWh @ \$0.00418/kWh	\$15.68
	Florida Gross Receipt Tax		\$12.79
	Electric Service Cost		\$511.42

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$511.42

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$16.05
	Total Current Month's Credits	-\$16.05

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://www.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://www.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://www.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://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: January 29, 2025

Amount Due: \$188.04

Due Date: February 19, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on February 19, 2025

Account Summary

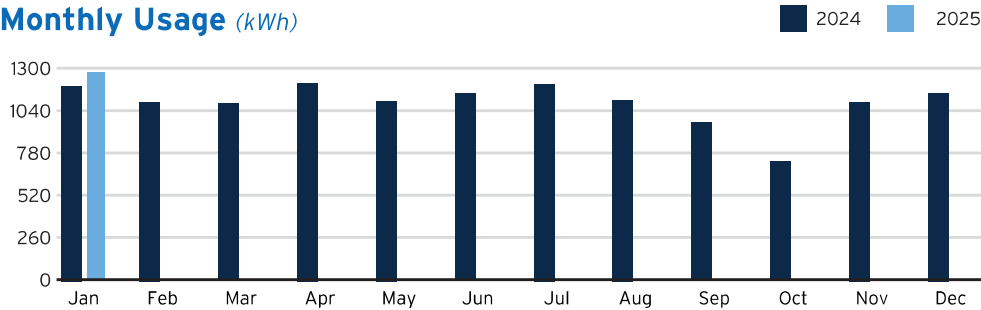
Current Service Period: December 21, 2024 - January 23, 2025

Previous Amount Due	\$172.58
Payment(s) Received Since Last Statement	-\$163.55
Miscellaneous Credits	-\$9.03
Current Month's Charges	\$188.04

Amount Due by February 19, 2025 \$188.04

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

Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **5.71% higher** than the same period last year.



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



Scan here to view your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit TampaElectric.com/PowerLineSafety



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



Pay your bill online at TampaElectric.com

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

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

Account #: 211008707989

Due Date: February 19, 2025

Amount Due: \$188.04

Payment Amount: \$ _____

641507772415

Your account will be drafted on February 19, 2025

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: January 29, 2025

Charges Due: February 19, 2025

Meter Read

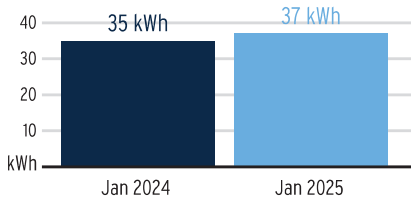
Meter Location: # B Pmp
Service Period: Dec 21, 2024 - Jan 23, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	01/23/2025	59,591		58,318		1,273 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.63000	\$21.42
	Energy Charge	1,273 kWh @ \$0.08641/kWh	\$110.00
	Fuel Charge	1,273 kWh @ \$0.03083/kWh	\$39.25
	Storm Protection Charge	1,273 kWh @ \$0.00577/kWh	\$7.35
	Clean Energy Transition Mechanism	1,273 kWh @ \$0.00418/kWh	\$5.32
	Florida Gross Receipt Tax		\$4.70
	Electric Service Cost		\$188.04

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$188.04

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$9.03
	Total Current Month's Credits	-\$9.03

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 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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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**

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
02/01/25	6306
Terms	Due Date
Net 30	03/03/25

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
	#4890 - Mira Lago West Maintenance Renewal 2025 February 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 February 2025		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(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 # 100033

001	03/05/25	CROSSCREEK ENVIROMENTAL INC	20030	REMOVE DEAD FISH FROM POND	Fish kill	546185-53901	\$500.00
001	03/05/25	CROSSCREEK ENVIROMENTAL INC	20246	pond maintance	pond maintenance	546995-53901	\$1,291.00

Check Total \$1,791.00

CHECK # 100034

001	03/05/25	INFRAMARK LLC	142870	FEB 25 MGMNT SVC	FEB 25 MGMNT SVCS	531027-51201	\$3,292.00
001	03/05/25	INFRAMARK LLC	142109	POSTAGE DEC 2024	DEC 24 POSTAGE	549900-53901	\$2.76

Check Total \$3,294.76

CHECK # 100035

001	03/13/25	INFRAMARK LLC	144963	MGMNT FEES - MAR'25	MANAGEMENT FEE MAR 25	531027-51201	\$3,292.00
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Check Total \$3,292.00

CHECK # 100036

001	03/14/25	CROSSCREEK ENVIROMENTAL INC	19766	pond maintenance	Aquatic Maintenance	546995-53901	\$1,291.00
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Check Total \$1,291.00

CHECK # 100037

001	03/14/25	PINE LAKE NURSERY LLC	6556	landscape maintenance	MAINTENANCE	534050-53901	\$2,499.99
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Check Total \$2,499.99

CHECK # 100038

001	03/21/25	CROSSCREEK ENVIROMENTAL INC	20483	aquatic maintenance March 2025	aquatics maintenance March 2025	546995-53901	\$1,291.00
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Check Total \$1,291.00

CHECK # 100039

001	03/31/25	ADA SITE COMPLIANCE LLC	INV-11678	WEBSITE / COMPL SVCS	website	549915-51301	\$1,300.00
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Check Total \$1,300.00

CHECK # 1108

001	03/10/25	JENNIFER RAE PARRA	JP 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
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Check Total \$200.00

CHECK # 1109

001	03/10/25	LENNIE FINE	LF 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
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Check Total \$200.00

CHECK # 1110

001	03/10/25	SIMON J. SCHMIEDER	SS 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
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Check Total \$200.00

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1111							
001	03/25/25	JEFFREY McNEES	JM 120224	December meeting - Jeff McNees	board pay	511001-51301	\$200.00
Check Total							\$200.00
CHECK # 1112							
001	03/31/25	JEFFREY McNEES	JM 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 300004							
001	03/20/25	TECO ACH	022725-7989	SVC PRD 01/24/25-02/21/25	Electricity - General	543006-53901	\$171.08
Check Total							\$171.08
CHECK # 300005							
001	03/20/25	TECO ACH	022725-7815	SVC PRD 01/24/25-02/21/2025	SVC PRD 01/24/2025-02/21/2025	543006-53901	\$469.93
Check Total							\$469.93
Fund Total							\$16,400.76

Total Checks Paid	\$16,400.76
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Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 2/18/2025

Invoice # 20246

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

3/20/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

142870

DATE

2/1/2025

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**

3/3/2025

Services provided for the Month of: February 2025

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

142109

DATE

1/27/2025

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**

2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	2.76		2.76
Subtotal					2.76

Subtotal

\$2.76

Tax

\$0.00

Total Due

\$2.76

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.

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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#

144963

DATE

3/3/2025

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**

4/2/2025

Services provided for the Month of: March 2025

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.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 1/16/2025

Invoice # 19766

Bill To

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

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

2/15/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/01/25	6556
Terms	Due Date
Net 30	03/31/25

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
	#4890 - Mira Lago West Maintenance Renewal 2025 March 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 March 2025		\$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 3/14/2025
Invoice # 20483

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

4/13/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

ADA Site Compliance
5210 E Williams Cir Ste 750
Tucson, AZ 857114477
accounting@adasitecompliance.com



Invoice

BILL TO
Mira Lago West CDD

SHIP TO
Mira Lago West CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11678	01/09/2025	\$1,300.00	02/23/2025	45	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,300.00	1,300.00

BALANCE DUE

\$1,300.00

Pay invoice

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 3.3.25

	Name	In Attendance Please X	Paid
1	Lennie Fine	X	\$200.00
2	Sam Schmieder	X	\$200.00
3	Jennifer Parra	X	\$200.00
4	Jeff McNees	X	\$200.00
5			

Kristee Cole
District Manager Signature

3.6.25
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 3.3.25

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

1	Lennie Fine	X	\$200.00
---	-------------	---	----------

2	Sam Schmieder	X	\$200.00
---	---------------	---	----------

3	Jennifer Parra	X	\$200.00
---	----------------	---	----------

4	Jeff McNees	X	\$200.00
---	-------------	---	----------

5			
---	--	--	--

Kristee Cole
District Manager Signature

3.6.25
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 3.3.25

	Name	In Attendance Please X	Paid
1	Lennie Fine	X	\$200.00
2	Sam Schmieder	X	\$200.00
3	Jennifer Parra	X	\$200.00
4	Jeff McNees	X	\$200.00
5			

Kristee Cole
District Manager Signature

3.6.25
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 12.2.24

	Name	In Attendance Please X	Paid
1	Jeff McNees	X	\$200.00

Kristee Cole
District Manager Signature

12.5.24
Date

Attendance Confirmation

for
Board of Supervisors

District Name: Mira Lago West CDD

Board Meeting Date: 3.3.25

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

1	Lennie Fine	X	\$200.00
---	-------------	---	----------

2	Sam Schmieder	X	\$200.00
---	---------------	---	----------

3	Jennifer Parra	X	\$200.00
---	----------------	---	----------

4	Jeff McNees	X	\$200.00
---	-------------	---	----------

5

Kristee Cole
District Manager Signature

3.6.25
Date



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

Statement Date: February 27, 2025

Amount Due: \$171.08

Due Date: March 20, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on March 20, 2025

Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$188.04
Payment(s) Received Since Last Statement	-\$188.04

Current Month's Charges	\$171.08
-------------------------	----------

Amount Due by March 20, 2025 \$171.08

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.



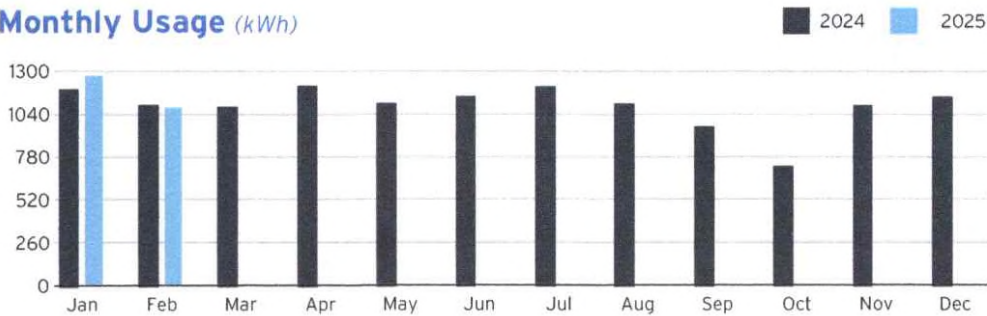
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 211008707989

Due Date: March 20, 2025



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: \$171.08

Payment Amount: \$ _____

651384277090

Your account will be drafted on March 20, 2025

00003718 FTECO102272523174310 00000 01 00000000 3718 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: February 27, 2025
Charges Due: March 20, 2025

Meter Read

Meter Location: # B Pmp

Service Period: Jan 24, 2025 - Feb 21, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	02/21/2025	60,668	59,591		1,077 kWh	1	29 Days

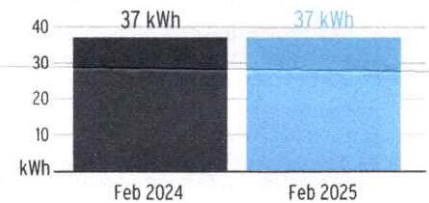
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,077 kWh @ \$0.08641/kWh	\$93.06
Fuel Charge	1,077 kWh @ \$0.03083/kWh	\$33.20
Storm Protection Charge	1,077 kWh @ \$0.00577/kWh	\$6.21
Clean Energy Transition Mechanism	1,077 kWh @ \$0.00418/kWh	\$4.50
Florida Gross Receipt Tax		\$3.98
Electric Service Cost		\$159.22
State Tax		\$11.86
Total Electric Cost, Local Fees and Taxes		\$171.08

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$171.08

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 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.

Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

Our Medical Watch program helps us identify residential customers who use electrically powered or natural-gas-supplied life-sustaining equipment. To qualify, the customer or a patient residing at the customer's address must be dependent upon electrically powered or natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills. Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

We recommend that all customers have a plan and be prepared for emergencies or severe weather. All customers are responsible for any backup equipment or power supply.

Now is a good time to register for help

Assistance is available for those with special needs, especially during storm-related emergencies. Emergency authorities can assist you with finding a shelter and getting you there. A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and other emergencies. Visit **FloridaDisaster.org** to learn more or contact the special needs registry in your area:

813-307-8063 (Hillsborough County)

727-847-8137 (Pasco County)

863-298-7027 (Polk County)

727-464-3800 (Pinellas County)

NOTE: DO NOT CALL THESE NUMBERS FOR BILLING AND/OR ACCOUNT-RELATED QUESTIONS. THESE ARE COUNTY NUMBERS.

REGISTER TWO WAYS



For more information about Medical Watch, call **813-225-5051** or visit **TampaElectric.com/MedicalWatch**





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

Statement Date: February 27, 2025

Amount Due: \$469.93

Due Date: March 20, 2025

Account #: 211008707815

DO NOT PAY. Your account will be drafted on March 20, 2025

Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due \$511.42

Payment(s) Received Since Last Statement -\$511.42

Current Month's Charges \$469.93

Amount Due by March 20, 2025 \$469.93

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 **8.82% higher** than the same period last year.

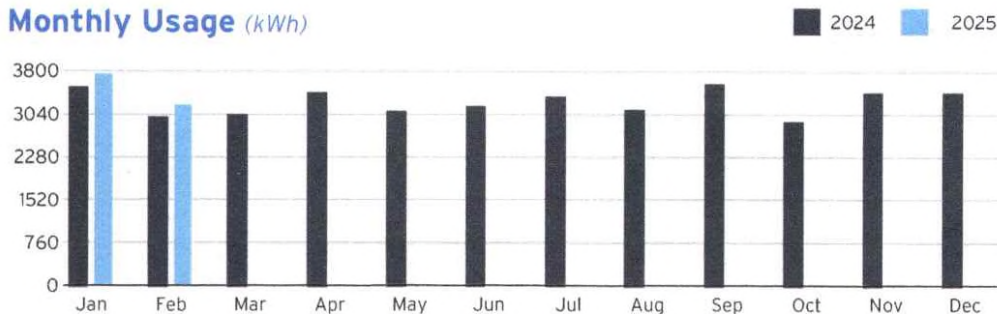


Your average daily kWh used was **.91% higher** than it was in your previous period.

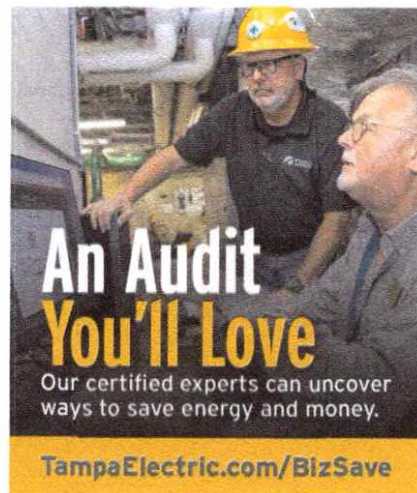


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707815

Due Date: March 20, 2025



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: \$469.93

Payment Amount: \$ _____

651384277089

Your account will be drafted on March 20, 2025

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: February 27, 2025
Charges Due: March 20, 2025

Meter Read

Service Period: Jan 24, 2025 - Feb 21, 2025

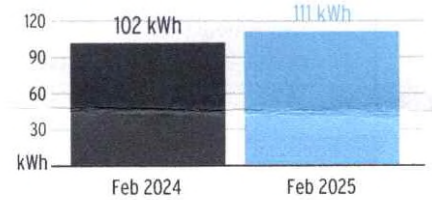
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	02/21/2025	41,519	38,310	3,209 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3,209 kWh @ \$0.08641/kWh	\$277.29
	Fuel Charge	3,209 kWh @ \$0.03083/kWh	\$98.93
	Storm Protection Charge	3,209 kWh @ \$0.00577/kWh	\$18.52
	Clean Energy Transition Mechanism	3,209 kWh @ \$0.00418/kWh	\$13.41
	Florida Gross Receipt Tax		\$10.93
	Electric Service Cost		\$437.35
	State Tax		\$32.58
	Total Electric Cost, Local Fees and Taxes		\$469.93

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

\$469.93

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

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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.



Phone

Toll Free: **866-689-6469**

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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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TampaElectric.com

Phone:

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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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Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

Our Medical Watch program helps us identify residential customers who use electrically powered or natural-gas-supplied life-sustaining equipment. To qualify, the customer or a patient residing at the customer's address must be dependent upon electrically powered or natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

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We recommend that all customers have a plan and be prepared for emergencies or severe weather. All customers are responsible for any backup equipment or power supply.

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727-847-8137 (Pasco County)

863-298-7027 (Polk County)

727-464-3800 (Pinellas County)

NOTE: DO NOT CALL THESE NUMBERS FOR BILLING AND/OR ACCOUNT-RELATED QUESTIONS. THESE ARE COUNTY NUMBERS.

REGISTER TWO WAYS



MIRA LAGO WEST
Community Development District

Check Register and Invoices

April 2025

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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 # 100040

001	04/07/25	PINE LAKE NURSERY LLC	7020	landscape maintenance - Apr'25	MAINTENANCE	534050-53901	\$2,499.99
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Check Total	\$2,499.99
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CHECK # 100041

001	04/10/25	INFRAMARK LLC	147131	MANAGEMENT FEES - APR'25	MANAGEMENT FEE - APR'25	531027-51201	\$3,292.00
-----	----------	---------------	--------	--------------------------	-------------------------	--------------	------------

Check Total	\$3,292.00
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CHECK # 100042

001	04/18/25	CROSSCREEK ENVIROMENTAL INC	20854	pond maintenance	Aquatic Maintenance	546995-53901	\$1,291.00
-----	----------	-----------------------------	-------	------------------	---------------------	--------------	------------

Check Total	\$1,291.00
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CHECK # 300006

001	04/21/25	TECO ACH	032825-7815-ACH	SVC PRD 02/22/25-03/24/25	Electricity - General	543006-53901	\$584.44
-----	----------	----------	-----------------	---------------------------	-----------------------	--------------	----------

Check Total	\$584.44
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CHECK # 300007

001	04/21/25	TECO ACH	032825-7989-ACH	SVC PRD 02/22/25-03/24/25	Electricity - General	543006-53901	\$210.42
-----	----------	----------	-----------------	---------------------------	-----------------------	--------------	----------

Check Total	\$210.42
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Fund Total	<u>\$7,877.85</u>
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SERIES 2022/2016 DEBT SERVICE FUND - 201**CHECK # 1113**

201	04/14/25	US BANK	041025-2022 SERIES	TRSF ASSMNTS- SERIES FY24-25	TRSF ASSESSMENTS -2022 SERI 131000-51301	\$9,665.01
-----	----------	---------	--------------------	------------------------------	--	------------

Check Total \$9,665.01

Fund Total	\$9,665.01
-------------------	-------------------

Total Checks Paid	\$17,542.86
--------------------------	--------------------



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/25	7020
Terms	Due Date
Net 30	05/01/25

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
	#4890 - Mira Lago West Maintenance Renewal 2025 April 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 April 2025		\$2,499.99	\$0.00	\$2,499.99
	Total		\$2,499.99	\$0.00	\$2,499.99



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147131

DATE

4/1/2025

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**

5/1/2025

Services provided for the Month of: April 2025

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.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 4/15/2025
Invoice # 20854

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

5/15/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



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

Statement Date: March 28, 2025

Amount Due: \$584.44

Due Date: April 21, 2025

Account #: 211008707815

DO NOT PAY. Your account will be drafted on April 21, 2025

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due \$469.93

Payment(s) Received Since Last Statement -\$469.93

Current Month's Charges \$584.44

Amount Due by April 21, 2025 \$584.44

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

Your Energy Insight



Your average daily kWh used was **6.73% higher** than the same period last year.



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



Scan here to view your account online.

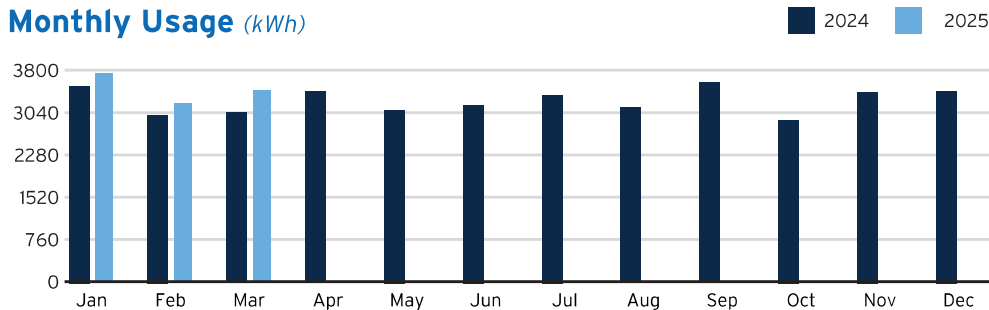
One Less Worry :)

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



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

Monthly Usage (kWh)



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

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



Account #: 211008707815

Due Date: April 21, 2025



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

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

Amount Due: \$584.44

Payment Amount: \$ _____

613112838959

Your account will be drafted on April 21, 2025

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: March 28, 2025
Charges Due: April 21, 2025

Meter Read

Service Period: Feb 22, 2025 - Mar 24, 2025

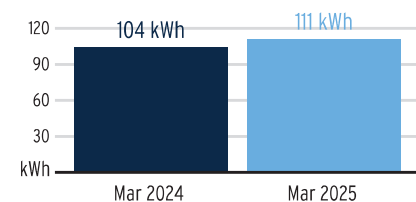
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	03/24/2025	44,961		41,519		3,442 kWh	1	31 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	3,442 kWh @ \$0.08641/kWh		\$297.42
Fuel Charge	3,442 kWh @ \$0.03083/kWh		\$106.12
Storm Protection Charge	3,442 kWh @ \$0.00577/kWh		\$19.86
Clean Energy Transition Mechanism	3,442 kWh @ \$0.00418/kWh		\$14.39
Storm Surcharge	3,442 kWh @ \$0.02121/kWh		\$73.00
Florida Gross Receipt Tax			\$13.60
Electric Service Cost			\$543.92
State Tax			\$40.52
Total Electric Cost, Local Fees and Taxes			\$584.44

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$584.44

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 for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: March 28, 2025

Amount Due: \$210.42

Due Date: April 21, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on April 21, 2025

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$171.08
Payment(s) Received Since Last Statement	-\$171.08

Current Month's Charges	\$210.42
-------------------------	----------

Amount Due by April 21, 2025 \$210.42

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 **0% higher** than it was in your previous period.



Scan here to view your account online.

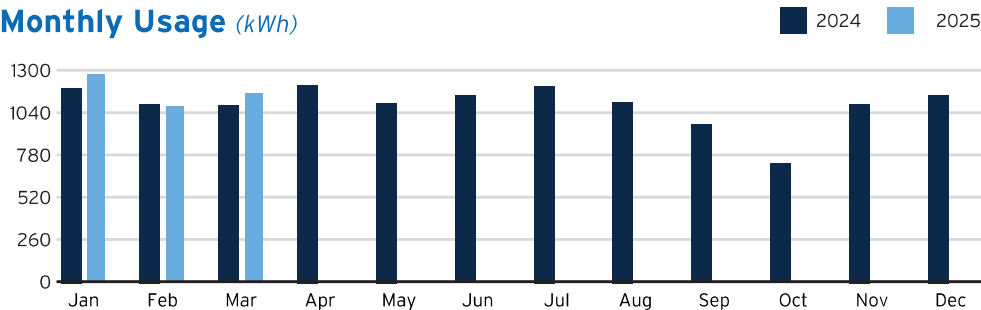
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com

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

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

Account #: 211008707989

Due Date: April 21, 2025

Amount Due: \$210.42

Payment Amount: \$ _____

613112838960

Your account will be drafted on April 21, 2025

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: March 28, 2025

Charges Due: April 21, 2025

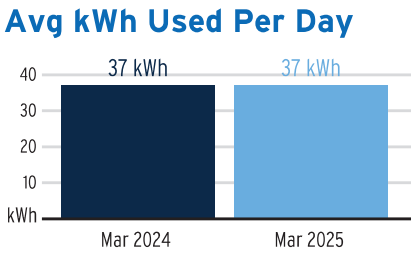
Meter Read

Meter Location: # B Pmp
Service Period: Feb 22, 2025 - Mar 24, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	03/24/2025	61,823		60,668		1,155 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,155 kWh @ \$0.08641/kWh	\$99.80
Fuel Charge	1,155 kWh @ \$0.03083/kWh	\$35.61
Storm Protection Charge	1,155 kWh @ \$0.00577/kWh	\$6.66
Clean Energy Transition Mechanism	1,155 kWh @ \$0.00418/kWh	\$4.83
Storm Surcharge	1,155 kWh @ \$0.02121/kWh	\$24.50
Florida Gross Receipt Tax		\$4.90
Electric Service Cost		\$195.83
State Tax		\$14.59
Total Electric Cost, Local Fees and Taxes		\$210.42



Important Messages

Total Current Month's Charges

\$210.42

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
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free: **866-689-6469**

Contact Us

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TampaElectric.com

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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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CHECK REQUEST FORM

District Name: Mira Lago West

Date: 10-Apr-25

Invoice Number: 041025 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$9,665.01

Please cut check from Acct. #: Bank United GF # 2070

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: Helena Schneider

Digitally signed by: Helena Schneider
DN: CN = Helena Schneider email = helena.
schneider@inframark.com C = US O = Inframark
Date: 2025.04.11 17:00:03 -05'00'

Date: _____

Mira Lago West CDD
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

April 10, 2025

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 \$ **9,665.01**
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 CDD
GENERAL FUND
TRIAL BALANCE BY FUND
For the Period ending Apr 10,2025**

Fund No.	Org Unit	Org Unit Descript	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
001			101002		CASH IN BANK	61,505.13	468,774.72	478,354.65	51,925.20
001			115000		ACCOUNTS RECEIVABLE	-	780.00	780.00	-
001			131002		DUE TO/FROM 001/201	-	245,775.98	255,440.99	(9,665.01)
001			131102		DUE TO/FROM 001/002	(21,947.70)	-	11,508.43	(33,456.13)
001			131208		DUE TO/FROM 001/950	-	6,438.00	6,438.00	-
001			133000		DUE FROM OTHER GOV'TL UNITS	3,866.47	-	3,866.47	-
001			151000	1088	INVESTMENTS-MONEY MARKET ACCOUNT	280,609.95	187,536.22	-	468,146.17
001			156100		DEPOSITS	633.00	-	-	633.00

MIRA LAGO WEST
Community Development District

Financial Report

January 31, 2025

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2
Notes to the Financial Statements	3 - 4
General Fund Reserves	5
Debt Service Fund	6
 <u>SUPPORTING SCHEDULES</u>	
Hillsborough County Assessment Schedule	7
Cash & Investment Report	8
Check Register	9 - 11

MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

January 31, 2025

Balance Sheet
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 54,782	\$ -	\$ -	\$ 54,782
Due From Other Funds	-	32,994	-	32,994
Investments:				
Money Market Account	465,135	-	-	465,135
Revenue Fund	-	-	253,580	253,580
Deposits	633	-	-	633
TOTAL ASSETS	\$ 520,550	\$ 32,994	\$ 253,580	\$ 807,124
<u>LIABILITIES</u>				
Accounts Payable	\$ 1,519	\$ -	\$ -	\$ 1,519
Accrued Expenses	1,936	-	-	1,936
Bonds Payable	-	-	-	-
Due To Other Funds	32,994	-	-	32,994
TOTAL LIABILITIES	36,449	-	-	36,449
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	253,580	253,580
Unassigned:	483,468	32,994	-	516,462
TOTAL FUND BALANCES	\$ 484,101	\$ 32,994	\$ 253,580	\$ 770,675
TOTAL LIABILITIES & FUND BALANCES	\$ 520,550	\$ 32,994	\$ 253,580	\$ 807,124

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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	\$ -	\$ -	\$ 4,526	\$ 4,526	0.00%
Interest - Tax Collector	-	-	566	566	0.00%
Special Assmnts- Tax Collector	214,197	197,237	202,504	5,267	94.54%
TOTAL REVENUES	214,197	197,237	207,596	10,359	96.92%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	1,000	800	200	20.00%
ProfServ-Engineering	5,000	1,667	-	1,667	0.00%
ProfServ-Legal Services	3,500	1,167	943	224	26.94%
ProfServ-Mgmt Consulting	39,500	13,167	13,168	(1)	33.34%
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	25,832	21,952	3,880	30.46%
Field					
Contracts-Landscape	29,800	9,933	10,000	(67)	33.56%
Electricity - General	11,600	3,867	2,407	1,460	20.75%
R&M-Fountain	1,500	500	-	500	0.00%
R&M Lake & Pond Bank	6,000	2,000	6,622	(4,622)	110.37%
Mitigation Area Monitoring & Maint	2,700	900	-	900	0.00%
Aquatic Maintenance	16,470	5,490	5,167	323	31.37%
Aquatic Plant Replacement	2,000	667	-	667	0.00%
Misc-Contingency	72,065	24,022	1	24,021	0.00%
Total Field	142,135	47,379	24,197	23,182	17.02%
TOTAL EXPENDITURES	214,197	73,211	46,149	27,062	21.55%
Excess (deficiency) of revenues Over (under) expenditures	-	124,026	161,447	37,421	0.00%
Net change in fund balance	\$ -	\$ 124,026	\$ 161,447	\$ 37,421	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 446,680	\$ 484,101		

Notes to the Financial Statements

January 31, 2025

General Fund

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Deposits** - TECO Utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electricity & aquatic maintenance.

Notes to the Financial Statements

January 31, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 95% collected and total revenue is approximately 97% of adopted budget.
- ▶ General Fund expenditures are approximately 22% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
R&M Lake & Pond Bank	\$ 6,000	\$ 6,622	110%	Pond stabilization / shoreline restoration fees.

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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	4,604	11,046	6,442	220.92%
TOTAL REVENUES	5,000	4,604	11,046	6,442	220.92%
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)	4,604	11,046	6,442	-165.26%
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)	\$ 4,604	\$ 11,046	\$ 6,442	-165.26%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 26,552	\$ 32,994		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

January 31, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025

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	\$ -	\$ -	\$ 600	\$ 600	0.00%
Special Assmnts- Tax Collector	259,890	239,311	245,510	6,199	94.47%
Special Assmnts- Discounts	(10,396)	(9,572)	(9,833)	(261)	94.58%
TOTAL REVENUES	249,494	229,739	236,277	6,538	94.70%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	4,786	4,714	72	90.69%
Total Administration	5,198	4,786	4,714	72	90.69%
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	35,647	35,575	72	14.12%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	194,092	200,702	6,610	-8272.96%
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)	\$ 194,092	\$ 200,702	\$ 6,610	-8272.96%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 246,970	\$ 253,580		

MIRA LAGO WEST
Community Development District

Supporting Schedules

January 31, 2025

MIRA LAGO WEST

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	General Fund Reserve	Series 2022 Debt Service Fund	
Assessments Levied FY 2025				\$ 500,185.92	\$ 227,867	\$ 12,430	\$ 259,890	
Allocation %				100%	45.56%	2.49%	51.96%	
11/06/24	\$ 3,339	\$ 189	\$ 68	\$ 3,596	\$ 1,638	\$ 89	\$ 1,869	
11/15/24	2,233	95	46	2,373	1,081	59	1,233	
11/22/24	2,307	98	47	2,452	1,117	61	1,274	
12/03/24	10,196	433	208	10,837	4,937	269	5,631	
12/06/24	258,993	11,011	5,286	275,290	125,412	6,841	143,037	
12/17/24	76,176	3,234	1,555	80,964	36,884	2,012	42,068	
01/07/24	91,270	3,864	1,863	96,997	44,188	2,410	50,398	
TOTAL	\$ 444,514	\$ 18,925	\$ 9,072	\$ 472,510	\$ 215,259	\$ 11,742	\$ 245,510	
% COLLECTED				94%	94%	94%	94%	
Total O/S				\$ 27,676	\$ 12,608	\$ 688	\$ 14,380	

Note(s)

(1) General funds are shown gross on this schedule but are netted on the financials except for Debt service.

Cash and Investment Report

January 31, 2025

<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%	\$ 54,782
PF Relationship Priced MMA	Bank United	Money Market	N/A	3.99%	\$ 465,135
GF Subtotal					\$ 519,917
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 253,580
Grand Total					\$ 773,497

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 01/31/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
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							\$666.97
CHECK # 100017							
001	11/25/24	CROSSCREEK ENVIROMENTAL INC	19025	NOV 2024 STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 100018							
001	11/25/24	INFRAMARK LLC	136769	NOV 2024 MGMNT FEES	MANAGEMENT FEE NOV 2024	531027-51201	\$3,292.00
Check Total							\$3,292.00
CHECK # 100019							
001	12/12/24	INFRAMARK LLC	139084	DEC 2024 MGMNT FEES	MANAGEMENT FEE MAY 2024	531027-51201	\$3,292.00
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
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
Check Total							\$1,750.00
CHECK # 100022							
001	01/02/25	JENNIFER RAE PARRA	JP 120224	SUPERVISOR FEES - 12/24 J. PARRA	BOARD PAY 12/02/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100023							
001	01/02/25	HECTOR ORTIZ	HO 120224	SUPERVISOR FEES - 12/24 - H. ORTIZ	BOARD PAY 12/2/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100024							
001	01/02/25	CROSSCREEK ENVIROMENTAL INC	19489	STORMWATER POND MAINT	Aquatic Maintenance	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 100025							
001	01/02/25	SIMON J. SCHMIEDER	SS 120224	SUPERVISOR FEES - 12/24 S. SCHMEIDER	BOARD PAY 12/02/24	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 100026							
001	01/02/25	PINE LAKE NURSERY LLC	5687	NOV 2024 MAINT	Contracts-Landscape	534050-53901	\$2,499.99
Check Total							\$2,499.99

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 01/31/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100027							
001	01/02/25	INFRAMARK LLC	139871	11/2024 POSTAGE	POSTAGE	549900-53901	\$0.69
Check Total							<u>\$0.69</u>
CHECK # 100028							
001	01/02/25	LENNIE FINE	LF 120224	SUPERVISOR FEES 12/24 - L. FINE	SUPERVISOR FEES	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 100029							
001	01/21/25	PINE LAKE NURSERY LLC	6118	JAN 2025 MAINT	JAN 2025 MAINTENANCE	534050-53901	\$2,499.99
Check Total							<u>\$2,499.99</u>
CHECK # 100030							
001	01/21/25	INFRAMARK LLC	141103	JAN 2025 MGMNT FEES	MANAGEMENT FEE JAN 2025	531027-51201	\$3,292.00
Check Total							<u>\$3,292.00</u>
CHECK # 100031							
001	01/28/25	CROSSCREEK ENVIROMENTAL INC	19246	POND 8 - STABALIZE / RESTORE SHORLINE	POND #8	546185-53901	\$4,872.00
Check Total							<u>\$4,872.00</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 # 1107							
001	01/29/25	US BANK	10925 - 2022 SERIES	TRANSFER ASSESSMENTS	TRANSFER ASSESSMENTS	531045-51301	\$226,869.07
Check Total							<u>\$226,869.07</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>
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
Check Total							<u>\$467.30</u>
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
Check Total							<u>\$164.35</u>
CHECK # DD1050							
001	01/21/25	TECO ACH	123024-7815 ACH	SVC PRD 11/21/24-12/20/24	Electricity - General	543006-53901	\$469.52
001	01/21/25	TECO ACH	1012	Credit Memo 000012	Electricity - General	543006-53901	(\$16.05)
Check Total							<u>\$453.47</u>

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 01/31/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD1051							
001	01/21/25	TECO ACH	123024-7989 ACH	SVC PRD 11/21/24-12/20/24	Electricity - General	543006-53901	\$172.58
001	01/21/25	TECO ACH	1013	Credit Memo 000013	Electricity - General	543006-53901	(\$9.03)
Check Total							\$163.55
Fund Total							\$256,856.72

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
Check Total							\$4,093.99
Fund Total							\$4,093.99

Total Checks Paid	\$260,950.71
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MIRA LAGO WEST
Community Development District

Financial Report - No Meeting

February 28, 2025

Prepared by:



Table of Contents

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

MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

February 28, 2025

Balance Sheet
February 28, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 57,846	\$ -	\$ -	\$ 57,846
Due From Other Funds	-	33,134	2,921	36,055
Investments:				
Money Market Account	466,562	-	-	466,562
Revenue Fund	-	-	253,703	253,703
Deposits	633	-	-	633
TOTAL ASSETS	\$ 525,041	\$ 33,134	\$ 256,624	\$ 814,799
<u>LIABILITIES</u>				
Accounts Payable	\$ 8,538	\$ -	\$ -	\$ 8,538
Accrued Expenses	642	-	-	642
Due To Other Funds	36,055	-	-	36,055
TOTAL LIABILITIES	45,235	-	-	45,235
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	256,624	256,624
Unassigned:	479,173	33,134	-	512,307
TOTAL FUND BALANCES	\$ 479,806	\$ 33,134	\$ 256,624	\$ 769,564
TOTAL LIABILITIES & FUND BALANCES	\$ 525,041	\$ 33,134	\$ 256,624	\$ 814,799

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

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	\$ -	\$ -	\$ 5,951	\$ 5,951	0.00%
Interest - Tax Collector	-	-	566	566	0.00%
Special Assmnts- Tax Collector	214,197	200,686	205,065	4,379	95.74%
TOTAL REVENUES	214,197	200,686	211,582	10,896	98.78%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	1,000	800	200	20.00%
ProfServ-Engineering	5,000	2,083	-	2,083	0.00%
ProfServ-Legal Services	3,500	1,458	943	515	26.94%
ProfServ-Mgmt Consulting	39,500	16,458	16,460	(2)	41.67%
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	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	29,830	25,244	4,586	35.03%
Field					
Contracts-Landscape	29,800	12,417	12,500	(83)	41.95%
Electricity - General	11,600	4,833	3,106	1,727	26.78%
R&M-Fountain	1,500	625	-	625	0.00%
R&M Lake & Pond Bank	6,000	2,500	7,122	(4,622)	118.70%
Mitigation Area Monitoring & Maintenance	2,700	1,125	-	1,125	0.00%
Aquatic Maintenance	16,470	6,863	6,455	408	39.19%
Aquatic Plant Replacement	2,000	833	-	833	0.00%
Misc-Contingency	72,065	30,027	3	30,024	0.00%
Total Field	142,135	59,223	29,186	30,037	20.53%
TOTAL EXPENDITURES	214,197	89,053	54,430	34,623	25.41%
Excess (deficiency) of revenues Over (under) expenditures	-	111,633	157,152	45,519	0.00%
Net change in fund balance	\$ -	\$ 111,633	\$ 157,152	\$ 45,519	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 434,287	\$ 479,806		

Notes to the Financial Statements

February 28, 2025

General Fund

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Due From Other Funds** - Amount due from DS for assessment collections. Funds to be transferred in March.
- **Deposits** - TECO Utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electricity.
- **Due To Other Funds** - Amount due to DS for assessment collections. Funds to be transferred in March.

Notes to the Financial Statements

February 28, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 96% collected and total revenue is approximately 99% of adopted budget.
- ▶ General Fund expenditures are approximately 25% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
R&M Lake & Pond Bank	\$ 6,000	\$ 7,122	119%	Pond stabilization / shoreline restoration fees.

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

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	4,685	11,186	6,501	223.72%
TOTAL REVENUES	5,000	4,685	11,186	6,501	223.72%
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)	4,685	11,186	6,501	-167.35%
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)	\$ 4,685	\$ 11,186	\$ 6,501	-167.35%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 26,633	\$ 33,134		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

February 28, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

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	\$ -	\$ -	\$ 723	\$ 723	0.00%
Special Assmnts- Tax Collector	259,890	243,496	248,551	5,055	95.64%
Special Assmnts- Discounts	(10,396)	(9,739)	(9,894)	(155)	95.17%
TOTAL REVENUES	249,494	233,757	239,380	5,623	95.95%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	4,870	4,773	97	91.82%
Total Administration	5,198	4,870	4,773	97	91.82%
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	35,731	35,634	97	14.14%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	198,026	203,746	5,720	-8398.43%
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)	\$ 198,026	\$ 203,746	\$ 5,720	-8398.43%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 250,904	\$ 256,624		

MIRA LAGO WEST
Community Development District

Supporting Schedules

February 28, 2025

MIRA LAGO WEST

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

						ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs		Gross Amount Received	General Fund	General Fund Reserve	Series 2022 Debt Service Fund
Assessments Levied FY 2025					\$ 500,185.92	\$ 227,867	\$ 12,430	\$ 259,890
Allocation %					100%	45.56%	2.49%	51.96%
11/06/24	\$ 3,339	\$ 189	\$ 68	\$ 3,596	\$ 1,638	\$ 89	\$ 1,869	
11/15/24	2,233	95	46	2,373	1,081	59	1,233	
11/22/24	2,307	98	47	2,452	1,117	61	1,274	
12/03/24	10,196	433	208	10,837	4,937	269	5,631	
12/06/24	258,993	11,011	5,286	275,290	125,412	6,841	143,037	
12/17/24	76,176	3,234	1,555	80,964	36,884	2,012	42,068	
01/07/25	91,270	3,864	1,863	96,997	44,188	2,410	50,398	
02/07/25	5,622	117	115	5,854	2,667	145	3,041	
TOTAL	\$ 450,135	\$ 19,042	\$ 9,186	\$ 478,364	\$ 217,925	\$ 11,887	\$ 248,551	
% COLLECTED						96%	96%	96%
Total O/S					\$ 21,822	\$ 9,941	\$ 542	\$ 11,338

Note(s)

(1) General funds are shown gross on this schedule but are netted on the financials except for Debt service.

Cash and Investment Report

February 28, 2025

<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%	\$ 57,846 ¹
PF Relationship Priced MMA	Bank United	Money Market	N/A	4.06%	\$ 466,562
GF Subtotal					\$ 524,408
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 253,703
Grand Total					\$ 778,111

(1) - Transferring \$3K to US Bank for Debt Service in March.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2025 to 02/28/2025

(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 # 100032

001	02/18/25	PINE LAKE NURSERY LLC	6306	landscape maintenance - Feb'25	MAINTENANCE	534050-53901	\$2,499.99
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Check Total	<u>\$2,499.99</u>
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CHECK # DD1052

001	02/19/25	TECO ACH	012925-7989	SVC PRD 12/21/24-01/23/25	Electricity - General	543006-53901	\$188.04
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Check Total	<u>\$188.04</u>
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CHECK # DD1053

001	02/19/25	TECO ACH	012925-7815	SVC PRD 12/21/24-01/23/25	Electricity - General	543006-53901	\$511.42
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Check Total	<u>\$511.42</u>
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Fund Total	<u>\$3,199.45</u>
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Total Checks Paid	\$3,199.45
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MIRA LAGO WEST
Community Development District

Financial Report - No Meeting

March 31, 2025

Prepared by:



Table of Contents

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

MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

March 31, 2025

Balance Sheet
March 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 42,981	\$ -	\$ -	\$ 42,981
Due From Other Funds	-	33,172	3,719	36,891
Investments:				
Money Market Account	468,146	-	-	468,146
Revenue Fund	-	-	254,529	254,529
Deposits	633	-	-	633
TOTAL ASSETS	\$ 511,760	\$ 33,172	\$ 258,248	\$ 803,180
<u>LIABILITIES</u>				
Accounts Payable	\$ 2,161	\$ -	\$ -	\$ 2,161
Accrued Expenses	641	-	-	641
Due To Other Funds	36,891	-	-	36,891
TOTAL LIABILITIES	39,693	-	-	39,693
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	258,248	258,248
Unassigned:	471,434	33,172	-	504,606
TOTAL FUND BALANCES	\$ 472,067	\$ 33,172	\$ 258,248	\$ 763,487
TOTAL LIABILITIES & FUND BALANCES	\$ 511,760	\$ 33,172	\$ 258,248	\$ 803,180

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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	\$ -	\$ -	\$ 7,535	\$ 7,535	0.00%
Interest - Tax Collector	-	-	566	566	0.00%
Special Assmnts- Tax Collector	214,197	203,092	205,765	2,673	96.06%
TOTAL REVENUES	214,197	203,092	213,866	10,774	99.85%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	2,000	1,800	200	45.00%
ProfServ-Engineering	5,000	2,500	-	2,500	0.00%
ProfServ-Legal Services	3,500	1,750	943	807	26.94%
ProfServ-Mgmt Consulting	39,500	19,750	19,752	(2)	50.01%
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	1,538	-	1,538	0.00%
Misc-Web Hosting	2,500	1,250	1,300	(50)	52.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	72,062	36,225	30,836	5,389	42.79%
Field					
Contracts-Landscape	29,800	14,900	15,000	(100)	50.34%
Electricity - General	11,600	5,800	3,746	2,054	32.29%
R&M-Fountain	1,500	750	-	750	0.00%
R&M Lake & Pond Bank	6,000	3,000	7,122	(4,122)	118.70%
Mitigation Area Monitoring & Maint	2,700	1,350	-	1,350	0.00%
Aquatic Maintenance	16,470	8,235	7,746	489	47.03%
Aquatic Plant Replacement	2,000	1,000	-	1,000	0.00%
Misc-Contingency	72,065	36,033	3	36,030	0.00%
Total Field	142,135	71,068	33,617	37,451	23.65%
TOTAL EXPENDITURES	214,197	107,293	64,453	42,840	30.09%
Excess (deficiency) of revenues Over (under) expenditures	-	95,799	149,413	53,614	0.00%
Net change in fund balance	\$ -	\$ 95,799	\$ 149,413	\$ 53,614	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 418,453	\$ 472,067		

Notes to the Financial Statements

March 31, 2025

General Fund

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Due From Other Funds** - Amount due from DS for assessment collections. Funds to be transferred in April.
- **Deposits** - TECO Utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electricity.
- **Due To Other Funds** - Amount due to DS for assessment collections. Funds to be transferred in March.

Notes to the Financial Statements

March 31, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 96% collected and total revenue is approximately 100% of adopted budget.
- ▶ General Fund expenditures are approximately 30% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
R&M Lake & Pond Bank	\$ 6,000	\$ 7,122	119%	Pond stabilization / shoreline restoration fees.

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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	4,741	11,224	6,483	224.48%
TOTAL REVENUES	5,000	4,741	11,224	6,483	224.48%
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)	4,741	11,224	6,483	-167.92%
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)	\$ 4,741	\$ 11,224	\$ 6,483	-167.92%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 26,689	\$ 33,172		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

March 31, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

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	\$ -	\$ -	\$ 1,549	\$ 1,549	0.00%
Special Assmnts- Tax Collector	259,890	246,416	249,373	2,957	95.95%
Special Assmnts- Discounts	(10,396)	(9,856)	(9,902)	(46)	95.25%
TOTAL REVENUES	249,494	236,560	241,020	4,460	96.60%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	4,928	4,789	139	92.13%
Total Administration	5,198	4,928	4,789	139	92.13%
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	35,789	35,650	139	14.15%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	200,771	205,370	4,599	-8465.38%
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)	\$ 200,771	\$ 205,370	\$ 4,599	-8465.38%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 253,649	\$ 258,248		

MIRA LAGO WEST
Community Development District

Supporting Schedules

March 31, 2025

MIRA LAGO WEST

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	General Fund Reserve	Series 2022 Debt Service Fund	
Assessments Levied FY 2025				\$ 500,185.92	\$ 227,867	\$ 12,430	\$ 259,890	
Allocation %				100%	45.56%	2.49%	51.96%	
11/06/24	\$ 3,339	\$ 189	\$ 68	\$ 3,596	\$ 1,638	\$ 89	\$ 1,869	
11/15/24	2,233	95	46	2,373	1,081	59	1,233	
11/22/24	2,307	98	47	2,452	1,117	61	1,274	
12/03/24	10,196	433	208	10,837	4,937	269	5,631	
12/06/24	258,993	11,011	5,286	275,290	125,412	6,841	143,037	
12/17/24	76,176	3,234	1,555	80,964	36,884	2,012	42,068	
01/07/25	91,270	3,864	1,863	96,997	44,188	2,410	50,398	
02/07/25	5,622	117	115	5,854	2,667	145	3,041	
03/10/25	1,535	16	31	1,582	721	39	822	
TOTAL	\$ 451,671	\$ 19,058	\$ 9,218	\$ 479,946	\$ 218,646	\$ 11,927	\$ 249,373	
% COLLECTED				96%	96%	96%	96%	
Total O/S				\$ 20,240	\$ 9,221	\$ 503	\$ 10,516	

Note(s)

(1) General funds are shown gross on this schedule but are netted on the financials except for Debt service.

Cash and Investment Report

March 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 42,981 ¹
PF Relationship Priced MMA	Bank United	Money Market	N/A	4.06%	\$ 468,146
GF Subtotal					<u>\$ 511,127</u>
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 254,529
Grand Total					<u><u>\$ 765,656</u></u>

(1) - Transferring \$4K to US Bank for Debt Service in April.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(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 # 100033							
001	03/05/25	CROSSCREEK ENVIROMENTAL INC	20030	REMOVE DEAD FISH FROM POND	Fish kill	546185-53901	\$500.00
001	03/05/25	CROSSCREEK ENVIROMENTAL INC	20246	pond maintenance	pond maintenance	546995-53901	\$1,291.00
Check Total							\$1,791.00
CHECK # 100034							
001	03/05/25	INFRAMARK LLC	142870	FEB 25 MGMNT SVC	FEB 25 MGMNT SVCS	531027-51201	\$3,292.00
001	03/05/25	INFRAMARK LLC	142109	POSTAGE DEC 2024	DEC 24 POSTAGE	549900-53901	\$2.76
Check Total							\$3,294.76
CHECK # 100035							
001	03/13/25	INFRAMARK LLC	144963	MGMNT FEES - MAR'25	MANAGEMENT FEE MAR 25	531027-51201	\$3,292.00
Check Total							\$3,292.00
CHECK # 100036							
001	03/14/25	CROSSCREEK ENVIROMENTAL INC	19766	pond maintenance	Aquatic Maintenance	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 100037							
001	03/14/25	PINE LAKE NURSERY LLC	6556	landscape maintenance	MAINTENANCE	534050-53901	\$2,499.99
Check Total							\$2,499.99
CHECK # 100038							
001	03/21/25	CROSSCREEK ENVIROMENTAL INC	20483	aquatic maintenance March 2025	aquatics maintenance March 2025	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 100039							
001	03/31/25	ADA SITE COMPLIANCE LLC	INV-11678	WEBSITE / COMPL SVCS	website	549915-51301	\$1,300.00
Check Total							\$1,300.00
CHECK # 1108							
001	03/10/25	JENNIFER RAE PARRA	JP 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1109							
001	03/10/25	LENNIE FINE	LF 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1110							
001	03/10/25	SIMON J. SCHMIEDER	SS 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							\$200.00
CHECK # 1111							
001	03/25/25	JEFFREY McNEES	JM 120224	December meeting - Jeff McNees	board pay	511001-51301	\$200.00
Check Total							\$200.00

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1112							
001	03/31/25	JEFFREY McNEES	JM 030325	BOARD 3/3/25	P/R-Board of Supervisors	511001-51101	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 300004							
001	03/20/25	TECO ACH	022725-7989	SVC PRD 01/24/25-02/21/25	Electricity - General	543006-53901	\$171.08
Check Total							<u>\$171.08</u>
CHECK # 300005							
001	03/20/25	TECO ACH	022725-7815	SVC PRD 01/24/25-02/21/2025	SVC PRD 01/24/2025-02/21/2025	543006-53901	\$469.93
Check Total							<u>\$469.93</u>
Fund Total							<u>\$16,400.76</u>
<hr/>							
Total Checks Paid							\$16,400.76

MIRA LAGO WEST
Community Development District

Financial Report

April 30, 2025

Prepared by:



Table of Contents

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

MIRA LAGO WEST
Community Development District

Financial Statements

(Unaudited)

April 30, 2025

Balance Sheet

April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2022/2016 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 56,999	\$ -	\$ -	\$ 56,999
Due From Other Funds	-	33,456	-	33,456
Investments:				
Money Market Account	449,678	-	-	449,678
Revenue Fund	-	-	265,112	265,112
Deposits	633	-	-	633
TOTAL ASSETS	\$ 507,310	\$ 33,456	\$ 265,112	\$ 805,878
LIABILITIES				
Accounts Payable	\$ 2,161	\$ -	\$ -	\$ 2,161
Accrued Expenses	641	-	-	641
Due To Other Funds	33,456	-	-	33,456
TOTAL LIABILITIES	36,258	-	-	36,258
FUND BALANCES				
Nonspendable:				
Deposits	633	-	-	633
Restricted for:				
Debt Service	-	-	265,112	265,112
Unassigned:	470,419	33,456	-	503,875
TOTAL FUND BALANCES	\$ 471,052	\$ 33,456	\$ 265,112	\$ 769,620
TOTAL LIABILITIES & FUND BALANCES	\$ 507,310	\$ 33,456	\$ 265,112	\$ 805,878

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 9,068	\$ 9,068	0.00%
Interest - Tax Collector	-	-	683	683	0.00%
Special Assmnts- Tax Collector	214,197	209,213	210,978	1,765	98.50%
TOTAL REVENUES	214,197	209,213	220,729	11,516	103.05%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	4,000	2,000	1,800	200	45.00%
ProfServ-Engineering	5,000	2,917	-	2,917	0.00%
ProfServ-Legal Services	3,500	2,042	943	1,099	26.94%
ProfServ-Mgmt Consulting	39,500	23,042	23,044	(2)	58.34%
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	1,538	-	1,538	0.00%
Misc-Web Hosting	2,500	1,250	1,300	(50)	52.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	72,062	40,226	34,128	6,098	47.36%
Field					
Contracts-Landscape	29,800	17,383	17,500	(117)	58.72%
Electricity - General	11,600	6,767	4,541	2,226	39.15%
R&M-Fountain	1,500	875	-	875	0.00%
R&M Lake & Pond Bank	6,000	3,500	7,122	(3,622)	118.70%
Mitigation Area Monitoring & Maintenance	2,700	1,575	-	1,575	0.00%
Aquatic Maintenance	16,470	9,608	9,037	571	54.87%
Aquatic Plant Replacement	2,000	1,167	-	1,167	0.00%
Misc-Contingency	72,065	42,038	3	42,035	0.00%
Total Field	142,135	82,913	38,203	44,710	26.88%
TOTAL EXPENDITURES	214,197	123,139	72,331	50,808	33.77%
Excess (deficiency) of revenues					
Over (under) expenditures	-	86,074	148,398	62,324	0.00%
Net change in fund balance	\$ -	\$ 86,074	\$ 148,398	\$ 62,324	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	322,654	322,654	322,654		
FUND BALANCE, ENDING	\$ 322,654	\$ 408,728	\$ 471,052		

Notes to the Financial Statements

April 30, 2025

General Fund

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United.
- **Deposits** - TECO Utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electricity.

Notes to the Financial Statements

April 30, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 98% collected and total revenue is approximately 103% of adopted budget.
- ▶ General Fund expenditures are approximately 34% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
R&M Lake & Pond Bank	\$ 6,000	\$ 7,122	119%	Pond stabilization / shoreline restoration fees.

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	5,000	4,884	11,508	6,624	230.16%
TOTAL REVENUES	5,000	4,884	11,508	6,624	230.16%
<u>EXPENDITURES</u>					
<u>Capital Expenditures & Projects</u>					
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)	4,884	11,508	6,624	-172.17%
<u>OTHER FINANCING SOURCES (USES)</u>					
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)	\$ 4,884	\$ 11,508	\$ 6,624	-172.17%
FUND BALANCE, BEGINNING (OCT 1, 2024)	21,948	21,948	21,948		
FUND BALANCE, ENDING	\$ 15,264	\$ 26,832	\$ 33,456		

MIRA LAGO WEST
Community Development District

Debt Service Schedules

April 30, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

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	\$ -	\$ -	\$ 2,467	\$ 2,467	0.00%
Special Assmnts- Tax Collector	259,890	253,843	255,441	1,598	98.29%
Special Assmnts- Discounts	(10,396)	(10,153)	(9,902)	251	95.25%
TOTAL REVENUES	249,494	243,690	248,006	4,316	99.40%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,198	5,077	4,911	166	94.48%
Total Administration	5,198	5,077	4,911	166	94.48%
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	35,938	35,772	166	14.20%
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	207,752	212,234	4,482	-8748.31%
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)	\$ 207,752	\$ 212,234	\$ 4,482	-8748.31%
FUND BALANCE, BEGINNING (OCT 1, 2024)	52,878	52,878	52,878		
FUND BALANCE, ENDING	\$ 50,452	\$ 260,630	\$ 265,112		

MIRA LAGO WEST
Community Development District

Supporting Schedules

April 30, 2025

MIRA LAGO WEST

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	General Fund Reserve	Series 2022 Debt Service Fund	
Assessments Levied FY 2025				\$ 500,185.92	\$ 227,867	\$ 12,430	\$ 259,890	
Allocation %				100%	45.56%	2.49%	51.96%	
11/06/24	\$ 3,339	\$ 189	\$ 68	\$ 3,596	\$ 1,638	\$ 89	\$ 1,869	
11/15/24	2,233	95	46	2,373	1,081	59	1,233	
11/22/24	2,307	98	47	2,452	1,117	61	1,274	
12/03/24	10,196	433	208	10,837	4,937	269	5,631	
12/06/24	258,993	11,011	5,286	275,290	125,412	6,841	143,037	
12/17/24	76,176	3,234	1,555	80,964	36,884	2,012	42,068	
01/07/25	91,270	3,864	1,863	96,997	44,188	2,410	50,398	
02/07/25	5,622	117	115	5,854	2,667	145	3,041	
03/10/25	1,535	16	31	1,582	721	39	822	
04/07/25	11,444	-	234	11,678	5,320	290	6,068	
TOTAL	\$ 463,115	\$ 19,058	\$ 9,451	\$ 491,624	\$ 223,966	\$ 12,217	\$ 255,441	
% COLLECTED				98%	98%	98%	98%	
Total O/S				\$ 8,562	\$ 3,900	\$ 213	\$ 4,449	

Note(s)

(1) General funds are shown gross on this schedule but are netted on the financials except for Debt service.

Cash and Investment Report
April 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	Bank United	Public Funds Checking	N/A	0.00%	\$ 56,999
PF Relationship Priced MMA	Bank United	Money Market	N/A	4.06%	\$ 449,678
GF Subtotal					<u>\$ 506,677</u>
<u>Debt Service</u>					
Series 2022 Revenue Fund	US Bank	Global Corp Trust Svcs	N/A	5.35%	\$ 265,112
Grand Total					<u><u>\$ 771,789</u></u>

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100040							
001	04/07/25	PINE LAKE NURSERY LLC	7020	landscape maintenance - Apr'25	MAINTENANCE	534050-53901	\$2,499.99
Check Total							\$2,499.99
CHECK # 100041							
001	04/10/25	INFRAMARK LLC	147131	MANAGEMENT FEES - APR'25	MANAGEMENT FEE - APR'25	531027-51201	\$3,292.00
Check Total							\$3,292.00
CHECK # 100042							
001	04/18/25	CROSSCREEK ENVIROMENTAL INC	20854	pond maintenance	Aquatic Maintenance	546995-53901	\$1,291.00
Check Total							\$1,291.00
CHECK # 300006							
001	04/21/25	TECO ACH	032825-7815-ACH	SVC PRD 02/22/25-03/24/25	Electricity - General	543006-53901	\$584.44
Check Total							\$584.44
CHECK # 300007							
001	04/21/25	TECO ACH	032825-7989-ACH	SVC PRD 02/22/25-03/24/25	Electricity - General	543006-53901	\$210.42
Check Total							\$210.42
Fund Total							\$7,877.85
<u>SERIES 2022/2016 DEBT SERVICE FUND - 201</u>							
CHECK # 1113							
201	04/14/25	US BANK	041025-2022 SERIES	TRSF ASSMNTS- SERIES FY24-25	TRSF ASSESSMENTS -2022 SERI 131000-51301		\$9,665.01
Check Total							\$9,665.01
Fund Total							\$9,665.01
Total Checks Paid							\$17,542.86