

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, August 4, 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
Shaun Howe, Assistant Secretary

Staff:

Jennifer Goldyn, Regional Director
Kristee Cole, District Manager
Scott Steady, District Counsel
Stephen Brletic, District Engineer
Matt Jones, Crosscreek Environmental

Meeting Agenda Monday, August 4, 2025 – 7:00 p.m.

-
1. **Call to Order and Roll Call**
 2. **Audience Comments on Agenda Items – *Three (3) Minute Time Limit***
 3. **Adoption of the Agenda**
 4. **Staff Reports**
 - A. Aquatic Maintenance Report Page 3
 - B. Landscape Report
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 5. **Business Items**
 - A. Public Hearing on the Final Budget for Fiscal Year 2025/2026
 1. Consideration of Resolution 2025-03, Adopting the Fiscal Year 2025-2026 Final Budget Page 6
 - B. Public Hearing on Levying the O&M Assessments
 1. Consideration of Resolution 2025-04, Levying the O&M Assessments ... Page 24
 - C. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2025-2026 Meeting Schedule..... Page 30
 - D. Consideration of Resolution 2025-06, Redesignating Officers Page 32
 - E. Consideration of Goals and Objectives..... Page 33
 - F. Consideration of Website Proposals Page 37
 - G. Discussion of FDIC Accounts
 6. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes of March 3, 2025 Page 48
 7. **Supervisor Requests**
 8. **Adjournment**

The next meeting is scheduled for Monday, December 1, 2025.

District Office:

313 Campus Street
Celebration FL 34747
www.highlandscdd.com

Meeting Location:

Southshore Regional Library
15816 Beth Shields Way
Ruskin, FL 33573



Customer

Mira Lago West CDD

Date:

06/05/2025

Time:

05:09:33 PM

Technician:

Earl Yhan

Lake	Algae	Submerged Weeds	Grasses Brush	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X	X	Low	
2	X	X	X	X			X	X	Low	
3	X	X	X	X			X	X	Low	
4	X	X	X	X			X	X	Low	
5	X	X	X	X			X	X	Low	
6	X	X	X	X			X	X	Low	
7	X	X	X	X			X	X	Low	
8	X	X	X	X			X	X	Low	

Additional Comments

Good day Mira Lago West CDD. My name is Earl Yhan from crosscreek environment. Today I had the pleasure of servicing your lakes. First I did a inspection for midge flies since thus is a big concern. Midge flies was very active around lakes today. I spray each lake with a Vectobac with is a preventative treatment. I also treated rir filamentous algae, hydrilla, torpedo grasses, and planktonic algea throughout lakes. Alhea wasn't as bad today. Please give treatment a couple days to see best results. Also if you have any concerns about treatment please give us a call at crosscreek environment. Thanks have a good day.

Project Photos





Additional Services:

Shoreline Restoration

Erosion Control

Lake Maintenance

Invasive Removal

Florida Native Plantings

Wetland Management

Email

kristee.cole@inframark.com

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jim@crosscreekenv.com; gail@crosscreekenv.com; carleigh@crosscreekenv.com;
dan@crosscreekenv.com

RESOLUTION 2025-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the 15th day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Mira Lago West Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 4, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

Section 1. Budget

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

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Mira Lago West Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 4, 2025.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Mira Lago West Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

Section 3. Supplemental Appropriations

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

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

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

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

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

Introduced, considered favorably, and adopted this 4th day of August, 2025.

ATTEST:

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2025/2026 Final Budget

Exhibit A

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

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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	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	\$ -	\$ 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	1,528	1,972	3,500	0%	3,500
ProfServ-Mgmt Consulting	39,500	26,336	13,164	39,500	0%	39,500
ProfServ-Trustee Fees	3,800	4,041	-	4,041	6%	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	3,270	-	3,270	6%	2,000
Misc-Assessment Collection Cost	-	-	-	-	0%	-
Misc-Web Hosting	2,500	1,353	1,147	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	\$ 45,369	\$ 27,129	\$ 72,498		\$ 71,450
Field						
Contracts-Landscape	\$ 29,800	\$ 20,000	\$ 9,800	\$ 29,800	0%	\$ 31,500
Electricity - General	11,600	6,368	5,232	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	10,328	6,142	16,470	0%	16,470
Aquatic Plant Replacement	2,000		2,000	2,000	0%	2,000
Misc-Contingency	72,065	7	72,058	72,065	0%	68,477
Insurance Crime			-	-	0%	500
Total Field	\$ 142,135	\$ 43,825	\$ 99,432	\$ 143,257		\$ 142,747
TOTAL EXPENDITURES	\$ 214,197	\$ 89,194	\$ 126,561	\$ 215,755		\$ 214,197
Excess (deficiency) of revenues	\$ -	\$ 122,388	\$ (117,429)	\$ 4,959		\$ -
Net change in fund balance	\$ -	\$ 122,388	\$ (117,429)	\$ 4,959		\$ -
FUND BALANCE, BEGINNING	\$ 322,654	\$ 322,654	\$ 445,042	\$ 322,654		\$ 327,613
FUND BALANCE, ENDING	\$ 322,654	\$ 445,042	\$ (117,429)	\$ 327,613		\$ 327,613

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	327,613
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		4,959
Estimated Funds Available - 9/30/2025		332,572

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	332,572
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		279,023

Notes

(1) Represents approximately 3 months of operating expenditures

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.

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
FUND BALANCE, BEGINNING	\$ 21,948	\$ 21,948	\$ 21,948	\$ 21,948		\$ 21,948
FUND BALANCE, ENDING	\$ 21,948	\$ 21,948	\$ -	\$ 21,948		\$ 21,948

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	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025	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					
Administrative					
Misc-Assessmnt Collection Cost	5,198	-	5,198	5,198	5,198
Total Administrative	\$5,198	\$0	\$5,198	\$5,198	\$5,198
Debt Service					
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

Mira Lago West

Community Development District

All Funds

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										

RESOLUTION 2025-04

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

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. Collection and Enforcement; Penalties; Interest.

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

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

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

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

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

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

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: FY 2025/2026 Budget

EXHIBIT A:
Fiscal Year 2025/2026 Budget

Exhibit B
Assessment Roll

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

RESOLUTION 2025-06

**A RESOLUTION OF THE MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

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

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

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

December 1, 2025

March 2, 2026

June 1, 2026

August 3, 2026

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

RESOLUTION 2025-06

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

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

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

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

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

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

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

PASSED AND ADOPTED this 4th day of August 2025.

ATTEST:

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Mira Lago West Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Mira Lago West Community Development District



CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom Colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email Archive (5)	Email Archive (5)	
				Email Archive (5)	Email Archive (5)	Archive Management		
					Archive Management			
Monthly Total:	\$80	\$120	\$195	\$245	\$270	\$230	\$205	\$155

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox; typically for a Board of five people. The cost of a mailbox is \$15 a month. Email services are not sold separately and require Site Hosting.
- Email Archive – The monthly cost of email archive. The cost of an archive is \$10.00 month in addition to the mailbox. Archive services are not sold separately and if the service is utilized, all mailboxes must have an archive.
- Email Archive Management – The monthly cost of having an archive manager. The cost of an archive manager is \$25 per month. Archive Management services are not sold separately and require the purchase of Email Archive services.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments

- a) Setup Fee: Not to exceed \$320.00.
- b) Service Fee: \$80.00 per month.
- c) Domain Name Registration: \$29.99 per year.
- d) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e) If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:

- a) Provider shall host a web content management system and delivery platform ("Software").
- b) Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:

- a) Customer agrees that access to Service shall be restricted to authorized agents.
- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:

- a) Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:

- a) Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:

- a) Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:

- a) Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:

- a) It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Provider for Services.

10) Other Agreements:

- a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b) Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Hosting Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

www.communityxs.com

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

15) Engagement:

- a) Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b) Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

16) Fees and Payments

- a) Service Fee: \$40.00 per month.
- b) Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate Services.

17) Services:

- a) Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b) Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

18) Performance:

- a) Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b) Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".

19) Service Frequency:

- a) Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

20) Authorized Usage:

- a) Customer agrees that authorized VenturesIn support personnel may access system as required to facilitate Services.

21) Errors and Omissions:

- a) Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an inadvertent error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such inadvertent error or omission.

22) Limitation of Liability

- a) It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Consultant for Services.

23) Customer Remedies:

- a) Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

24) Supplemental Agreement:

- a) This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.

25) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

26) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

27) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

28) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write:
VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Consultant Service Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

Communityxs Website Demo Link

<https://www.dev3.venturesin.com/>



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26298
Quote Expiration Date:

Customer Contact: Kristee Cole
Title: Admin
Email: kristee.cole@inframark.com
Phone:

Prepared Date: 6/20/2025
Prepared By: Emily Thompson
Contract Term: 12
Start Date: 6/30/2025
Contract End Date: 6/29/2026

Ship To: Mira Lago West CDD
Address: 604 York Dale Dr
City: Ruskin
State/Province: Florida
Zip Code: 33570
Country: United States

Bill To: Mira Lago West CDD
Bill To Address: 604 York Dale Dr
Bill To City: Ruskin
Bill To State/Province: Florida
Bill To Zip Code: 33570
Bill To Country: United States

Products & Services	Quantity	Unit Price	Description	Total
SchoolNow ADA 6/30/2025 - 6/29/2026	1		Monthly reporting, error correction and training resources	\$938.00
SchoolNow CMS 6/30/2025 - 6/29/2026	1		Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow Implementation -	1		One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee 6/30/2025 - 6/29/2026	1		Annual service fee for website hosting	\$615.00
Subtotal				\$3,125.00
Total				\$3,125.00

Term (Months)



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26298
Quote Expiration Date:

Subscription Term	Autorenewal Term
12	12

<u>Annual Payments</u>	<u>Year 1</u> <u>6/30/2025</u>
Annual Payments	\$3,125.00



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number: Q-26298

Quote Expiration Date:

The initial term of this Agreement (the "Initial Term") shall be the number of months listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of years indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

For SchoolNow, SchoolNow Customers pay both a one-time configuration fee and for the annual subscription cost for the license of the Software and access to SchoolStatus's application server ("Service Fee"). SchoolStatus will invoice Customer for the initial implementation fee upon execution of the Order Form, and will invoice for Service Fees pursuant to the effective date of the Order Form that articulates the Service Fees. By signing this Order Form, Customer acknowledges that delays by Customer to provide content and/or information to SchoolStatus shall not be cause for institution of the Service Fees as designed herein. SchoolStatus reserves the right to change pricing based on additional features or excessive utilization of the software resources. Upon SchoolStatus providing project-related parties and/or Customer access to the Software and SchoolStatus's application server (the "Product"), shall constitute Customer accepting the Product as delivered.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the Terms and Conditions below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Terms and Conditions

I. General. All fees shall be paid according to the Payment Schedule and Payment Terms. In case of a conflict between this Order Form and the MSA, this Order Form shall prevail. This Order Form is not an invoice. Invoices will be sent to the billing contact set forth above based on the applicable payment schedule.

II. Service-Specific Terms. Based on Customer's Subscribed Services as indicated under Products & Services in the first table on page one of this Order Form ("Subscribed Services"), additional terms and conditions apply as provided in the following subsection.

- A. For Attend and SchoolNow, the additional terms at <https://www.schoolstatus.com/attend-terms-and-conditions> also govern the Agreement.



800 Woodlands Parkway, Suite 107
Ridgeland, MS 39157

Client Order

Quote Number:
Quote Expiration Date:

Please check this box if a PO is required to complete this transaction.

Yes, I have read and agree to the Agreement.

Account Name: _____

Authorized Representative: _____ Signature: _____

Title: _____ Date: _____

Please contact your account representative with any questions. Thank you, and we look forward to our partnership!

Certificate Of Completion

Envelope Id: 46398780-F17D-4D03-A96B-DDB2BD423558

Status: Sent

Subject: Your Quote/Order Form from SchoolStatus for Mira Lago West CDD-Please Review and Sign

Source Envelope:

Document Pages: 4

Signatures: 0

Envelope Originator:

Certificate Pages: 1

Initials: 0

Emily Thompson

AutoNav: Enabled

6222 U S Highway 98 FL 2

Envelopeld Stamping: Enabled

Hattiesburg, MS 39404

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

emily.thompson@schoolstatus.com

IP Address: 155.226.129.250

Record Tracking

Status: Original

Holder: Emily Thompson

Location: DocuSign

6/20/2025 11:16:44 AM

emily.thompson@schoolstatus.com

Signer Events

Signature

Timestamp

Kristee Cole

Sent: 6/20/2025 11:17:11 AM

kristee.cole@inframark.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

6/20/2025 11:17:11 AM

Payment Events

Status

Timestamps

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, June 2, 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
John Amarosa	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

Adoption of the Agenda

On a Motion from Mr. McNees, seconded by Mr. Fine, the Board adopted the June 2, 2025, Final Agenda for the Mira Lago West Community Development District.

THIRD ORDER OF BUSINESS

**Audience Comments
on Agenda Items**

There was an audience present, but there were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

The Board reviewed the report. Mr. Fine stated that he is unhappy, as the fountain lights have not been operational.

B. Landscape Report

Mr. Amarosa informed the Board that the community is in good condition and that mowing days will be moved to Tuesdays. The Board also noted that PineLake is performing well.

C. District Counsel

Not present and no report.

D. District Engineer

Not present and no report.

E. District Manager

Ms. Cole informed the Board that the next meeting is scheduled for Monday, August 4, 2025, at 7:00 p.m., and we will be adopting the budget.

1. Presentation of Registered Voter Count

Ms. Cole announced that there are 1,255 registered voters in the community.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Approving the Proposed Budget and
Setting a Public Hearing**

The Public Hearing on the Final Budget is set for August 4, 2025.

On a Motion from Mr. Fine, seconded by Mr. Schmieder, with all in favor, the Board adopted Resolution 2025-02, Approving the Proposed Budget and Setting a Public Hearing on the Final Budget.

SIXTH ORDER OF BUSINESS

**Consideration of Draft Audit for
Fiscal Year 2023-2024**

On a Motion from Mr. McNees, seconded by Ms. Parra, with all in favor, the Board approved the Draft Audit for Fiscal Year 2023-2024.

SEVENTH ORDER OF BUSINESS

Consideration of Sign Proposal

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board approved the sign proposal from SmartSigns.

EIGHTH ORDER OF BUSINESS

**Consideration of the Regular
Meeting Minutes from
March 3, 2024**

On a Motion from Mr. McNees, seconded by Mr. Schmieder, with all in favor, the Board approved the Meeting Minutes from March 3, 2024, for the Mira Lago West Community Development District.

NINTH ORDER OF BUSINESS

**Consideration for January,
February, March, and April
2025 Check Register**

Ms. Cole reviewed the Financials with the Board.

TENTH ORDER OF BUSINESS

**Review of January, February, March,
and the April 2025 Financial
Statement**

On a Motion from Mr. Fine, seconded by Mr. McNees, with all in favor, the Board approved the January, February, March, and April 2025 Check Registers for the Mira Lago West Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

On a Motion from Mr. McNees, seconded by Mr. Fine, with all in favor, the Board appointed Shaun Howe to Seat 2 of the Mira Lago West Community Development District.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Parra, seconded by Mr. McNees, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:28 p.m., for the Mira Lago West Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman