

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Monday, December 1, 2025, at 7:00 p.m.  
Meeting to be held at:**

**Riverview Public Library  
9951 Balm Riverview Rd  
Riverview, FL 33569**



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  
Shawn Howe, Assistant Secretary

## Staff:

Jennifer Goldyn, Regional Director  
Kristee Cole, District Manager  
Scott Steady, District Counsel  
Stephen Brletic, District Engineer  
Matt Jones, Crosscreek Environmental  
Howard Neal, Field Services Director  
John Khatiblou, District Accountant  
Diana Kapatsyna, District Admin Assistant

## Meeting Agenda

**Monday, December 1, 2025 – 7:00 p.m.**

- 
- 1. Call to Order and Roll Call**
  - 2. Audience Comments on Agenda Items – Three (3) Minute Time Limit**
  - 3. Approval of the Agenda**
  - 4. Staff Reports**
    - A. Accountant
    - B. Aquatic Maintenance Reports.....Page 3
      1. Ratification of North Fountain Replacement Proposal.....Page 14
      2. Ratification of South Fountain Replacement Proposal.....Page 15
    - C. Landscape Report
    - D. District Field Inspection
    - E. District Counsel
    - F. District Engineer
    - G. District Manager
  - 5. Business Items**
  - 6. Business Administration**
    - A. Consideration of the Regular Meeting Minutes of August 4, 2025.....Page 16
    - B. Consideration of August-October 2025 Check Register.....Page 20
    - C. Discussion regarding Money Market Account
  - 7. Supervisor Request**
  - 8. Adjournment**

*The next meeting is scheduled for Monday, March 2, 2026*

## District Office:

313 Campus Street  
Celebration FL 34747

<https://www.miralagowestcdd.org/>

## Meeting Location:

Riverview Public Library  
9951 Balm Riverview Rd  
Riverview, FL, 33569

# MIRA LAGO WEST

## Lake Report



Completed November 17th, 2025

By: Matt Jones







**Pond 1**





Pond 1 is healthy. Minimal shoreline grasses on this pond as well as the others.  
Water levels are low across the board. Fountain is off as of this report

## **Pond 2**



No algae or submersed vegetation present. Minimal shoreline grasses

## **Pond 3**



Minimal shoreline grasses present due to falling water levels. No algae or submersed vegetation present.



## Pond 4



No invasive grasses, algae, or submersed vegetation present. Pond is in good shape.

## Pond 5



No invasive grasses, algae, or submersed vegetation present. Pond looks great.



## Area 6



Conservation/mitigation site looks good. Very little exotic nuisance vegetation present on perimeter.

## Pond 7



No algae or submersed vegetation present. Grasses present are growing in the duck potato (arrowhead), pickerelweed, and spike rush and have been selectively treated.



## Pond 8







No algae, submersed, or shoreline grasses present. Pond looks good.

## **Area 9**



Conservation area is full of thriving beneficial vegetation as designed.



# TREATMENT REPORT

## Customer

Mira Lago West CDD

## Date:

11/17/2025

## Time:

07:31:35 AM

## Technician:

Earl Yhan

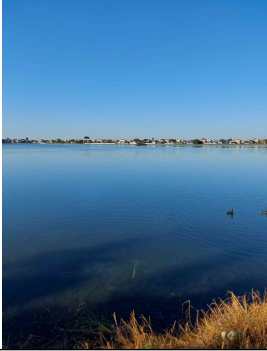
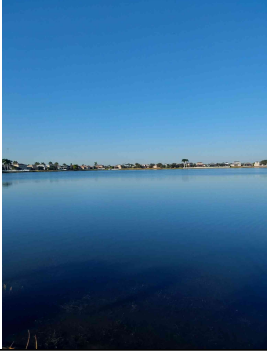
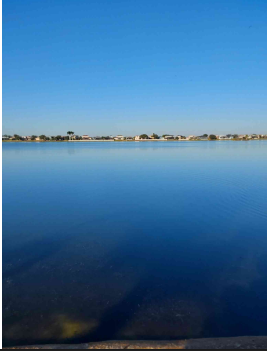
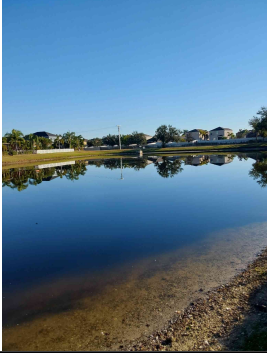
Lake	Algae	Submerged Weeds	Grasses Brush	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X	X	Low	
2	X	X	X	X			X	X	Low	
3	X	X	X	X			X	X	Low	
4	X	X	X	X			X	X	Low	
5	X	X	X	X			X	X	Low	
6	X	X	X	X			X	X	Low	
7	X	X	X	X			X	X	Low	
8	X	X	X	X			X	X	Low	

## Additional Comments

Good day Mira Lago West CDD, my name is Earl Yhan from crosscreek environmental. Today is your monthly lakes maintenance treatment. Inspection was made of each lake. Top priority today is filamentous algae, planktonic algae, hydrilla, torpedo grasses, alligator, Midge flies, and duck weed. Please note today Midge flies was slightly heavier than usual and treated. Also all mentioned above was treated and you should see results in a couple days. Trash was also picked up and drainage check for debris and clogging. Please give treatment a couple days to see best results. 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](mailto:kristee.cole@inframark.com); [crystal.yem@inframark.com](mailto:crystal.yem@inframark.com)

[Matt@crosscreekenv.com](mailto:Matt@crosscreekenv.com)

**Office Email**

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;  
gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com;  
scottc@crosscreekenv.com; lloyd@crosscreekenv.com

Powered by [www.doForms.com](http://www.doForms.com)





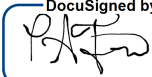
## Crosscreek Environmental Inc.

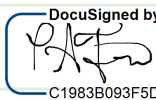
111 61st Street East  
Palmetto, FL 34221

Estimate

Date	Estimate #
10/21/2025	14110

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

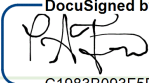
Description	Qty	Rate	Total
North Entrance Fountain			
Replacement of 1HP submersible fountain motor and start box. Exsisting components (control panel, cable, lights, float) are to be reused. Please allow for up to 2 weeks for motors to be ordered and installed.	1	3,940.00	3,940.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total \$3,940.00	
<div>DocuSigned by:  C1983B093F5D4F3...</div>			
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

DocuSigned by:  
  
C1983B093F5D4F3...

111 61st Street East  
Palmetto, FL 34221

Date	Estimate #
10/21/2025	14111

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

Description	Qty	Rate	Total
<p>South Entrance Fountain</p> <p>Replacement of 1HP submersible fountain motor and start box. Exsisting components (control panel, cable, lights, float) are to be reused. Please allow for up to 2 weeks for motors to be ordered and installed.</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p>	1	3,940.00	3,940.00
<p>Please sign and return if accepted</p> <div>  <p>DocuSigned by: C1983B093F5D4F3...</p> </div>		<p><b>Total</b> <b>\$3,940.00</b></p>	
<p>** Contracts over \$10,000.00 will receive a notice to owner (NTO).</p>			

**MINUTES OF MEETING**

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

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The Mira Lago West Community Development District regular meeting of the Board of Supervisors was held on **Monday, August 4, 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	<b>Board Supervisor, Chair</b>
Jeff McNees	<b>Board Supervisor, Asst. Secretary</b>
Jennifer Parra	<b>Board Supervisor, Asst. Secretary</b>
Sam Schmieder	<b>Board Supervisor, Asst. Secretary</b>
Shawn Howe	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Kristee Cole	<b>District Manager, Inframark</b>
Alize Aninipot	<b>District Manager, Inframark</b>
Derek Wagner	<b>Representative, CrossCreek Environmental</b>
Terry McLane	<b>Representative, PineLake</b>

**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. Fine, seconded by Ms. Parra, the Board adopted the August 4, 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**

Mr. Wagner updated the Board on the treatments and stated the ponds are



looking good and clear. Pond 7 lights continue to have issues. Mr. Wagner recommends the Board have a lockbox installed to make sure there is no tampering with the switch box. Mr. Fine stated that the remotes continue having issues. Mr. Wagner stated he would be happy to have his team come and change the lights as needed.

**B. Landscape Report**

Mr. McLane updated the Board regarding the landscape. Ms. Cole informed the Board that the mowing days are Tuesdays.

**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, December 1, 2025, at 7:00 p.m. Ms. Cole informed the Board that we are awaiting the sign vendor to make adjustments to their invoices to remove the tax and should be able to move forward with the installation.

**FIFTH ORDER OF BUSINESS**

**Public hearing on FY 2025-2026  
Budget**

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board approved to open the public hearing on FY 2025-2026 Budget.

On a Motion from Ms. Parra, seconded by Mr. Fine, with all in favor, the Board approved to close the public hearing on FY 2025-2026 Budget.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03,  
Adopting FY 2025-2026 Budget**

On a Motion from Mr. Schmieder, seconded by Mr. McNees, with all in favor, the Board adopted Resolution 2025-03, Adopting FY 2025-2026 Budget.

**SEVENTH ORDER OF BUSINESS**

**Public hearing on FY 2025-2026  
Levying O&M Assessments**

On a Motion from Mr. McNees, seconded by Mr. McNees, with all in favor, the Board approved to open the public hearing on FY 2025-2026 Levying the O&M Assessments.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04, Levying FY 25-26 O&M Assessments**

On a Motion from Mr. Schmieder, seconded by Mr. McNees , with all in favor, the Board adopted Resolution 2025-04, Levying the O&M Assessments.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, FY 2025-2026 Meeting Schedule**

On a Motion from Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board adopted Resolution 2025-05, FY 2025-2026 Meeting Schedule.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Redesignation of Officers**

On a Motion from Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board adopted Resolution 2025-06, Redesignating Officers, with Mr. Fine as Chair, Mr. Schmieder as Vice Chair and all remaining Board Members as Assistant Secretaries.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Rules and Objects**

On a Motion from Mr. McNees, seconded by Mr. Schmieder, with all in favor, the Board approved the Rules and Objectives for FY 2025-2026.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Website Proposals**

On a Motion from Ms. Parr, seconded by Mr. McNees with all in favor, the Board approved the School Status website proposal.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of FDIC Accounts**

Ms. Cole will bring back options where to place funds to ensure they are below the limit for FDIC limits.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of the Regular Meeting Minutes from June 6, 2025**

On a Motion from Mr. McNees, seconded by Mr. Howe, with all in favor, the Board approved the Meeting Minutes of June 6, 2025, for the Mira Lago West Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Howe mentioned that his name was spelled incorrectly and would it updated going forward.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:32 p.m., for the Mira Lago West Community Development District.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

**MIRA LAGO WEST**  
**Community Development District**

**Check Register and Invoices**

*August 2025*

# MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100057	08/06/25	PINE LAKE NURSERY LLC	7880	August 2025 Landscape Maintenance	Maintenance	534050-53901	\$2,499.99
001	100058	08/13/25	INFRAMARK LLC	155313	August 2025 District Management	Management fees Aug'25	531027-51201	\$3,292.00
001	100059	08/21/25	CROSSCREEK ENVIROMENTAL INC	22328	August 2025 Aquatic Maintenance	Aquatics Maintenance	546995-53901	\$1,291.00
001	1120	08/06/25	JEFFREY McNEES	JM-080425	BOARD 8/4/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	1121	08/06/25	JENNIFER RAE PARRA	JP-080425	BOARD 8/4/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	1122	08/06/25	LENNIE FINE	LF-080425	BOARD 8/4/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	1123	08/06/25	SIMON J. SCHMIEDER	SS-080425	BOARD 8/4/25	P/R-Board of Supervisors	511001-51101	\$200.00
001	300014	08/18/25	TECO ACH	072925-7815 ACH	SVC PRD 06/24-07/23/25	Electricity - General	543006-53901	\$845.11
001	300015	08/18/25	TECO ACH	072925-7989 ACH	SVC PRD 06/24-07/23/25	Electricity - General	543006-53901	\$197.79
<b>Fund Total</b>								<b>\$8,925.89</b>

<b>Total Checks Paid</b>	<b>\$8,925.89</b>
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12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
08/01/25	7880
Terms	Due Date
Net 30	08/31/25

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 August 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 August 2025		\$2,499.99	\$0.00	\$2,499.99
	<b>Total</b>		<b>\$2,499.99</b>	<b>\$0.00</b>	<b>\$2,499.99</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

155313

**DATE**

8/1/2025

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Due On Receipt

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

8/1/2025

Services provided for the Month of: August 2025

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

**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** 8/14/2025  
**Invoice #** 22328

## Bill To

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

## Project Info

Current Month Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

9/13/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



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

Statement Date: July 29, 2025

Amount Due: \$845.11

Due Date: August 19, 2025

Account #: 211008707815

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

## Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$748.64
Payment(s) Received Since Last Statement	-\$748.64

Current Month's Charges	\$845.11
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Amount Due by August 19, 2025	\$845.11
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

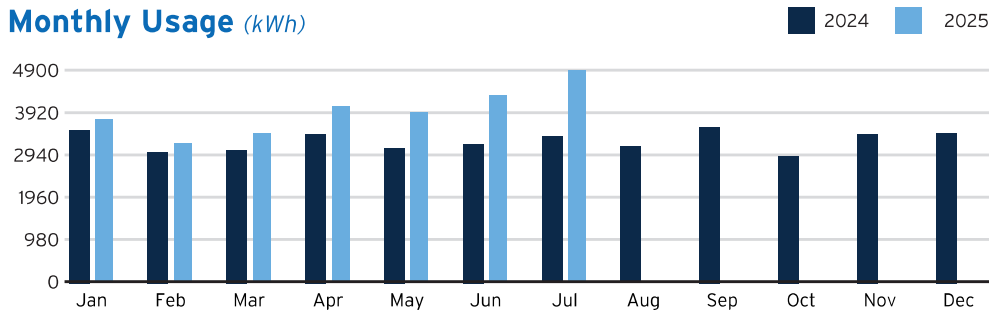
Your average daily kWh used was **56.73% higher** than the same period last year.

Your average daily kWh used was **20.74% 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](https://TECOaccount.com)



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

Account #: 211008707815

Due Date: August 19, 2025



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

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

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

Amount Due: \$845.11

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

603236399723

Your account will be  
drafted on August 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:**  
402 19TH ST NW  
RUSKIN, FL 33570-2960

**Account #:** 211008707815  
**Statement Date:** July 29, 2025  
**Charges Due:** August 19, 2025

## Meter Read

**Service Period:** Jun 24, 2025 - Jul 23, 2025

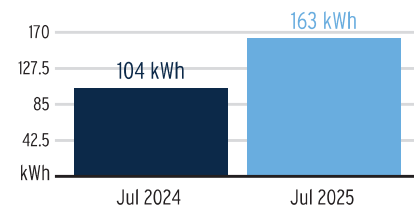
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	07/23/2025	62,131		57,240		4,891 kWh	1	30 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	4,891 kWh @ \$0.08641/kWh		\$422.63
Fuel Charge	4,891 kWh @ \$0.03391/kWh		\$165.85
Storm Protection Charge	4,891 kWh @ \$0.00577/kWh		\$28.22
Clean Energy Transition Mechanism	4,891 kWh @ \$0.00418/kWh		\$20.44
Storm Surcharge	4,891 kWh @ \$0.02121/kWh		\$103.74
Florida Gross Receipt Tax			\$19.48
<b>Electric Service Cost</b>			<b>\$779.26</b>
State Tax			\$65.85
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$845.11</b>

## Avg kWh Used Per Day



## Important Messages

### What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://TampaElectric.com/2025Bills) to learn more.

**Total Current Month's Charges**

**\$845.11**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 29, 2025

Amount Due: \$197.79

Due Date: August 19, 2025

Account #: 211008707989

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

## Account Summary

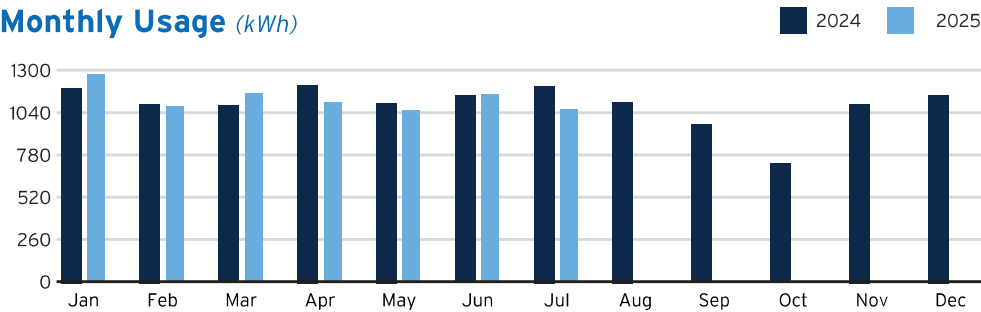
Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$216.70
Payment(s) Received Since Last Statement	-\$216.70
Miscellaneous Credits	-\$1.49
Credit balance after payments and credits	-\$1.49
<b>Current Month's Charges</b>	<b>\$199.28</b>

**Amount Due by August 19, 2025 \$197.79**

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](https://TECOaccount.com)

## Your Energy Insight



Your average daily kWh used was **5.41% lower** than the same period last year.



Your average daily kWh used was **2.78% lower** than it was in your previous period.



Scan here to view your account online.



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

Account #: 211008707989

Due Date: August 19, 2025



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

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

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

Amount Due: \$197.79

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

603236399724

Your account will be  
drafted on August 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: July 29, 2025

Charges Due: August 19, 2025

Meter Read

Meter Location: # B Pmp  
Service Period: Jun 24, 2025 - Jul 23, 2025  
Rate Schedule: General Service - Non Demand

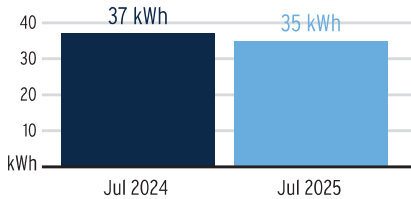
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	07/23/2025	66,189		65,131		1,058 kWh	1	30 Days

Charge Details

**Electric Charges**

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,058 kWh @ \$0.08641/kWh	\$91.42
Fuel Charge	1,058 kWh @ \$0.03391/kWh	\$35.88
Storm Protection Charge	1,058 kWh @ \$0.00577/kWh	\$6.10
Clean Energy Transition Mechanism	1,058 kWh @ \$0.00418/kWh	\$4.42
Storm Surcharge	1,058 kWh @ \$0.02121/kWh	\$22.44
Florida Gross Receipt Tax		\$4.59
<b>Electric Service Cost</b>		<b>\$183.75</b>
State Tax		\$15.53
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$199.28</b>

Avg kWh Used Per Day



Important Messages

**Change in Deposit Interest.** This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://TampaElectric.com/2025Bills) to learn more.

Total Current Month's Charges

\$199.28

**Miscellaneous Credits**

Interest for Cash Security Deposit - Electric	-\$1.49
<b>Total Current Month's Credits</b>	<b>-\$1.49</b>

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Ways To Pay Your Bill

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**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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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

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

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

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**MIRA LAGO WEST**  
**Community Development District**

**Check Register and Invoices**

*September 2025*

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100060	09/08/25	CROSSCREEK ENVIROMENTAL INC	22520	Bi-Annually Fountain Maintenance	R&M Lake & Pond Bank	546185-53901	\$250.00
001	100061	09/15/25	INFRAMARK LLC	158171	MGMNT FEE - SEP'25	ProfServ-Mgmt Consulting	531027-51201	\$3,292.00
001	100062	09/25/25	SMARTSIGN	SMT-866585	Signs for Ponds	Misc-Contingency	549900-53901	\$848.64
001	100063	09/25/25	PINE LAKE NURSERY LLC	8088	Landscape Maintenance September 2025	Contracts-Landscape	534050-53901	\$2,499.99
001	300016	09/16/25	TECO ACH	082725-7815-ACH	SVC PRD 07/24/25-08/21/25	Electricity - General	543006-53901	\$683.00
001	300017	09/16/25	TECO ACH	082725-7989-ACH	SVC PRD 07/24-08/21/25	Electricity - General	543006-53901	\$168.76
<b>Fund Total</b>								<b><u>\$7,742.39</u></b>

<b>Total Checks Paid</b>	<b>\$7,742.39</b>
--------------------------	-------------------



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 8/26/2025  
**Invoice #** 22520

## Bill To

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

## Project Info

Bi-Annually  
Starts August 2025

**P.O. #**

**Terms**

Net 30

**Due Date**

9/25/2025

Description	Amount
Three (3) Floating Fountains Onsite	
Bi-Annual maintenance events (two events per year)	250.00
Scope Includes: * Cleaning of all components both in and out of the water * Checking of all electrical components * Verification of proper attachment to shoreline * Test running of fountain & lights to ensure proper operation	
Total Maintenance Cost - \$250/event August & February (\$500 Annually)	
Thank you for your business	
	<b>Subtotal</b> \$250.00
	<b>Sales Tax (0.0%)</b> \$0.00
	<b>Total</b> \$250.00
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$250.00

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#**

158171

**DATE**

9/5/2025

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Due On Receipt

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

9/5/2025

Services provided for the Month of: September 2025

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

**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.*





A SmartSign Store  
203 JAY ST, STE 800,  
Brooklyn, NY 11201  
Billing: (718) 797-1900 x117  
Sales: (800) 952-1457

# INVOICE

Order Date	Order #
7/22/2025	SMT-866585

Bill To	Ship To
<b>Crystal Yem</b> Mira Lago West Community Development District 210 N UNIVERSITY DR STE 702 CORAL SPRINGS , FL 33071 7320 United States	<b>Tristin Kosco</b> inframark 1201 TECH BLVD STE 108 TAMPA, FL 33619 7855 United States

Terms: <b>Pay by 7/29/2025</b>	PO Number: <b>pending cc</b>
--------------------------------	------------------------------

	Item Description	Unit Price	Qty.	Amount
1.	Semi-Custom Reflective Aluminum Designer Property Sign Size: 18" x 24" • Part#: K2-3428 -DZHI-PA-18x24-SC  <u>Adders:</u> +Sign Set-Up Charge	\$61.6900 /Sign Pkg: 1 Sign  \$0.0000 /Order	15 Signs  1	\$925.35  \$0.00
Thanks for purchasing from SmartSign .com				

The amount shown on this invoice are in **US Dollars**.

Please make checks payable to **SmartSign** and mail to the following address:  
Xpressmyself.Com LLC  
P.O. Box # 24599  
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to:  
JPMorgan Chase - Lockbox Processing  
Attn: Xpressmyself.com LLC & 24599  
4 Chase Metrotech Center  
7th floor East  
Brooklyn, NY 11245

Product Subtotal: \$925.35

Discount: \$76.71

Shipping Charges: **Free**

Order Total (in US Dollars): **\$848.64**



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
09/01/25	8088
Terms	Due Date
Net 30	10/01/25

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



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

Statement Date: August 27, 2025

Amount Due: \$683.00

Due Date: September 17, 2025

Account #: 211008707815

DO NOT PAY. Your account will be drafted on September 17, 2025

## Account Summary

Current Service Period: July 24, 2025 - August 21, 2025

Previous Amount Due	\$845.11
Payment(s) Received Since Last Statement	-\$845.11

Current Month's Charges	\$683.00
-------------------------	----------

Amount Due by September 17, 2025 \$683.00

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 **27.1% higher** than the same period last year.

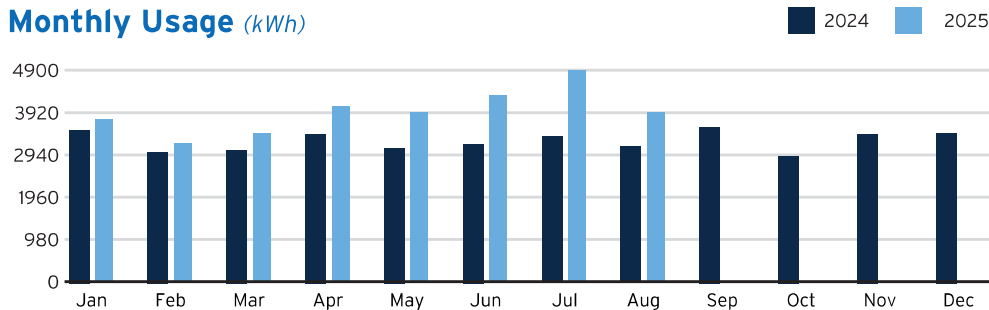


Your average daily kWh used was **16.56% lower** than it was in your previous period.



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](https://TECOaccount.com)

Let's be honest.  
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

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

Account #: 211008707815

Due Date: September 17, 2025



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

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

Amount Due: \$683.00

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

615582055541

Your account will be drafted on September 17, 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: August 27, 2025

Charges Due: September 17, 2025

Meter Read

Service Period: Jul 24, 2025 - Aug 21, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	08/21/2025	66,064		62,131		3,933 kWh	1	29 Days

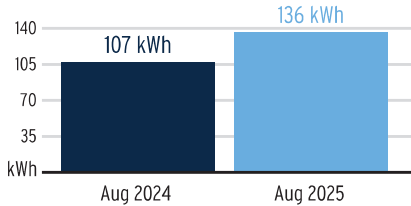
Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,933 kWh @ \$0.08641/kWh	\$339.85
Fuel Charge	3,933 kWh @ \$0.03391/kWh	\$133.37
Storm Protection Charge	3,933 kWh @ \$0.00577/kWh	\$22.69
Clean Energy Transition Mechanism	3,933 kWh @ \$0.00418/kWh	\$16.44
Storm Surcharge	3,933 kWh @ \$0.02121/kWh	\$83.42
Florida Gross Receipt Tax		\$15.74
<b>Electric Service Cost</b>		<b>\$629.78</b>
State Tax		\$53.22
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$683.00</b>

Total Current Month's Charges

\$683.00

Avg kWh Used Per Day



Important Messages

**Moving? Save time and reduce stress!**  
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit [TECOaccount.com/Welcome](https://TECOaccount.com/Welcome); it's fast, easy and secure.

**Quarterly Fuel Source**  
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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Tampa, FL 33601-0111

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**Phone:**  
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**Residential Customer Care:**  
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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

Statement Date: August 27, 2025

Amount Due: \$168.76

Due Date: September 17, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on September 17, 2025

## Account Summary

Current Service Period: July 24, 2025 - August 21, 2025

Previous Amount Due	\$197.79
Payment(s) Received Since Last Statement	-\$197.79

Current Month's Charges	\$168.76
-------------------------	----------

Amount Due by September 17, 2025 \$168.76

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



Your average daily kWh used was **21.05% lower** than the same period last year.

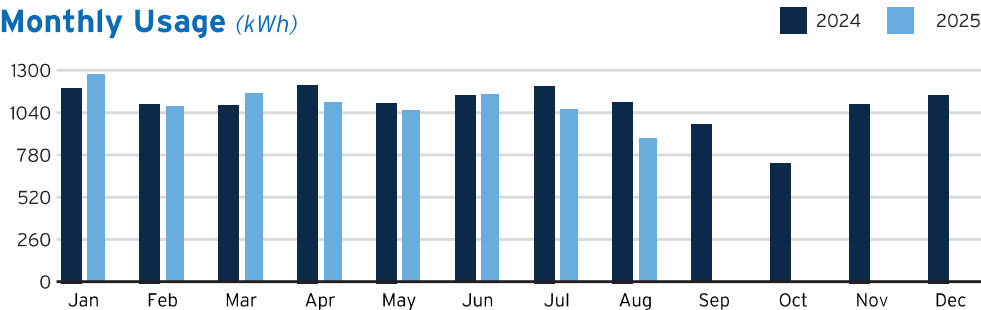


Your average daily kWh used was **14.29% lower** than it was in your previous period.



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Account #: 211008707989

Due Date: September 17, 2025



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

Amount Due: \$168.76

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

615582055542

Your account will be drafted on September 17, 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:** August 27, 2025  
**Charges Due:** September 17, 2025

## Meter Read


**Meter Location:** # B Pmp

**Service Period:** Jul 24, 2025 - Aug 21, 2025

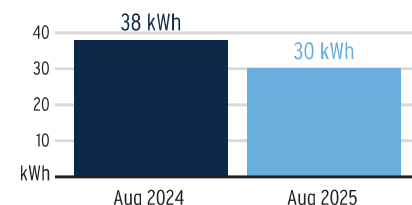
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	08/21/2025	67,070		66,189		881 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	881 kWh @ \$0.08641/kWh	\$76.13
	Fuel Charge	881 kWh @ \$0.03391/kWh	\$29.87
	Storm Protection Charge	881 kWh @ \$0.00577/kWh	\$5.08
	Clean Energy Transition Mechanism	881 kWh @ \$0.00418/kWh	\$3.68
	Storm Surcharge	881 kWh @ \$0.02121/kWh	\$18.69
	Florida Gross Receipt Tax		\$3.89
	<b>Electric Service Cost</b>		<b>\$155.61</b>
	State Tax		\$13.15
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$168.76</b>

## Avg kWh Used Per Day



## Important Messages

### Moving? Save time and reduce stress!

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### Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

**Total Current Month's Charges**

**\$168.76**

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## Ways To Pay Your Bill



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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

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7-1-1

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877-588-1010

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813-275-3909

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**MIRA LAGO WEST**  
**Community Development District**

**Check Register and Invoices**

*October 2025*

**MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/1/25 to 10/31/25

(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 # 100064**

001	10/01/25	BUSINESS OBSERVER INC	25-01952H	LEGAL AD - BUDGET MEETING	Legal Advertising	548002-51301	\$105.00
001	10/01/25	BUSINESS OBSERVER INC	25-02038H	LEGAL AD	Legal Advertising	548002-51301	\$76.56

**Check Total** \$181.56

**CHECK # 100065**

001	10/06/25	BUSINESS OBSERVER INC	25-02954H	FY 2026 Meeting Schedule	FY26 MEETING DATES	548002-51301	\$70.00
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**CHECK # 100066**

001	10/06/25	INFRAMARK LLC	159282	POSTAGE FEES	POSTAGE FEES	549900-53901	\$2.96
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**CHECK # 100067**

001	10/10/25	CROSSCREEK ENVIROMENTAL INC 22738		SEP'25 AQUATIC MAINTENANCE	SEP'25 AQUATIC MAINTENANCE	546995-53901	\$1,291.00
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**CHECK # 100068**

001	10/10/25	PINE LAKE NURSERY LLC	8292	OCT'25 MAINTENANCE	OCT'25 MAINTENANCE	534050-53901	\$2,499.99
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**CHECK # 100069**

001	10/15/25	INFRAMARK LLC	160704	District Management Fees for October 2025	District Management Fees for Oct'25	531027-51201	\$3,291.66
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**CHECK # 100070**

001	10/21/25	CROSSCREEK ENVIROMENTAL INC 23137		MONTHLY POND MAINT - OCT'25	Aquatic Maintenance	546995-53901	\$1,291.00
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**CHECK # 100071**

001	10/21/25	SCHOOLSTATUS LLC	INV-SS-5166	Website Hosting	Misc-Web Hosting	549915-51301	\$3,125.00
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**CHECK # 1124**

001	10/15/25	FLORIDA COMMERCE	92904	Annual District Filing Fee	FY 25-26 FILING FEES	554007-51301	\$175.00
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**CHECK # 1125**

001	10/29/25	EGIS INSURANCE ADVISORS	29027	INSURANCE FY26	INSURANCE FY26	545002-51301	\$7,778.00
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**CHECK # 300018**

001	10/16/25	TECO ACH	092625-7989 ACH	SVC PRD 08/22-09/22/25	Electricity - General	543006-53901	\$107.34
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**CHECK # 300019**

001	10/16/25	TECO ACH	092625-7815 ACH	SVC PRD 08/22-09/22/25	Electricity - General	543006-53901	\$745.43
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**Fund Total** **\$20,558.94**

**Total Checks Paid** **\$20,558.94**

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-01952H

Date 07/11/2025

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

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

### Description

### Amount

Serial # 25-01952H

\$105.00

### Notice of Public Hearing of Board of Supervisors Meeting

**RE:** Mira Lago West CDD Fiscal Year 2025-2026 Budget Board of  
Supervisors Meeting on 8/4/25 @ 7:00 PM

**Published:** 7/11/2025

### Important Message

Please include our Serial #  
on your check

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

Paid

()

**Total**

**\$105.00**

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

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

### NOTICE

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



# Business Observer

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

## INVOICE

### Legal Advertising

#### Notice of Public Hearing and Board of Supervisors meeting of the Mira Lago West Community Development District

The Board of Supervisors (the "Board") of the Mira Lago West Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2025, at 7:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, Florida 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://miralagwestd.org/>, or may be obtained by contacting the District Manager's office via email at [kristee.cole@inframark.com](mailto:kristee.cole@inframark.com) or via phone at (813) 382-7355.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

#### MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$ 214,197
COLLECTION COSTS @ 2%	\$ 4,284
EARLY PAYMENT DISCOUNT @ 4%	\$ (8,568)
TOTAL O&M ASSESSMENT	\$ 209,913

LOT SIZE	UNITS	FY 2025/2026 O&M PER LOT	INCREASE FROM PREVIOUS YEAR
Single Family 50'	343	\$396.53	\$0.00
Single Family 60'	263	\$396.53	\$0.00
<b>TOTAL UNITS</b>	<b>606</b>		

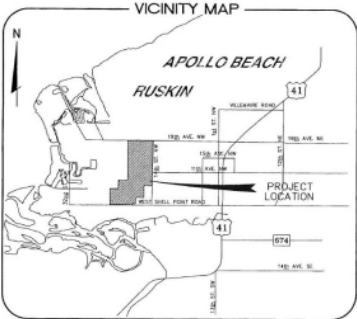
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. **Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.** All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



Kristee Cole  
District Manager  
July 11, 2025

25-01952H

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

### NOTICE

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02954H

Date 09/26/2025

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

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

### Description

### Amount

Serial # 25-02954H

\$70.00

### Notice of Public Meeting Dates

**RE:** Mira Lago West Community Development District

**Published:** 9/26/2025

### Important Message

Please include our Serial #  
on your check

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

Paid

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**Total**

**\$70.00**

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

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# Business Observer

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

## INVOICE

### Legal Advertising

**NOTICE OF PUBLIC  
MEETING DATES  
MIRA LAGO WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

The Board of Supervisors of the Mira Lago West Community Development District will hold its regular meetings for Fiscal Year 2025/2026 at 7:00 PM at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, FL, 33569 on the dates as follows:

December 1, 2025  
March 2, 2026  
June 1, 2026  
August 3, 2026

All meetings will convene at 7:00 p.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, FL, 33569.

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

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

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

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

Kristee Cole, District Manager  
September 26, 2025 25-02954H

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

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02038H

Date 07/18/2025

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

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

### Description

### Amount

Serial # 25-02038H

\$76.56

### Notice of Public Hearing and Board of Supervisors Meeting

**RE:** Mira Lago West CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/4/25 @ 7:00 PM

**Published:** 7/18/2025

### Important Message

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on your check

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[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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**Total**

**\$76.56**

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

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

### NOTICE

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# Business Observer

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Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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#### Notice of Public Hearing and Board of Supervisors Meeting of the Mira Lago West Community Development District

The Board of Supervisors (the “**Board**”) of the Mira Lago West Community Development District (the “**District**”) will hold a public hearing and a meeting on August 4, 2025, at 7:00 p.m. at the South Shore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at [kristee.cole@inframark.com](mailto:kristee.cole@inframark.com) or via phone at 813-382-7355.

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Kristee Cole, District Manager  
July 18, 2025

25-02038H

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

#### NOTICE

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# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

159282

**DATE**

9/22/2025

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Due On Receipt

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

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
<b>Subtotal</b>					<b>2.96</b>

**Subtotal**

\$2.96

**Tax**

\$0.00

**Total Due**

\$2.96

**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** 9/15/2025  
**Invoice #** 22738

## Bill To

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

## Project Info

Current Month Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

10/15/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/01/25	8292
Terms	Due Date
Net 30	10/31/25

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 October 2025		\$2,499.99	\$0.00	\$2,499.99
	#4890 - Mira Lago West Maintenance Renewal 2025 October 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#**

160704

**DATE**

10/8/2025

**BILL TO**

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

**CUSTOMER ID**

C4842

**NET TERMS**

Due On Receipt

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

10/8/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,291.66		3,291.66
<b>Subtotal</b>					<b>3,291.66</b>

**Subtotal**

\$3,291.66

**Tax**

\$0.00

**Total Due**

\$3,291.66

**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** 10/13/2025

**Invoice #** 23137

## Bill To

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

## Project Info

Current Month Maintenance

**P.O. #**

**Terms**

Net 30

**Due Date**

11/12/2025

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

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



**Bill To**

Mira Lago West CDD  
2005 Pan Am Circle, Ste 300  
Tampa FL 33607  
United States

**Total Due:** \$3,125.00**Due Date:** 11/12/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	11/12/2025		9/15/2025	9/14/2026

Item	Amount
<b>SchoolNow Service Fee</b> Annual service fee for website hosting	\$615.00
<b>SchoolNow Implementation</b> One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
<b>SchoolNow ADA</b> Monthly reporting, error correction and training resources	\$938.00
<b>SchoolNow CMS</b> Full-featured websites and intranet with unlimited storage and users	\$60.00

<b>Subtotal</b>	\$3,125.00
<b>Tax Total</b>	\$0.00
<b>Total</b>	\$3,125.00
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	\$3,125.00

**For Payment by EFT:****Remittance Contact:** ar@schoolstatus.com**Bank Name:** Stifel Bank**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105**Routing #:** 081018998**Account #:** 16763806**SWIFT:** STLFIUS44XXX**Please include the invoice number in the description if possible.****For Payment by Check:**

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click here](#) to view our W-9.

# FloridaCommerce, Special District Accountability Program

## Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2025				Invoice No: 92904
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

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



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

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

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

Registered Agent's Signature: [Signature] Date 10/6/2025

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

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

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

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

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

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

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

## MEMORANDUM

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 1, 2025  
**Subject:** Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update  
**Due by 11:59 p.m. on December 2, 2025**

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

### The Annual State Fee

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

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee). This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

### Update Requirements

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

### The Florida Special District Handbook

The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

### Thank You

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

**(TURN OVER FOR INSTRUCTIONS)**



# INVOICE

<b>Customer</b>	Mira Lago West Community Development District
<b>Acct #</b>	498
<b>Date</b>	09/04/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 7,778.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29027
100125634	

Thank You

Please detach and return with payment



Customer: Mira Lago West Community Development District

Invoice	Effective	Transaction	Description	Amount
29027	10/01/2025	Renew policy	Policy #100125634 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/4/2025	7,778.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

Total
\$ 7,778.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
TO PAY VIA ACH: Accretive Global Insurance Services LLC  
Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555		09/04/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	





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

Statement Date: September 26, 2025

Amount Due: \$107.34

Due Date: October 17, 2025

Account #: 211008707989

DO NOT PAY. Your account will be drafted on October 17, 2025

## Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due	\$168.76
Payment(s) Received Since Last Statement	-\$168.76

Current Month's Charges	\$107.34
-------------------------	----------

Amount Due by October 17, 2025 \$107.34

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



Your average daily kWh used was **44.83% lower** than the same period last year.



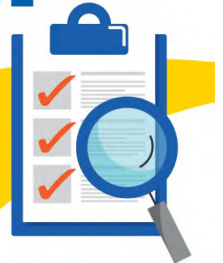
Your average daily kWh used was **46.67% lower** than it was in your previous period.



Scan here to view your account online.

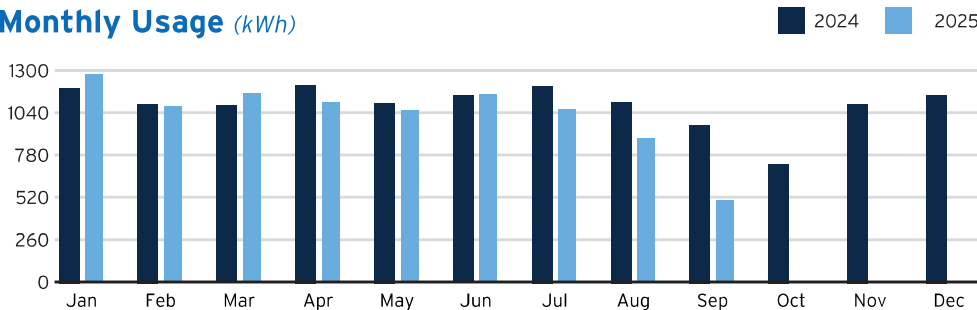
## SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



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

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



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

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

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

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

Account #: 211008707989

Due Date: October 17, 2025

Amount Due: \$107.34

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

608174687985

Your account will be  
drafted on October 17, 2025

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



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

**Account #:** 211008707989  
**Statement Date:** September 26, 2025  
**Charges Due:** October 17, 2025

## Meter Read


**Meter Location:** # B Pmp

**Service Period:** Aug 22, 2025 - Sep 22, 2025

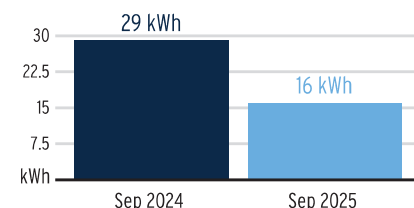
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000689095	09/22/2025	67,574		67,070		504 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	504 kWh @ \$0.08641/kWh	\$43.55
	Fuel Charge	504 kWh @ \$0.03391/kWh	\$17.09
	Storm Protection Charge	504 kWh @ \$0.00577/kWh	\$2.91
	Clean Energy Transition Mechanism	504 kWh @ \$0.00418/kWh	\$2.11
	Storm Surcharge	504 kWh @ \$0.02121/kWh	\$10.69
	Florida Gross Receipt Tax		\$2.47
	<b>Electric Service Cost</b>		<b>\$98.98</b>
	State Tax		\$8.36
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$107.34</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$107.34**

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  
402 19TH ST NW  
RUSKIN, FL 33570-2960

Statement Date: September 26, 2025

Amount Due: **\$745.43**

Due Date: October 17, 2025

Account #: 211008707815

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due	\$683.00
Payment(s) Received Since Last Statement	-\$683.00

Current Month's Charges	<b>\$745.43</b>
-------------------------	-----------------

**Amount Due by October 17, 2025 \$745.43**

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



Your average daily kWh used was **24.07% higher** than the same period last year.

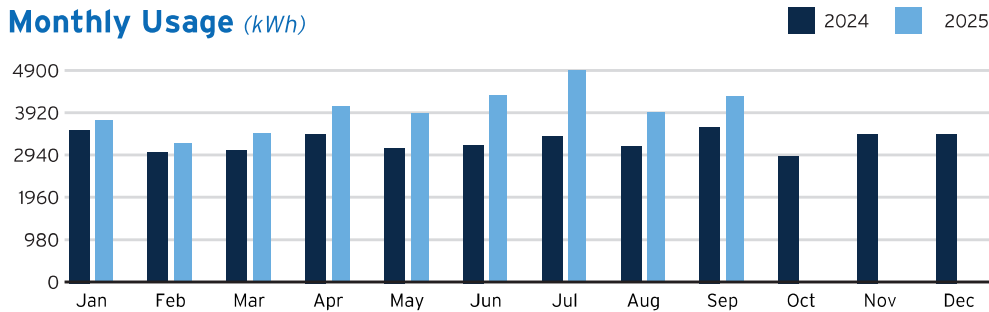


Your average daily kWh used was **1.47% lower** than it was in your previous period.



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](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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

Account #: 211008707815

Due Date: October 17, 2025



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

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

Amount Due: **\$745.43**

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

608174687984

Your account will be drafted on October 17, 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:** September 26, 2025  
**Charges Due:** October 17, 2025

## Meter Read

**Service Period:** Aug 22, 2025 - Sep 22, 2025

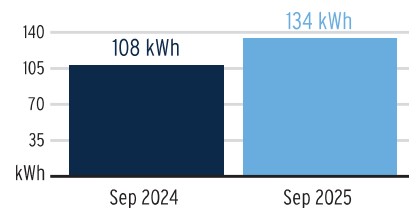
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000811522	09/22/2025	70,355		66,064		4,291 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	4,291 kWh @ \$0.08641/kWh		\$370.79
Fuel Charge	4,291 kWh @ \$0.03391/kWh		\$145.51
Storm Protection Charge	4,291 kWh @ \$0.00577/kWh		\$24.76
Clean Energy Transition Mechanism	4,291 kWh @ \$0.00418/kWh		\$17.94
Storm Surcharge	4,291 kWh @ \$0.02121/kWh		\$91.01
Florida Gross Receipt Tax			\$17.18
<b>Electric Service Cost</b>			<b>\$687.35</b>
State Tax			\$58.08
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$745.43</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$745.43**

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