

***Mira Lago West
Community Development
District***

March 2, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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, March 2, 2026 – 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
 1. Consideration of November 2025-January 2026 Check RegisterPage 3
 - B. Aquatic Maintenance Reports.....Page 44
 - C. Landscape Report
 - D. District Field Inspection
 - E. District Counsel
 - F. District Engineer
 1. Update of Labor RatesPage 73
 - G. District Manager
 5. **Business Items**
 - A. Consideration of Insurance Proposals (*Under Separate Cover*)
 - B. Consideration of District Counsel Proposal.....Page 74
 - C. Consideration of Resolution 2026-01; Removing and Designating New Treasurer ...Page 84
 - D. Consideration of Resolution 2026-02: General Election.....Page 85
 6. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes of December 1, 2025Page 87
 7. **Supervisor Request**
 8. **Adjournment**

The next meeting is scheduled for Monday, June 1, 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
Community Development District

Check Register and Invoices

November 2025

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/25 to 11/30/25

(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 # 100072

001	11/07/25	PINE LAKE NURSERY LLC	8538	November 2025 Landscape Maintenance	Contracts-Landscape	534050-53901	\$2,499.99
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Check Total \$2,499.99

CHECK # 100073

001	11/21/25	CROSSCREEK ENVIROMENTAL INC 23540		November 2025 Aquatics Maintenance	Aquatic Maintenance	546995-53901	\$1,291.00
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Check Total \$1,291.00

CHECK # 100074

001	11/21/25	INFRAMARK LLC	163583	District Management November 2025	ProfServ-Mgmt Consulting	531027-51201	\$3,291.67
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Check Total \$3,291.67

CHECK # 100075

001	11/21/25	BRANDON INDUSTRIES INC	2020315-IN	Poles for the signage around the ponds	Misc-Contingency	549900-53901	\$5,550.00
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Check Total \$5,550.00

CHECK # 300020

001	11/17/25	TECO ACH	102725-7989 ACH	SVC PRD 09/23-10/21/25	Electricity - General	543006-53901	\$100.53
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Check Total \$100.53

CHECK # 300021

001	11/17/25	TECO ACH	102725-7815 ACH	SVC PRD 09/23-10/21/25	Electricity - General	543006-53901	\$677.44
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Check Total \$677.44

Fund Total \$13,410.63

SERIES 2022/2016 DEBT SERVICE FUND - 201

CHECK # 1127

201	11/20/25	Mira Lago West c/o US Bank	111725-2022 SERIES	TRANSFER ASSESSMENTS	Due From Other Funds	131000-51301	\$2,013.30
-----	----------	----------------------------	--------------------	----------------------	----------------------	--------------	------------

Check Total \$2,013.30

Fund Total \$2,013.30

Total Checks Paid \$15,423.93



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/01/25	8538
Terms	Due Date
Net 30	12/01/25

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



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 11/13/2025

Invoice # 23540

Bill To

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

Project Info

Current Month Maintenance

P.O. #

Terms

Net 30

Due Date

12/13/2025

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

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

Thank you for your business

Crosscreek Environmental Inc.

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163583

DATE

11/11/2025

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**

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,291.67		3,291.67
Subtotal					3,291.67

Subtotal	\$3,291.67
Tax	\$0.00
Total Due	\$3,291.67

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.



Phone (972) 542-3000
 Fax (972) 542-1015
 www.brandonindustries.com

Please Remit Payment To:

Brandon Industries, Inc.
 PO Box 2230
 McKinney, TX 75070

Invoice

Invoice Number: 2020315-IN
Invoice Date: 11/3/2025
Order Number : 1025152
Order Date: 10/31/2025
Salesperson: Tristin Kosco
Customer Number: 20-FLINFRAMARK

Bill To:
 Inframark
 313 Campus Street
 KISSIMMEE, FL 34747

Ship To:
 Brandon Industries
 1201 Tech Blvd
 STE 108
 TAMPA, FL 33619

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
Mira Lago Pond Signage	INSTALL		Due Upon Receipt

Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
15.00	15.00		SPS3X7 BK	SMOOTH Aluminum Pole 6005-T6 3"OD x 7' 0" Black	112.00	1,680.00
15.00	15.00		FIN-B3 BK	Ball Finial for 3"OD Round Pole Black	35.00	525.00
15.00	15.00		2PCD BK	Two Piece Base for 3"OD Pole Black	85.00	1,275.00
			/INSTALL FL	Installation Labor Florida		1,575.00
			Installation of new post and signs(provided separately) and removal of old post - \$105 per post			

THANK YOU!

Net Invoice: 5,055.00
 Less Discount: 0.00
 Freight: 495.00
 Sales Tax: 408.01
Invoice Total: 5,958.01



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

Statement Date: October 27, 2025

Amount Due: \$100.53

Due Date: November 17, 2025

Account #: 211008707989

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

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by November 17, 2025 (\$100.53).

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



Your average daily kWh used was 36% lower than the same period last year.

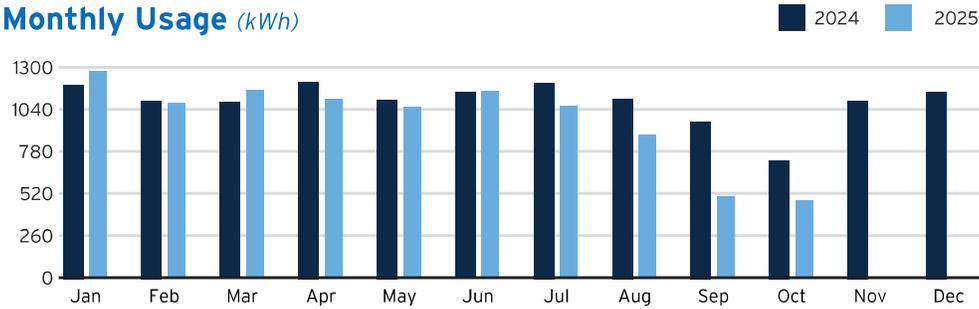


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707989

Due Date: November 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$100.53

Payment Amount: \$ _____

605088291917

Your account will be drafted on November 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.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.





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

Account #: 211008707989
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Meter Read

Meter Location: # B Pmp

Service Period: Sep 23, 2025 - Oct 21, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	10/21/2025	68,050	67,574	476 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	476 kWh @ \$0.08641/kWh	\$41.13
Fuel Charge	476 kWh @ \$0.03391/kWh	\$16.14
Storm Protection Charge	476 kWh @ \$0.00577/kWh	\$2.75
Clean Energy Transition Mechanism	476 kWh @ \$0.00418/kWh	\$1.99
Storm Surcharge	476 kWh @ \$0.02121/kWh	\$10.10
Florida Gross Receipt Tax		\$2.32
Electric Service Cost		\$92.70
State Tax		\$7.83
Total Electric Cost, Local Fees and Taxes		\$100.53

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$100.53

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: October 27, 2025

Amount Due: \$677.44

Due Date: November 17, 2025

Account #: 211008707815

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

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by November 17, 2025 (\$677.44).

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



Your average daily kWh used was 35.35% higher than the same period last year.



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



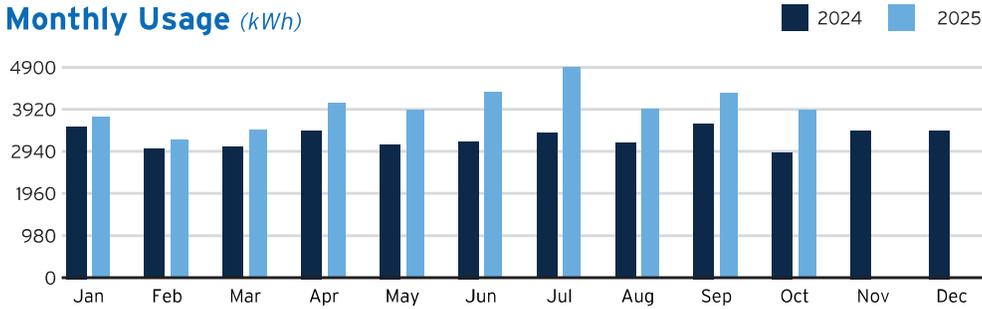
Scan here to view your account online.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at TampaElectric.com/Scam.



Monthly Usage (kWh)



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

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



Account #: 211008707815

Due Date: November 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$677.44

Payment Amount: \$ _____

605088291916

Your account will be drafted on November 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: October 27, 2025
Charges Due: November 17, 2025

Meter Read

Service Period: Sep 23, 2025 - Oct 21, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	10/21/2025	74,255	70,355	3,900 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,900 kWh @ \$0.08641/kWh	\$337.00
Fuel Charge	3,900 kWh @ \$0.03391/kWh	\$132.25
Storm Protection Charge	3,900 kWh @ \$0.00577/kWh	\$22.50
Clean Energy Transition Mechanism	3,900 kWh @ \$0.00418/kWh	\$16.30
Storm Surcharge	3,900 kWh @ \$0.02121/kWh	\$82.72
Florida Gross Receipt Tax		\$15.62
Electric Service Cost		\$624.66
State Tax		\$52.78
Total Electric Cost, Local Fees and Taxes		\$677.44

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$677.44

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

Ways To Pay Your Bill

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

Contact Us

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

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

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 17-Nov-25

Invoice Number: 111725 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$2,013.30

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

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY25-26

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

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval:

Date:

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

November 17, 2025

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **2,013.30**
representing tax receipts collected for Mira Lago West CDD.

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

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

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

MIRA LAGO WEST
Community Development District

Check Register and Invoices

December 2025

MIRA LAGO WEST
Community Development District

Payment Register by Bank Account

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANKUNITED, N.A. - (ACCT#XXXXX2070)</u>							
ACH #100076							
12/03/25	Vendor	CROSSCREEK ENVIROMENTAL INC	22586	REMOVE DEAD FISH FROM POND	Aquatic Maintenance	001-546995-53901	\$1,000.00
12/03/25	Vendor	CROSSCREEK ENVIROMENTAL INC	22587	REMOVE DEAD FISH	Aquatic Maintenance	001-546995-53901	\$500.00
ACH Total							\$1,500.00
ACH #100077							
12/05/25	Vendor	INFRAMARK LLC	165709	Management Fee December 2025	MANAGEMENT FEE DEC 2025	001-531027-51201	\$3,291.67
CHECK # 1128							
12/02/25	Vendor	JEFFREY McNEES	JM-120125	BOARD 12/01/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
CHECK # 1129							
12/02/25	Vendor	JENNIFER RAE PARRA	JP-120125	BOARD 12/01/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
CHECK # 1130							
12/02/25	Vendor	LENNIE FINE	LF-120125	BOARD 12/01/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
CHECK # 1131							
12/02/25	Vendor	SIMON J. SCHMIEDER	SS-120125	BOARD 12/01/25	P/R-Board of Supervisors	001-511001-51101	\$200.00
CHECK # 1132							
12/08/25	Vendor	Mira Lago West c/o US Bank	120425-2022 SERIES	TRANSFER ASSESSMENTS	TRANSFER ASSESSMENTS	201-131000-51301	\$17,168.47
CHECK # 1133							
12/17/25	Vendor	Mira Lago West c/o US Bank	121625-2022 SERIES	TRANSFER ASSESSMENTS	TRANSFER ASSESSMENTS	001-531045-51301	\$192,104.23
ACH #300022							
12/17/25	Vendor	TECO ACH	112625-7989-ACH	SVC PRD 10/22-11/20/25	Electricity - General	001-543006-53901	\$102.22
ACH #300023							
12/17/25	Vendor	TECO ACH	112625-7815-ACH	SVC PRD 10/22-11/20/25	Electricity - General	001-543006-53901	\$806.20
Account Total							\$215,772.79
Total Amount Paid							\$215,772.79



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 8/29/2025
Invoice # 22586
P.O. #

PAST DUE

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

Project Info

Terms: Net 30
Due Date: 9/28/2025

Description	Qty	Price	Amount
Pond #8 Removal of all dead fish within the pond. Fish to be disposed of offsite. **this proposal is in addition to the previously approved \$500 proposal**	1	1,000.00	1,000.00

Thank you for your business	Subtotal	\$1,000.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,000.00
	Payments/Credits	\$0.00
	Balance Due	\$1,000.00



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 8/29/2025
Invoice # 22587
P.O. #

PAST DUE

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

Project Info

Terms: Net 30
Due Date: 9/28/2025

Description	Qty	Price	Amount
Pond #8 Removal of all dead fish within the pond. Fish to be disposed of offsite. **please keep in mind there may be more fish in a day or two, which will require an additional cost**	1	500.00	500.00

Thank you for your business	Subtotal	\$500.00
	Sales Tax (0.0%)	\$0.00
	Total	\$500.00
	Payments/Credits	\$0.00
	Balance Due	\$500.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165709

DATE

12/1/2025

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**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,291.67		3,291.67
Subtotal					3,291.67

Subtotal	\$3,291.67
Tax	\$0.00
Total Due	\$3,291.67

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.

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 4-Dec-25

Invoice Number: 120425 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$17,168.47

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

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY25-26

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

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval: _____

Date: _____

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

December 4, 2025

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **17,168.47**
representing tax receipts collected for Mira Lago West CDD.

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

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

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

**MIRA LAGO WEST CDD
 SERIES 2022/2016 DEBT SERVICE FUND
 TRIAL BALANCE BY FUND
 For the Period ending Dec 04,2025**

Fund No.	Org Unit	Org Unit Descriptio	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
201			131000		DUE FROM OTHER FUNDS	-	2,013.30	-	2,013.30
201			131002		DUE TO/FROM 001/201	-	20,417.76	3,249.29	17,168.47
201			151000	1060	INVESTMENTS-REVENUE FUND	57,391.26	193.82	-	57,585.08
201			202000		ACCOUNTS PAYABLE	-	2,013.30	2,013.30	-
201			271000		FB - UNRESERVED	(57,391.26)	-	-	(57,391.26)
201			361001		INTEREST - INVESTMENTS	-	-	193.82	(193.82)
201			363010		SPECIAL ASSMNTS- TAX COLLECTOR	-	-	20,417.76	(20,417.76)
201			363090		SPECIAL ASSMNTS- DISCOUNTS	-	844.52	-	844.52
201	51301	FINANCIAL	549070		MISC-ASSESSMENT COLLECTION COST	-	391.47	-	391.47
TOTALS						\$ -	\$25,874.17	\$25,874.17	\$ 0.00

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 16-Dec-25

Invoice Number: 121625 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$192,104.23

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

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY25-26

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

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval: _____

Date: _____

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

December 16, 2025

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **192,104.23**
representing tax receipts collected for Mira Lago West CDD.

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

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

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

**MIRA LAGO WEST CDD
 SERIES 2022/2016 DEBT SERVICE FUND
 TRIAL BALANCE BY FUND
 For the Period ending Dec 16,2025**

Fund No.	Org Unit	Org Unit Description	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
201			131000		DUE FROM OTHER FUNDS	-	19,181.77	2,013.30	17,168.47
201			131002		DUE TO/FROM 001/201	-	224,600.40	32,496.17	192,104.23
201			151000	1029	INVESTMENTS-INTEREST ACCOUNT	-	28,613.25	28,613.25	-
201			151000	1060	INVESTMENTS-REVENUE FUND	57,391.26	2,401.77	28,613.25	31,179.78
201			202000		ACCOUNTS PAYABLE	-	19,181.77	19,181.77	-



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

Statement Date: November 26, 2025

Amount Due: \$102.22

Due Date: December 17, 2025

Account #: 211008707989

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

Account Summary

Current Service Period: October 22, 2025 - November 20, 2025	
Previous Amount Due	\$100.53
Payment(s) Received Since Last Statement	-\$100.53
Current Month's Charges	\$102.22
Amount Due by December 17, 2025	\$102.22

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



Your average daily kWh used was **56.76% lower** than the same period last year.

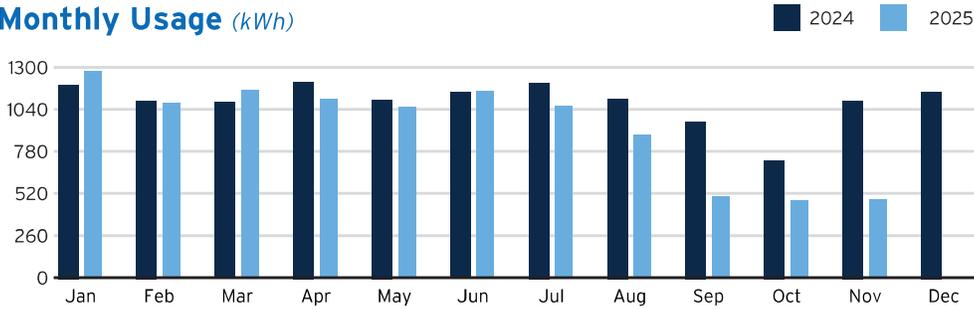


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707989

Due Date: December 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$102.22

Payment Amount: \$ _____

616816653038

Your account will be drafted on December 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: November 26, 2025
Charges Due: December 17, 2025

Meter Read

Meter Location: # B Pmp

Service Period: Oct 22, 2025 - Nov 20, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	11/20/2025	68,532	68,050	482 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	482 kWh @ \$0.08641/kWh		\$41.65
Fuel Charge	482 kWh @ \$0.03391/kWh		\$16.34
Storm Protection Charge	482 kWh @ \$0.00577/kWh		\$2.78
Clean Energy Transition Mechanism	482 kWh @ \$0.00418/kWh		\$2.01
Storm Surcharge	482 kWh @ \$0.02121/kWh		\$10.22
Florida Gross Receipt Tax			\$2.36
Electric Service Cost			\$94.26
State Tax			\$7.96
Total Electric Cost, Local Fees and Taxes			\$102.22

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$102.22

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: November 26, 2025

Amount Due: \$806.20

Due Date: December 17, 2025

Account #: 211008707815

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

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by December 17, 2025 (\$806.20).

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



Your average daily kWh used was 32.48% higher than the same period last year.

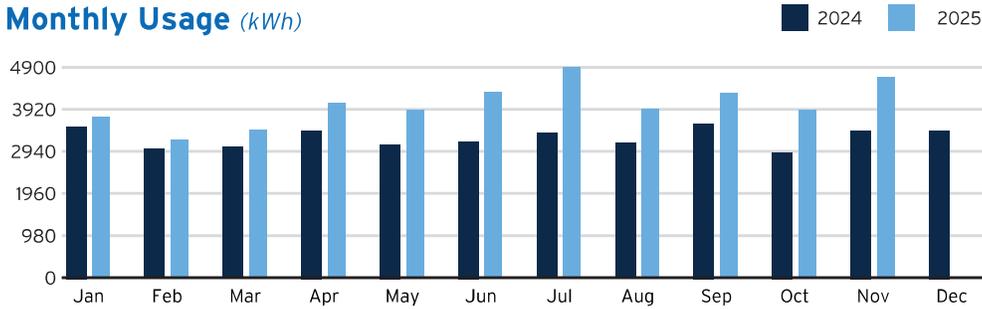


Your average daily kWh used was 15.67% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707815

Due Date: December 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$806.20

Payment Amount: \$ _____

616816653037

Your account will be drafted on December 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: November 26, 2025
Charges Due: December 17, 2025

Meter Read

Service Period: Oct 22, 2025 - Nov 20, 2025

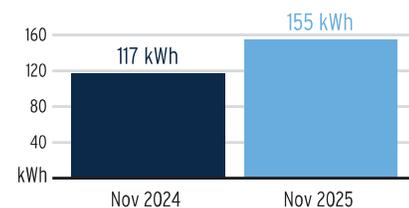
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000811522	10/27/2025	74,930	74,255	675 kWh	1	5 Days
1000851678	11/20/2025	3,985	0	3,985 kWh	1	25 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,660 kWh @ \$0.08641/kWh	\$402.67
Fuel Charge	4,660 kWh @ \$0.03391/kWh	\$158.02
Storm Protection Charge	4,660 kWh @ \$0.00577/kWh	\$26.89
Clean Energy Transition Mechanism	4,660 kWh @ \$0.00418/kWh	\$19.48
Storm Surcharge	4,660 kWh @ \$0.02121/kWh	\$98.84
Florida Gross Receipt Tax		\$18.58
Electric Service Cost		\$743.38
State Tax		\$62.82
Total Electric Cost, Local Fees and Taxes		\$806.20

Avg kWh Used Per Day



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges \$806.20

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

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

Contact Us

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

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MIRA LAGO WEST
Community Development District

Check Register and Invoices

January 2026

MIRA LAGO WEST
Community Development District

Payment Register by Bank Account

For the Period from 01/01/26 to 01/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANKUNITED, N.A. - (ACCT#XXXXX2070)</u>							
ACH #100078							
01/06/26	Vendor	PINE LAKE NURSERY LLC	8734	Landscape December 2025	MAINTENANCE DEC'25	001-534050-53901	\$2,499.99
ACH Total							<u>\$2,499.99</u>
ACH #100079							
01/06/26	Vendor	CROSSCREEK ENVIROMENTAL INC	23934	Aquatics Maintenance December 2025	Aquatics Maintenance Dec25	001-546995-53901	\$1,291.00
01/06/26	Vendor	CROSSCREEK ENVIROMENTAL INC	24139	Fountain Maintenance - new pump north Entr	Fountain Maintenance - new pump North entr	001-546032-53901	\$3,940.00
01/06/26	Vendor	CROSSCREEK ENVIROMENTAL INC	24140	Fountain Maintenance - New Pump - South Entr	Fountain Maintenance - new pump South Entr	001-546032-53901	\$3,940.00
ACH Total							<u>\$9,171.00</u>
ACH #100080							
01/14/26	Vendor	INFRAMARK LLC	167832	District Manager January 2026	MANAGEMENT FEE JAN'26	001-531027-51201	\$3,291.67
ACH Total							<u>\$3,291.67</u>
ACH #100081							
01/14/26	Vendor	PINE LAKE NURSERY LLC	8935	Landscape Maintenance Jan'26	Contracts-Landscape	001-534050-53901	\$2,625.00
ACH Total							<u>\$2,625.00</u>
CHECK # 1134							
01/20/26	Vendor	Mira Lago West c/o US Bank	11526-2022 SERIES	TRANSFER ASSESSMENTS FY26	Due From Other Funds	201-131000-51301	\$19,033.48
Check Total							<u>\$19,033.48</u>
ACH #DD1054							
01/20/26	Vendor	TECO ACH	123025-7989- ACH	ELECTRIC 11/21 - 12/22/25	Electricity - General	001-543006-53901	\$150.97
01/20/26	Vendor	TECO ACH	123025-7989- ACH	Credit Memo 000016	ELECTRIC 11/21 - 12/22/25	001-543006-53901	(\$7.17)
ACH Total							<u>\$143.80</u>
ACH #DD1055							
01/20/26	Vendor	TECO ACH	123025-7815- ACH	ELECTRIC 11/21 - 12/22/25	Electricity - General	001-543006-53901	\$759.93
01/20/26	Vendor	TECO ACH	123025-7815- ACH	Credit Memo 000015	ELECTRIC 11/21 - 12/22/25	001-543006-53901	(\$16.09)
ACH Total							<u>\$743.84</u>
Account Total							<u>\$37,508.78</u>
Total Amount Paid							\$37,508.78



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/01/25	8734
Terms	Due Date
Net 30	12/31/25

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



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 12/11/2025

Invoice # 23934

Due Date: 1/10/2026

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

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

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

Thank you for your business

Crosscreek Environmental Inc.



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 12/16/2025
Invoice # 24139
P.O. #

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

Project Info

Terms: Net 30
Due Date: 1/15/2026

Description	Qty	Price	Amount
North Entrance Fountain Replacement of 1HP submersible fountain motor and start box. Existing 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

Thank you for your business!	Subtotal	\$3,940.00
	Sales Tax (0.0%)	\$0.00
	Total	\$3,940.00
	Payments/Credits	\$0.00
	Balance Due	\$3,940.00



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 12/16/2025
Invoice # 24140
P.O. #

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

Project Info

Terms: Net 30
Due Date: 1/15/2026

Description	Qty	Price	Amount
South Entrance Fountain Replacement of 1HP submersible fountain motor and start box. Existing 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

Thank you for your business!	Subtotal	\$3,940.00
	Sales Tax (0.0%)	\$0.00
	Total	\$3,940.00
	Payments/Credits	\$0.00
	Balance Due	\$3,940.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167832

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,291.67		3,291.67
Subtotal					3,291.67

Subtotal	\$3,291.67
Tax	\$0.00
Total Due	\$3,291.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/26	8935
Terms	Due Date
Net 30	01/31/26

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
\$2,625.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4892 - Mira Lago West Maintenance Renewal 2026 January 2026		\$2,625.00	\$0.00	\$2,625.00
Total			\$2,625.00	\$0.00	\$2,625.00

CHECK REQUEST FORM

District Name: Mira Lago West

Date: 15-Jan-26

Invoice Number: 11526 - 2022 Series

Please issue a check to: Mira Lago West

Vendor Name: Mira Lago West c/o US Bank

Vendor No.: V00021

Check amount: \$19,033.48

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

Please code to: 201-131000-1000

Check Description/Reason: Transfer Assessments - 2022 Series FY25-26

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

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval: _____

Date: _____

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

January 15, 2026

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **19,033.48**
representing tax receipts collected for Mira Lago West CDD.

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

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

Sincerely,

Mira Lago West CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant



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

Statement Date: December 30, 2025

Amount Due: \$759.93

Due Date: January 20, 2026

Account #: 211008707815

DO NOT PAY. Your account will be drafted on January 20, 2026

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$806.20
Payment(s) Received Since Last Statement	-\$806.20
Current Month's Charges	\$759.93
Amount Due by January 20, 2026	\$759.93

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



Your average daily kWh used was **20.18% higher** than the same period last year.

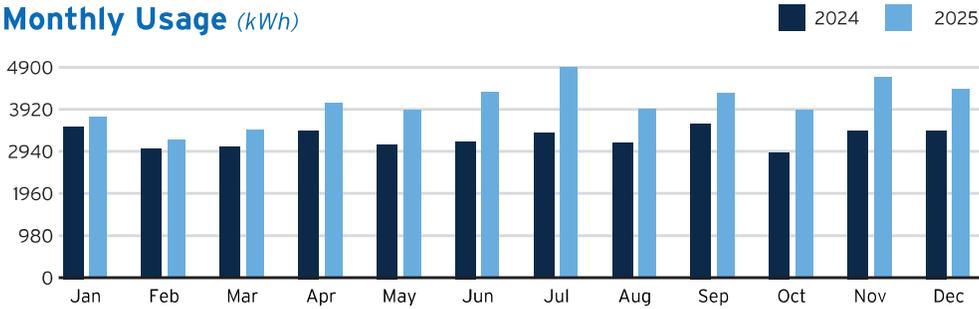


Your average daily kWh used was **11.61% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211008707815

Due Date: January 20, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$759.93

Payment Amount: \$ _____

620520377482

Your account will be drafted on January 20, 2026

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

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

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



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

Account #: 211008707815
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Service Period: Nov 21, 2025 - Dec 22, 2025

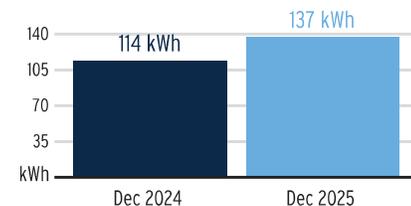
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851678	12/22/2025	8,362	3,985	4,377 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,377 kWh @ \$0.08641/kWh	\$378.22
Fuel Charge	4,377 kWh @ \$0.03391/kWh	\$148.42
Storm Protection Charge	4,377 kWh @ \$0.00577/kWh	\$25.26
Clean Energy Transition Mechanism	4,377 kWh @ \$0.00418/kWh	\$18.30
Storm Surcharge	4,377 kWh @ \$0.02121/kWh	\$92.84
Florida Gross Receipt Tax		\$17.52
Electric Service Cost		\$700.72
State Tax		\$59.21
Total Electric Cost, Local Fees and Taxes		\$759.93

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$759.93

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: December 30, 2025

Amount Due: \$150.97

Due Date: January 20, 2026

Account #: 211008707989

DO NOT PAY. Your account will be drafted on January 20, 2026

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$102.22
Payment(s) Received Since Last Statement	-\$102.22
Current Month's Charges	\$150.97
Amount Due by January 20, 2026	\$150.97

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

Your Energy Insight

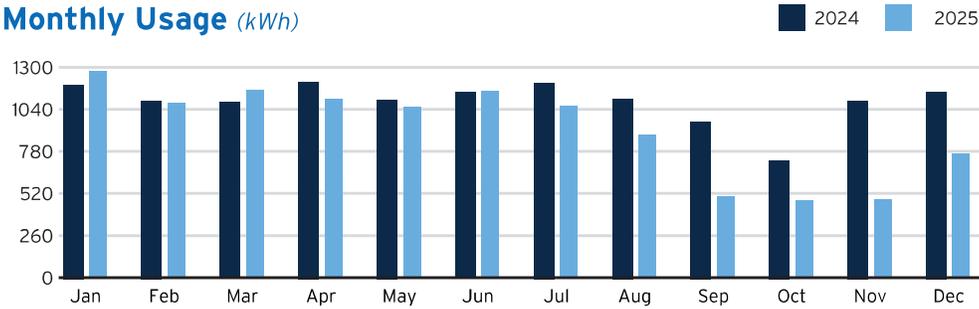
Your average daily kWh used was **36.84% lower** than the same period last year.

Your average daily kWh used was **50% 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



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



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

Account #: 211008707989

Due Date: January 20, 2026

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

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

Amount Due: \$150.97

Payment Amount: \$ _____

620520377483

Your account will be drafted on January 20, 2026

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: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Meter Location: # B Pmp

Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000689095	12/22/2025	69,295	68,532	763 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	763 kWh @ \$0.08641/kWh	\$65.93
Fuel Charge	763 kWh @ \$0.03391/kWh	\$25.87
Storm Protection Charge	763 kWh @ \$0.00577/kWh	\$4.40
Clean Energy Transition Mechanism	763 kWh @ \$0.00418/kWh	\$3.19
Storm Surcharge	763 kWh @ \$0.02121/kWh	\$16.18
Florida Gross Receipt Tax		\$3.48
Electric Service Cost		\$139.21
State Tax		\$11.76
Total Electric Cost, Local Fees and Taxes		\$150.97

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$150.97

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

Ways To Pay Your Bill

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

Contact Us

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

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

MIRA LAGO WEST

Lake Report



Completed December 11th, 2025

By: Lloyd Tohill

Last Treatment: December 11th, 2025

Next Treatment: January 8, 2026



Pond 1



Pond 1 is healthy and thriving. No shoreline grasses, submersed vegetation, or algae present. Fountain is off at the time of this report.

Pond 2



No grasses, algae, or submersed vegetation present. Fountain was off at time of this report. Pond looks good.

Pond 3



No shoreline grasses, submersed vegetation, or algae present. Pond is looking good.

Pond 4



Small amount of shoreline grasses present that were treated today while the technician was onsite. Pond is in good shape otherwise.

Pond 5



No shoreline grasses, algae, or submersed vegetation. Pond is looking good.

Area 6



The wetland/mitigation site is looking good, some vegetation is dying due to the recent cold weather.

Pond 7



Pond is in good shape. Grasses that were growing in the pickerelweed and duck potato have been treated and is dying off. No algae or submersed vegetation present.

Pond 8



No algae, submersed, or shoreline grasses present.

Pond 9

9



Small amounts of exotic vegetation is present. Overall mitigation site is in good shape.

MIRA LAGO WEST

Lake Report



Completed January 13th, 2026

By: Lloyd Tohill

Last Treatment: January 9th, 2026

Next Treatment: February 12th, 2026

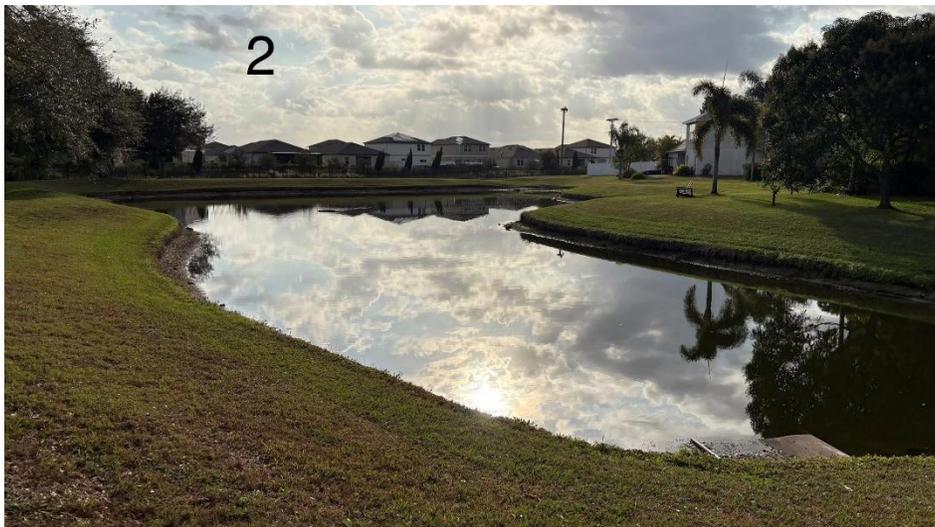


Pond 1



No shoreline grasses, submersed vegetation, or algae present. Fountain is off at the time of this report. Water levels are low across the board.

Pond 2



Very small amount of planktonic algae. No grasses or submersed vegetation present. Fountain was off at time of this report.

Pond 3



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

Pond 4





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

Pond 5



No shoreline grasses, algae, of submersed vegetation.

Area 6



No exotic vegetation is present in the wetland buffer area.

Pond 7



Fountain was off at time of report. No grasses, algae, or submersed vegetation present.

Pond 8



No algae, submersed, or shoreline grasses present. Part of the cattail tussock has broken off and is in the middle of the pond now.

Pond 9



No exotic vegetation is present in the wetland buffer area. Site looks good.



TREATMENT REPORT

Customer

Mira Lago West CDD

Date:

01/09/2026

Time:

07:36:39 AM

Technician:

Earl Yhan

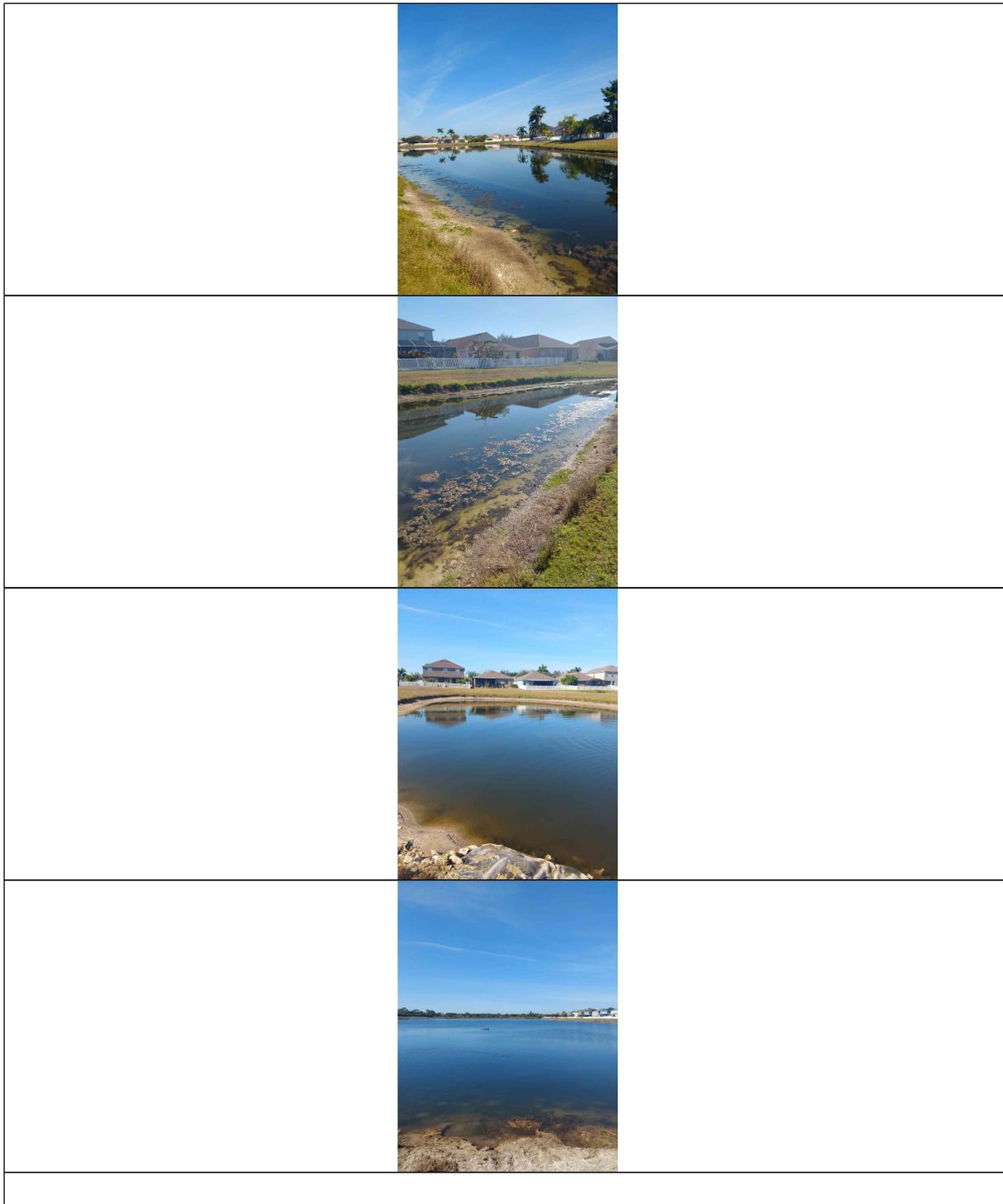
Lake	Algae	Submersed Weeds	Grasses	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X			X	X	Low	
2	X	X	X	X			X	X	Low	
3	X	X	X	X			X	X	Low	
4	X	X	X	X			X	X	Low	
5	X	X	X	X			X	X	Low	
6	X	X	X	X			X	X	Low	
7	X	X	X	X			X	X	Low	
8	X	X	X	X			X	X	Low	
9	X	X	X	X			X	X	Low	

Additional Comments

Good day Mira Lago West CDD, my name is Earl Yhan from crosscreek environmental. Today is your monthly lakes maintenance treatment. After my inspection of each lake, top priority today is midge flies, planktonic algae, filamentous algae, submersed weeds, floating weeds, torpedo grasses and alligator weeds. I treated all today and spray for midge flies, midge flies activities was very low today. Also I check all drainage for clogging and debris. Please give treatment a couple days to see best results. Have a Happy New Year.

Project Photos





Additional Services:

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

Email

kristee.cole@inframark.com; crystal.yem@inframark.com

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

MIRA LAGO WEST

Lake Report



Report Completed: 2/16/26

By: Lloyd Tohill

Last Treatment: 2/9/26

Next Treatment: 3/12/26



Pond 1



No shoreline grasses, submersed vegetation, or algae present. Water levels are low across the board.

Pond 2



No grasses, algae, or submersed vegetation present. Fountain is near the pond bank at time of this report.

Pond 3



No shoreline grasses, submersed vegetation, or algae present. Pond is in good condition.

Pond 4



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

Pond 5



No shoreline grasses, algae, or submersed vegetation.

Area 6



No exotic vegetation is present in the wetland buffer area.

Pond 7



No grasses, algae, or submersed vegetation present.

Pond 8



No algae, submersed, or shoreline grasses present.

Pond 9



There is a few sporadic cattails in the mitigation site. Other than that, site looks good.



TREATMENT REPORT

Customer

Mira Lago West CDD

Date:

02/06/2026

Time:

07:55:36 AM

Technician:

Earl Yhan

Lake	Algae	Submersed Weeds	Grasses	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	
9	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. After inspection of lakes and Midge fly activities around lakes. Top priority today is treating midge flies, midge fly activities was very low, filamentous algae, submersed weeds, floating weeds and torpedo grasses throughout lakes was very minimal. All was treated and taken care of. Please give treatment a couple days to see best results. Thanks have a happy New Year.

Project Photos





Additional Services:

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

Email

kristee.cole@inframark.com; crystal.yem@inframark.com

Matt@crosscreekenv.com

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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



CDD Labor Rates

(January 1, 2026 – September 30, 2026)

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



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

January 30, 2026

VIA U.S. MAIL AND EMAIL- Kristee.Cole@inframark.com

Kristee Cole, District Manager
Inframark
313 Campus St.
Celebration, FL 34747

RE: Mira Lago West Community Development District

Dear Kristee:

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for the Mira Lago West Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A. was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-nine (29) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working full-time for our firm while Mr. Persson is retired.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Our firm currently represents multiple special districts across Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty-five (25) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, Daniel Lewis has been practicing for fifteen (15) years, serves as primary counsel for three (3) community development districts, and is Town Attorney for Indian Shores and Belleair Shore.

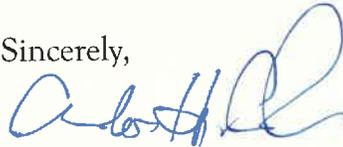
If provided the opportunity to represent the District, Mr. Lewis and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Mira Lago West Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, and consulting, would be \$350.00 per hour for attorney time (applicable to all attorneys in our firm). We do bill the District for travel time, but we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and Daniel Lewis. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Mira Lago West Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,



Andrew H. Cohen

AHC:fmw
Encls.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELLORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: acohen@flgovlaw.com

Practice areas include: Governmental Law, Special Districts and Community Association collections

Education:

University of Florida College of Law
Gainesville, Florida
Juris Doctorate, 1996

New College (Honors College
for the State University System)
Sarasota, Florida
B.A. Political Science, 1993

Qualifications:

- Over 29 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorn Schiff Community Day School Board of Trustees

Awards:

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL P. LEWIS

236 Pedro Street, Venice, Florida 34285
Tel: (941) 306-4730 Fax: (941) 306-4832
E-Mail: dlewis@flgovlaw.com

Practice areas include: Local Government and Special
Districts, Zoning and Land Use Law

Education:

Gonzaga University School of Law
Spokane, Washington
Juris Doctorate, 2010

University of Florida
Gainesville, Florida
Bachelor of Arts, 2007

Qualifications:

- Over 15 years of legal practice
- Represents local governments, community development districts and community associations in Southwest Florida
- Prosecutes enforcement violations for local governments and handles appeals of orders

Affiliations:

- The Florida Bar
- Sarasota County Bar Association

CLIENT LIST

Municipalities

- City of Venice
Sarasota County, Florida
- Town of Longboat Key
Sarasota County, Florida
- Town of Indian Shores
Pinellas County, Florida
- Town of Belleair Shore
Pinellas County, Florida

Fire Districts

- Cedar Hammock Fire Control District
Manatee County, Florida
- Duette Fire & Rescue District
Manatee County, Florida
- East Manatee Fire Rescue District
Manatee County, Florida
- North River Fire District
Manatee County, Florida
- Southern Manatee Fire & Rescue District
Manatee County, Florida
- West Manatee Fire Rescue District
Manatee County, Florida
- Upper Captiva Fire Protection and Rescue
Service District
Lee County, Florida

Other Special Districts

- Holiday Park - Park and Recreation District
Sarasota County, Florida
- Tri-Par Estates Park & Recreation District
Sarasota County, Florida
- West Coast Inland Navigation District
Sarasota County, Florida
- Port Malabar Holiday Park Mobile Home Park
Brevard County, Florida
- Fort Myers Beach Public Library District
Lee County, Florida
- Trailer Estates Park & Recreation District
Manatee County, Florida
- Captiva Erosion Prevention District
Lee County, Florida
- Tampa Bay Water
Pinellas County, Florida

Other Local Government Clients

- City of Bradenton
Manatee County, Florida
Special Magistrate Service
- City of North Port
Sarasota County, Florida
Board
Special Counsel/Conflict Counsel
- City of Palmetto
Manatee County, Florida
Special Magistrate Service
- City of Punta Gorda
Charlotte County, Florida
Attorney for Building Bd. & Code Enforcement Bd.
- City of Sarasota
Sarasota County, Florida
Attorney for Nuisance Abatement
- Manatee County
Hearing Officer – Land Use Matters

Community Development Districts

- Amelia National Community Development District
Fernandina Beach, Florida
- Aqua One Community Development District
Bradenton, Florida
- Aqua By the Bay Community Development District
Bradenton, Florida
- Blackburn Creek Community Development District
Sarasota, Florida
- Bobcat Trail Community Development District
North Port, Florida
- Chapel Crossings Community Development District
Wesley Chapel, Florida
- Cheval West Community Development District
Lutz, Florida
- Covington Park Community Development District
Apollo Beach, Florida

- Cross Creek Community Development District
Bradenton, Florida
- Cypress Creek of Hillsborough County Community Development District
Wimauma, Florida
- Eastlake Oaks Community Development District
Oldsmar, Florida
- Easton Park Community Development District
Tampa, Florida
- Greyhawk Landing Community Development District
Bradenton, Florida
- Harbor Bay Community Development District
Apollo Beach, Florida
- Heritage Harbour South Community Development District
Bradenton, Florida
- Heritage Isles Community Development District
Tampa, Florida
- Heritage Lake Park Community Development District
Punta Gorda, Florida
- Heritage Oak Park Community Development District
Port Charlotte, Florida
- Highlands Community Development District
Wimauma, Florida
- Laguna Lakes Community Development District
Ft. Myers, Florida
- Lake Bernadette Community Development District
Zephyrhills, Florida
- Lakewood Ranch Community Development District 2
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 4
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 5
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 6
Lakewood Ranch, Florida
- Legends Bay Community Development District
Manatee County, Florida
- Lexington Community Development District
Parrish, Florida

- Panther Trails Community Development District
Gibsonton, Florida
- Paseo Community Development District
Ft. Myers, Florida
- Silverleaf Community Development District
Parrish, Florida
- Stoneybrook at Venice Community Development District
Venice, Florida
- Tara Community Development District 1
Bradenton, Florida
- University Place Community Development District
Bradenton, Florida
- Venetian Community Development District
Venice, Florida
- Waterlefe Community Development District
Bradenton, Florida

ANDREW H. COHEN REFERENCES

Philip Frankel, Chairman
Heritage Harbour South Community Development District
Bradenton, Florida 34202
Seat2@HeritageHarbourSouthCDD.org

Kenneth Bumgarner
Waterlefe Community Development District
Bradenton, Florida 34212
ken@waterlefecdd.com

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida 34202
Steve.zielinski@lwrtownhall.com

DANIEL P. LEWIS REFERENCES

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida
Phone - 941-907-0202
Steve.zielinski@lwrtownhall.com

Daniel J. Storie
Deputy-Mayor of the Town of Belleair Shore
Belleair Shore, Florida
Phone - 704-609-8156
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RESOLUTION 2026-01

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Mira Lago West Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

PASSED AND ADOPTED THIS 2nd DAY OF MARCH, 2026.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Mira Lago West Community Development District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Lennie Fine, Simon Schmieder, Jennifer Parra, Jeff McNees and Shawn Howe.

Section 2. The term of office for each member of the Board is as follows:

Seat 1	Supervisor Lennie Fine	Expires 2028
Seat 2	Supervisor Shawn Howe	Expires 2028
Seat 3	Supervisor Jennifer Parra	Expires 2028
Seat 4	Supervisor Jeff McNees	Expires 2026
Seat 5	Supervisor Simon Schmieder	Expires 2026

Section 3. Seat 4, currently held by Jeff Mcnees, Seat 5, currently held by Simon Schmieder are scheduled for the General Election on November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 2nd DAY OF MARCH, 2026.

ATTEST:

**MIRA LAGO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

MINUTES OF MEETING

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

**MIRA LAGO WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Mira Lago West Community Development District regular meeting of the Board of Supervisors was held on **Monday, December 1, 2025, at 7:00 p.m.** at the **Riverview Public Library, 9951 Balm Riverview Rd, Riverview, FL, 33569.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Lennie Fine	Board Supervisor, Chair
Sam Schmieder	Board Supervisor, Vice Chair
Jeff McNees	Board Supervisor, Asst. Secretary
Jennifer Parra	Board Supervisor, Asst. Secretary
Shawn Howe	Board Supervisor, Asst. Secretary

Also presents were:

Kristee Cole	District Manager, Inframark
Epi Carvajal	Representative, PineLake
CJ Greene	Representative, CrossCreek
John Khatiblou	Accountant, Inframark
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Audience Comments
on Agenda Items**

A resident addressed the Board regarding the new signage. The Board agreed to adjust the signage to ensure it is located within the CDD easement.

THIRD ORDER OF BUSINESS

Adoption of the Agenda

On a Motion from Ms. Parra, seconded by Mr. McNees, the Board adopted the December 1, 2025, Final Agenda for the Mira Lago West Community Development District.

45 **FOURTH ORDER OF BUSINESS** **Staff Reports**

46 **A. Aquatic Maintenance Report**

47 Mr. Khatiblou informed the Board of the District's financial standing.

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49 **B. Landscape Report**

50 Ms. Fine informed CrossCreek that the light at the fountain remains inoperable.

51 Mr. Greene will adjust the fountain lighting.

52 **1. Ratification of North Fountain Replacement Proposal**

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On a Motion from Mr. McNees, seconded by Ms. Parra, with all in favor, the Board ratified North Fountain Replacement Proposal.

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55 **2. Ratification of South Fountain Replacement Proposal**

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On a Motion from Ms. Fine, seconded by Mr. Schmieder, with all in favor, the Board ratified South Fountain Replacement Proposal.

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58 **C. Landscape Report**

59 Ms. Carvajal informed the Board on the status of the landscape.

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61 **D. District Field Inspection**

62 No report.

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64 **E. District Counsel**

65 Not present and no report.

66 **F. District Engineer**

67 Not present and no report.

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69 **G. District Manager**

70 Ms. Cole informed the Board that the next meeting is scheduled for Monday,
71 March 2, 2026, at 7:00 p.m.

72 **FIFTH ORDER OF BUSINESS** **Business Items**

73 There being none, the order of business followed.

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75 **SIXTH ORDER OF BUSINESS** **Business Administration**

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77 **A. Consideration of the Regular Meeting Minutes from August 4, 2025**

On a Motion from Ms. Fine, seconded by Mr. McNees, with all in favor, the Board approved the Meeting Minutes of August 4, 2025, for the Mira Lago West Community Development District.

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B. Consideration of August-October 2025 Check Register

On a Motion from Ms. Fine, seconded by Mr. McNees, with all in favor, the Board approved the August, September and October 2025 Check Registers, for the Mira Lago West Community Development District.

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C. Discussion regarding Money Market Account

The Board discussed opening an additional bank account.

On a Motion from Ms. Parra, seconded by Mr. McNees, with all in favor, the Board approved opening an additional bank account and transferring \$200,000.00 into the account at Bank United, for the Mira Lago West Community Development District.

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SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fine requested new insurance proposals be presented on the next agenda.

EIGHT ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Howe, seconded by Ms. Fine, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:48 p.m., for the Mira Lago West Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman