

Mírada Community Development District

John Ford, Chairman
John Drew, Vice Chairman
Ernesto Gatewood, Assistant Secretary
Shanon Holm, Assistant Secretary
Kimberly Ivory, Assistant Secretary

July 1, 2025

AGENDA

Mirada Community Development District AGENDA

Seat 2: John Ford - C	
Seat 3: John Drew - VC	
Seat 1: Ernesto Gatewood - AS	
Seat 4: Shanon Holm – AS	
Seat 5: Kimberly Ivory - AS	

Tuesday July 1, 2025 6:00 p.m. Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, FL 33544

Zoom Link: https://us06web.zoom.us/j/9564962978

Meeting ID: 956 496 2978 Passcode: 516708Gms Zoom Phone #: (305) 224-1968

Board of Supervisors Meeting

- I. Roll Call
- II. Supervisors' Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Approval of the Following Meeting Minutes
 - A. May 19, 2025
 - B. June 10, 2025
- IV. Staff Reports
 - A. Aquatic Manager
 - B. Landscape Manager
 - C. Field Manager
 - 1. Report (To Be Provided Under Separate Cover)
 - 2. Consideration of Trimmers Holiday Décor Proposal for Holiday Decorations
 - D. District Engineer
 - E. District Counsel
 - 1. Ratification of Brightview Landscaping Agreement
 - F. District Manager
 - 1. Number of Registered Voters in the District 2125
 - 2. Discussion of Fiscal Year 2026 Budget
- V. Construction Items
 - A. Consideration of Requisitions
 - B. Update on Trail Bridge Repairs

- C. Discussion of the Fountain Project
- VI. New Business
 - A. Consideration of Resolution 2025-10 Amending the Fiscal Year 2025 Budget
 - B. Appointment of the Audit Committee
- VII. Financial Reports
 - A. June 2025 Check Register
- VIII. Supervisors' Requests and General Audience Comments (Limited to 3 Minutes)
- IX. Next Scheduled Board Meeting is August 12, 2025 at 6:00 p.m. at the Hilton Garden Inn
- X. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <u>miradacdd.org</u>

SECTION III

SECTION A

MINUTES OF MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Mirada Community Development District was held Monday, **May 19, 2025** at 6:02 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

Present and constituting a quorum:

John Ford by Zoom Chairman

John DrewVice ChairpersonShanon HolmAssistant SecretaryKimberly IvoryAssistant SecretaryErnesto GatewoodAssistant Secretary

Also present were:

Jason Greenwood District Manager, GMS

Kyle Magee District Counsel, Kutak Rock

Tonya Stewart Stantec

The following is a summary of the discussions and actions taken at the May 19, 2025 Mirada Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Greenwood called the meeting to order at 6:02 p.m. and called roll. Four Board members were present constituting a quorum. Mr. Ford participated by Zoom.

SECOND ORDER OF BUSNESS Supervisors' Requests & Audience Comments on Specific Items on the Agenda

Board member asked for clarification on the requisitions. It was noted this requisition work had been completed and was in Assessment Area 3 and Assessment Area 5 for the 2024 bonds that were issued. The requisitions were paid out of the construction account. Mr. Magee noted his office

had reviewed all the requisitions and requested information from Metro if needed. He stated they felt good about each one presented today.

Board member questioned a change order on page 10 and the wording for #24-39 and net change by order. Ms. Stewart stated she will review and report back with a follow up.

Board member asked about the requisition on page 119 from July 10, 2023. It was noted this requisition was paid. It was explained going forward these requisitions and contracts will be signed off on will be more formalized. GMS will streamline this process with the Chair signing off as well.

THIRD ORDER OF BUSINESS

Business Items

- 1. 2024 Assessment Area Three Project
 - i. Requisition 2024-39
 - ii. Requisition 2024-40
 - iii. Requisition 2024-41
 - iv. Requisition 2024-42
 - v. Requisition 2024-43
 - vi. Requisition 2024-44
 - vii. Requisition 2024-45
 - viii. Requisition 2024-46
 - ix. Requisition 2024-47
 - x. Requisition 2024-50
 - xi. Requisition 2024-51
 - xii. Requisition 2024-52
 - xiii. Requisition 2024-58
 - xiv. Requisition 2024-59
 - xv. Requisition 2024-60

Mr. Greenwood stated there were several items for review and they have been itemized for the Board. Mr. Drew stated he was fine approving the requisitions as a slate. Mr. Ford agreed.

On MOTION by Mr. Gatewood, seconded by Mr. Drew, with all in favor, the 2024 Assessment Area Three Project Requisitions, were approved.

- 2. 2024 Assessment Area Five Project
 - i. Requisition 2024-14-AA5
 - ii. Requisition 2024-15-AA5
 - iii. Requisition 2024-16-AA5

Mr. Greenwood stated these requisitions were for the 2024 Assessment Area 5 Project. Mr. Magee stated this was the same process from the 2024 bonds.

On MOTION by Mr. Holm, seconded by Mr. Gatewood, with all in favor, the 2024 Assessment Area 5 Project Requisitions, were approved.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and General Audience Comments

Mr. Greenwood reminded the Board of projects in the works from previous meetings, signage, Metro signs were picked up, moved, locations, installation, code enforcement, and no Board or staff direction to move them into the CDD area.

Mr. Magee is reviewing this with Metro and will report back to the Board. Mr. Greenwood noted the rental for this meeting location was \$456 for this meeting room, and more convenient locations can be found. It was noted a location was found, but there were issues with consistency each month, parking issues, over 50 people in attendance, a police officer must be hired, and issues that were discussed. The Lake House was discussed for limited use and limited room. Mr. Greenwood noted staff will investigate the issue and report back to the Board. Other location options were discussed.

A comment was made on a resident's concern regarding roadway issues, safety concerns, turnover process, opinion of Metro conveyed property, working to get title reports, walkthroughs with engineers, deeds, sight concerns, and a warning to be cautious with Metro. Other concerns were noted with signs, code enforcement person, working to comply, and direction for Mr. Greenwood to reach out.

Mr. Ford asked if there had been a motion about approving requisitions without going through the entire Board process. Mr. Magee will bring this resolution back to the next meeting.

Ms. Ivory asked about a gate issue in a part of the community with power, permits, developer funds, June Briar documents, bond issues. Ms. Stewart was directed to review.

A question was asked if they would have their own HOA, and other concerns to address with GMS coming on Board and working out the transition. Discussion was held on prioritizing projects, emails for the District, website updates, takeover process, residents are reaching out to

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GMS, questions regarding review of the bridges, Form 1, links for ethics training, follow up on task list, and a request for documents to be provided to GMS.

Ms. Stewart commented on reviewing requisitions and an email from Metro and she asked if the process was for Metro to send documents to GMS, and does it need to be vetted.

A bridge update was provided to the Board and issues and concerns were addressed. Mr. Magee reviewed the call from the Metro construction office staff. He noted concerns with the shutdown of bridge #2, contactor will apply for any permits that are needed, the cross-bracing repairs will be made by county, further concerns from UVS with concrete footers, insufficient bolting, washout on bridge #1, and other concerns with the bridge.

Comments were made on talk with Cornerstone, the plans, contract history, erosion, permits, notices to be sent out to residents and concerns with children fishing, signs to be posted, liability if signs are posted, template for residents informing residents of safety, postings on the website, and email blast system for information about bridge. Further discussion was held on the bridge concerns.

Resident (Nicole Foxworth) commented on the marketing signs on Mirada Boulevard and noted she spoke with the code enforcement officer. She stated the signs were moved. She stated he clarified the directional builder signs would remain if they do not impede viewpoint for any motor vehicles or pedestrians. She stated the golf cart path sign blocks visibility of anyone walking. She was told they will continue to investigate with Metro compliance.

Resident (Nicole Foxworth) added comments on the bond requisition 23-A. She noted she was working on public records requests for documents regarding the gate as well as the bond requisitions and she had no response. She asked for the best way to receive the documents. Mr. Greenwood stated if this request is made to GMS they will investigate, request files, and respond. Access to all documents will be provided to all Board members.

Resident (Randy Foxworth) commented on how long the takeover with GMS takes and a timeline. He commented on electrical and irrigation pipes and concerns with damage that may have been done. The bridge concerns were voiced on our bonds and lack of inspections. Response was made for Metro to do a request for permit.

FIFTH ORDER OF BUSINESS

Next Scheduled Budget Workshop is May 27, 2025 at 6:00 p.m. at the Hilton Garden Inn

Mr. Greenwood stated the next scheduled budget workshop is May 27, 2025 at 6:00 p.m. at the Hilton Garden Inn. This will be a budget workshop.

SIXTH ORDER OF BUSINESS

Next Scheduled Board Meeting is June 10, 2025 at 6:00 p.m. at the Hilton Garden Inn

Mr. Greenwood stated the next scheduled Board meeting is June 10, 2025 at 6:00 p.m. at the Hilton Garden Inn. This will be for approving the budget.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Greenwood adjourned the meeting.

On MOTION by Mr. Drew, seconded by Mr. Holm, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION B

MINUTES OF MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Mirada Community Development District was held on Tuesday, **June 10, 2025** at 6:01 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

Present and constituting a quorum:

John Ford Chairman

John Drew by ZoomVice ChairpersonShanon HolmAssistant SecretaryErnesto GatewoodAssistant Secretary

Also present were:

Jason Greenwood District Manager, GMS
Kyle Magee District Counsel, Kutak Rock

Vasili Kostakis *by Zoom* Stantec Kevin Riemensperger Steadfast

The following is a summary of the discussions and actions taken at the June 10, 2025 Mirada Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Greenwood called the meeting to order at 6:01p.m. and called roll. Three Board members were present constituting a quorum. Mr. Drew participated by Zoom.

SECOND ORDER OF BUSNESS Supervisors' Requests & Audience Comments on Specific Items on the Agenda

Mr. Holm asked to open the meeting for comments before voting on the highwater mark in the budget to allow for community input.

Mr. Holm asked for Steadfast and other vendors to be moved up in the agenda right after the audience comments. Mr. Greenwood stated they would like to do the engineer after the vendors.

Board member commented on discussing the budget, making executive decisions, and limiting non urgent conversations.

Resident (Mike Baker) commented on section 5 of agenda stating it may have a wrong statement, and the wording needs to be corrected. It was noted this is a standard form and it was inadvertently not changed.

Resident (Nicole Foxworth) commented on policies and procedures and questions regarding specific rules. She asked for clarification on the public records request and fees. Mr. Greenwood noted it was a state standard for a fee for paper records. She questioned Rule 1 - 3 stating the agenda is posted 7 days prior. She added this one was not posted by then. Rule 1-4Internal Controls – She noted that fraud, waste, and abuse issues have occurred numerous times and she wanted to know what has been done to rectify those instances. Rule 3.2- Auditing Services - she stated this was not done with integrity in the past and wanted to know what legal ramifications the District has against Mike Lawson and other Metro employees who are running their community into the ground. Rule 3.4 - #3 - suspending or denial of vendors - she noted Florida State Fence or Gate or Electric, and Cornerstone should not be allowed any future work in Mirada due to their integrity issue for workmanship and non-compliance. Rule 3-6 – Construction Contracts Design and Builds – she commented that June Briar has gate needs and needs to go through this process. Rule 3.9 – Maintenance Services – she stated since absolutely nothing has been turned over to the CDD, Metro needs to repair, maintain, and properly reimburse the CDD for all maintenance that was completed due to poor workmanship and non-compliance. Mr. Greenwood noted District Attorney will review these and make corrections.

Mr. Holm asked what the CDD could do for those residents that didn't abide by the approvals and fenced over easements.

Mr. Magee noted this needs to be added to the agenda to resolve the issue with fences. He added this needs to be consistent and rectified at their cost. Mr. Drew questioned how he should move forward with the process.

Resident (Steve Mejdrich) commented on fence compliance and HOA has had residents to correct the issue. Other comments were made on the fence issues, HOA, residents being denied, mowing on resident's property, and being consistent.

Resident (Paige Russell) questioned how people know about the CDD and asked about missing Board members. Mr. Greenwood noted correspondence with the CDD should be through CDD website and contacting GMS staff, and GMS will begin an email blast that will be sent out to residents in the community. Discussion ensued on how to learn about a CDD and the website, and other CDD developers.

THIRD ORDER OF BUSINESS

Approval of the May 6, 2025 Meeting Minutes

Mr. Greenwood presented the May 6, 2025 meeting minutes and asked for comments, corrections, or changes to the minutes. The Board had no changes.

On MOTION by Mr. Holm, seconded by Mr. Ford, with all in favor, the May 6, 2025 Meeting Minutes, were approved.

E. Aquatic Manager

1. Report

Mr. Greenwood stated we will move to Steadfast up in the agenda. A presentation of the report was given to include algae growth, treatment, trash pick-up, ponds are viewed once a month, consideration for the dry period or rain period, repairs, erosion areas, hope to recoup from developer, questions on engineer's review, and damage that might occur.

2. Consideration of Steadfast Proposal to Remove Undesirable Vegetation in Pond 84

Mr. Greenwood stated this proposal is from Steadfast to address three areas with overgrowth. Mr. Riemensperger reviewed the proposal including the location of the pond, he noted it was filled with cattails, and there is debris on shore. District engineer questioned if it should be paid for by the developer. Mr. Riemensperger noted there is construction debris, \$200 for removal of debris pickup, and the remaining cost is for cleanup of the cattails. The Board would like to have the developer pay for construction debris.

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On MOTION by Mr. Holm, seconded by Mr. Gatewood, with all in favor, the Proposal from Steadfast with a Not to Exceed of \$2,820 for Undesirable Vegetation in the Pond EST-SC1774, was approved with the Condition the Developer Pays for Clean-up of Construction Debris.

Steadfast presented a proposal for \$1,840 for overgrowth blocking the flow of the water and treatment with pesticide.

On MOTION by Mr. Holm, seconded by Mr. Ford, with all in favor, the Proposal from Steadfast with a Not to Exceed of \$1,840 for the Treatment of Overgrowth, was approved.

A. District Engineer

1. Consideration of Proposal for Turnover Inspections

Mr. Greenwood stated these proposals are from the engineer. Mr. Kostakis reviewed the proposal for turnover inspections to include several ponds, roadway signage, fences, walls, inlets, outlet to ponds, and any blockage. He noted this would generate a report. This proposal is for \$21,748 and to be done by phases.

Mr. Holm asked after the inspections are done and they find inappropriate work, is there any recourse to recoup the fees. Discussion was held on prior conversations to charge a fee to Metro. He estimated about \$5,000. They discussed this would be noted during inspections and charged to Metro if possible. Other areas were discussed to save travel time and costs.

Another question was asked on fees for inspection and is this different than what would occur during general turnover and why would we expect to recover those fees. Further discussion ensued on inspections, legalities, CDD, and developers and they expected to recover the fees. There were questions on the timeline for the engineer. Mr. Kostakis was offline and when he returned, he stated they could start within the next two weeks.

On MOTION by Mr. Drew, seconded by Mr. Gatewood, with all in favor, the Proposal for Turnover Inspections, was approved.

2. Consideration of Proposal for Fence Encroachment Inspections (*To Be Provided Under Separate Cover*)

Mr. Kostakis reviewed the proposal for fence encroachment inspections. This should tell us where the easements are located. There was resident correspondence on easements. Mr. Kostakis will generate the proposal. The areas were discussed for fence placement and to determine the placement of the easement. A not to exceed amount was discussed.

On MOTION by Mr. Gatewood, seconded by Mr. Holm, with all in favor, the Proposal for Fence Encroachment Inspection with a Not to Exceed Amount of \$1,000, was approved.

An update was provided on the trail bridge; two pedestrian bridges were closed because Cornerstone had built those out of compliance with no permitting. After the engineer's review they are working with Cornerstone on permitting process through the county and should correct some of the issues with bridges. Mr. Magee added there may be additional work and he will generate another proposal with Metro and Cornerstone to correct. Mr. Greenwood noted they would complete an inspection after the work was done.

Mr. Kostakis commented on the budget for 2025 and already meeting the threshold of \$12,000 and will propose a threshold amount to get the CDD through the year. Mr. Greenwood noted he should not worry about the numbers for 2025 due to the work needing to be done.

Mr. Ford clarified this process includes all bridges in Mirada, all will get post construction permitting, all will be inspected by the county, and all inspected by the structural engineer to make sure everything is right. He added the final step will be our own engineers' inspection. He stated this will be a long process, and updates are needed from Jared.

Mr. Drew asked if this included the washout issue. Discussion ensued on the process to correct these issues.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-11 Approving the Proposed Fiscal Year 2026 Budget & Setting a Public Hearing

Mr. Greenwood stated this is for approval of the proposed budget and setting a public hearing. He noted the budget has been provided to the Board members and GMS has been working on this budget to provide a working budget. He added not much was provided from the former

management company. He stated a budget workshop was held on the 27th with the Board members to review the budget line by line. He noted today they will approve the proposed budget and it will be adopted in August. Mr. Greenwood stated this was the opportunity to set a high-water mark which includes a 6% increase. He explained the budget process and timeline. He added the District should be in better shape next year. He reminded the Board they could adjust the increase in August. Mr. Greenwood noted GMS has not been able to retrieve all the information from the former management company.

Mr. Holm asked for numbers to show the increases per unit. Mr. Greenwood stated this included the 6 different ERU factors and he does not have those numbers at this time. The mailed notices to residents, tax bill, bonds, operating expenses, and adjustments were discussed.

Mr. Greenwood noted they would have a reserve of \$403,000, and the goal for the reserve balance will be determined by a reserve study. Other items discussed were topics on District's needs, opportunities to pull in revenue, recouping money, fees to be paid, the reserve will be available in December, how to pay bills in the fall, adjustments to the budget, potential of a payment plan may be needed, GMS timeline for having access to the District's records, and other options for having a healthy budget. Mr. Greenwood noted the renewal of insurance budget is coming up. The 6% increase will help put the District in a good place.

The Board agreed to open comments to the audience allowing 3 minutes for each comment.

Resident (Jack Knowles) commented on the developer funds and questioned the way for the District to regain this money. Mr. Magee responded they will look for ways to recoup money.

Resident (Randy Foxworth) commented on Metro funding.

Resident commented on holiday decorations.

Resident (Paige Russell) made comments on projecting \$4,300,000, but only \$3,000,000 and the contributions.

Resident (Steve Mejdrich) asked about interest amounts, reserve balances, tax money process for paying shortfall. He asked about setting aside money in escrow, and unexpected expenses that affected this amount.

Resident asked about the total cost of Milton. Mr. Greenwood noted he did not have that amount. Discussion ensued on contingency, vandalism that occurred, recovering the money form Yellowstone, and problems that occurred with the chainsaws.

Resident commented on more homes coming in and developer funds.

Mr. Greenwood suggested setting the public hearing for August 12, 2025. The new budget will include a 6% increase. Mr. Holm noted that a 6% increase is not out of line with previous years.

On MOTION by Mr. Holm, seconded by Mr. Gatewood, with all in favor, Resolution 2025-11 Approving the Proposed Fiscal Year 2026 Budget with a 6% Increase and Setting a Public Hearing for August 12, 2025, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-12 Setting the Public Hearing to Revise the District's Rules of Procedure

Mr. Greenwood stated this item is setting the public hearing to revise the District's rules of procedures. Mr. Greenwood suggested the August 12th date. It was clarified these rules need to be set in place with this being a new District.

Mr. Holm asked about landowners for the Board and using the term registered voters. Mr. Magee noted this is a state requirement. It was clarified the members of the Board that participate by phone are counted as participants. He asked about the Board taking the lowest responsible bid, and the steps for this. Mr. Magee will follow-up with this topic.

Questions were addressed from the early audience comments. Internal controls were addressed as to what was being done to rectify. Mr. Greenwood noted that requisitions will be approved by the Board prior to money being spent. He explained this process for approval in meetings. GMS will make available all accounting entries to the Board. There are many items in place now to have the internal controls. It was noted that Board members were held responsible and any fraud should be reported to the police.

Auditing process and integrity of the account at GMS is on top of items. Mr. Greenwood noted an audit committee meeting will be held to perform audit services. Mr. Holm asked that the Board focus on going forward and not reflect on what did happen.

Other questions will be emailed to Mr. Greenwood for his responses. This public meeting will be held August 12th for rules and procedures. Notice requirements were discussed.

On MOTION by Mr. Ford, seconded by Mr. Gatewood, with all in favor, Resolution 2025-12 Setting the Public Hearing to Revise the District's Rules of Procedures, for August 12, 2025, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Requisition Process

Mr. Greenwood stated this is for discussion of the requisition process. The requisition process was reviewed for the Board to include the approval of several offices, Chair signing off in emergencies, ratification process, legal expenses were not clear, and the timelines for the work and fees for this process.

On MOTION by Mr. Ford, seconded by Mr. Drew, with all in favor, the Requisition Process, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Community XS Proposal for Website Management

Mr. Greenwood stated this if for the proposal for the website management from Community XS to include the process for updating the website made easier, CDD specific emails designated for the Board members, great for public record access, internal controls, archive process, provider for the email support from Mr. Holm, he prefers easier, friendly platform, contract with Community will begin immediately, costs \$2,460, and old emails can be merged.

On MOTION by Mr. Holm, seconded by Mr. Ford, with all in favor, the Proposal from Community XS for Website Management, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Trimmers Holiday Décor Proposal for Holiday Decorations

Mr. Greenwood stated this item was tabled for time for GMS to review the outlets to ensure they are working properly. This can be approved by the Chair. It was noted residents were not happy with the old decorations, and the Board would like to add to the decorations. The Board would like to see quotes from other vendors for purchases and labor.

NINTH ORDER OF BUSINESS

Construction Items

A. Consideration of Requisitions

Mr. Greenwood stated this will approve Phase 23B. It was noted this was with current construction and the new county requirements. This is a draft and sent for approval on the bonds, and that Metro would take over cost in the District did not have the funds. CDD does not own the property as of now, easement will be included, and this is protection to the District. The chair will be able to sign.

B. Phase 23B Documents

- 1. Consideration of Phase 23B Development Agreement & Performance Bond
- 2. Consideration of Form Improvements Guarantee Agreement for Phase 23B
- 3. Consideration of Temporary Construction Easement

On MOTION by Mr. Holm, seconded by Mr. Drew, with all in favor, the, Phase 23B Documents, were approved in substantial form.

C. Update on June Briar Gate & Other Gates

Updates for June Briar gate and other gates were discussed to include previous correspondence, agreement for payment was never found, not paid out of bond proceeds, District's position is for the developer and Metro to complete these per the completion agreement. They are waiting for a response at this point.

D. Update on Trail Bridge Repairs

Mr. Greenwood stated this was discussed with the engineer.

E. Discussion of the Fountain Project

Mr. Greenwood provided updates on the fountain and meeting with Metro. Installation should be fully operationally at the end of July. He reviewed the GMS operations and the repairs that will need to be completed. Applications have been reviewed, and two payouts will be executed. These are \$550,000 and \$196,000 amounts. A scope of services will be developed and presented at the next meeting and beginning the RFP process.

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TENTH ORDER OF BUSINESS

Staff Reports

B. District Counsel

1. Discussion of Sunshine Law, Public Records Law and Social Media

Mr. Magee provided updates and recommended for the Board to not be involved in social medica such as Facebook, public records law, and a review of Sunshine Law for Board members. He cautioned members to not comment if other Board members have commented.

2. Discussion of Board Member Liaison Roles

Mr. Magee suggested to table this item. This will assist with the work in process with vendors and others.

3. Discussion of Fence Policy

i. Discussion of Letter to Resident Regarding the Fence Encroachment Policy

This was discussed earlier regarding the fence encroachment policy. The Board had voted on a process for residents wanting a concrete wall, costs, fees for processing, and legal review will continue.

4. Update on Offsite Landscape Maintenance

Mr. Magee provided updates on the offsite landscape the District is currently maintaining. They are seeking a new agreement and amendments to contracts, and scope of services adjusted. Other agreements were discussed.

C. Field Manager

1. Report

Mr. Greenwood provided updates from Mr. Smith to include work on fountains, bridges, water main damage, repairs by county, irrigation confirmed by Yellowstone, sodding, placement of cones, landscaping deficiencies with Yellowstone, Yellowstone is not very responsive and may seek new vendor, and general maintenance items or other concerns should be referred to Mr. Smith with GMS.

2. Discussion of Fountain Maintenance

Mr. Greenwood discussed the progress on fountains.

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3. Ratification of Brightview Landscaping Agreement (To Be Provided Under Separate Cover)

Mr. Greenwood stated they were not sure on this and was provided by the prior management company. This item was tabled.

D. District Manager

1. Discussion of Transition List (To Be Provided Under Separate Cover)

Mr. Greenwood stated they had provided a transition checklist for the Board members and the progress and there will be a sign off the old management company will need to complete.

2. Discussion of Future Meeting Room Locations

Mr. Greenwood reviewed the locations and the capacity for the budget meetings. Other locations and costs were discussed. Review will continue.

3. Discussion of Moving the August 2025 Meeting Date

Mr. Greenwood stated they had moved the August meeting date due to locations and room capacity. The meeting will be August 12th.

4. Update on Marketing Signs

Mr. Greenwood stated he had been in contact on codes, and he has added his email to the system. The signs are not permitted correctly and should be removed. He added they are not responsible and will be the responsibility to Metro. He noted there will be citations issued and awaiting response.

Ms. Foxworth commented on the tickets she had submitted and concerns with the current leaks, restoring the land prior to the CDD taking ownership, and the walkthroughs with a new punch list. It was asked to have the signs reviewed for irrigation and gas lines.

5. Discussion of Staff Task List (To Be Provided Under Separate Cover)

Mr. Greenwood stated this task list has been submitted several times but there has not been a response, and it must be provided by July 7th.

ELEVENTH ORDER OF BUSINESS

Financial Reports

- A. Check Register
- **B.** Balance Sheet & Income Statement
- C. Special Assessment Receipt Schedule

Mr. Greenwood stated they had received the financials from the old management company last Thursday and they were provided unaudited financials through May. GMS has not released any funds at this point. He asked for acceptance of the unaudited financials through May.

On MOTION by Mr. Holm, seconded by Mr. Gatewood, with all in favor, Accepting the Financial Reports, was approved.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and General Audience Comments

Mr. Greenwood asked for Supervisor requests and audience comments.

Mr. Holm commented on the mail kiosk that irrigation may not been working and asked for Yellowstone to investigate.

Resident complimented GMS on the work that had been completed. Other comments on Yellowstone contract and review of all contracts that may need updating. Mr. Magee noted they have reviewed contracts and will continue that work. It was noted the contracts will be sent September 30th. Mr. Smith has been on the property and is noting issues that need attention.

Resident (Randy Foxworth) commented on work completed at this point by GMS.

Resident (Steve Mejdrich) commented on Yellowstone and sprinkler irrigation issues that should be added to the task list.

Resident commented on dying grass, weed issues, irrigation issues, hurricane plan, GMS will develop a hurricane plan, and public records requests. Resident requested an itemized list on costs and hourly rate. It was noted there may be a cost for this request. Other comments on historical list on where the money is going and a complete review process is in place.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Board Meeting is July 1, 2025 at 6:00 p.m. at the Hilton Garden Inn

Mr. Greenwood stated the next scheduled meeting is July 1, 2025 at 6:00 p.m. at the Hilton Garden Inn.

FOURTEENTH ORDER OF BUSINESS Adjournment Mr. Greenwood adjourned the meeting

Mr. Greenwood adjourned the meeting.

On MOTION by Mr. Holm, seconded by Mr. Ford, with all in favor, the meeting was adjourned at 9:05pm.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

6/23/25, 12:38 PM Daily Log Print



Printed: Jun 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702 Fax: 813-501-1432

Daily Logs List

May 27, 2025

Job: SE1022 Mirada CDD Aquatics

Title:

Added By: Richard Perez

Log Notes:

Treated ponds 35,26,28, for algae and ponds 11,12,10,7,35,26,28,37, were treated for grasses and pick up trash













6/23/25, 12:37 PM Daily Log Print



Printed: Jun 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Jun 2, 2025

Job: SE1022 Mirada CDD Aquatics

Title:

Added By: Nicholes Holler

Log Notes:

treated ponds 25,26,27,28,29,32,33,39,59,61,62,63. treated for spikerush, torpedograss, cattails, dog fennel, dollarweed. also picked up trash.

Weather Conditions:

Partly cloudy with nearby thunderstorms

Mon, Jun 2, 2025, 2:03 PM

Partly cloudy with nearby thunderstorms

85°F Wind: 6 mph Humidity: 88% Total Precip: 0.05"























6/23/25, 12:36 PM Daily Log Print



Printed: Jun 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Jun 3, 2025

Job: SE1022 Mirada CDD Aquatics

Title:

Added By: Nicholes Holler

Log Notes:

treated ponds 70,69,68,67. ponds treated for torpedograss, slender spikerush, some algae, cattails and dog fennel.

Weather Conditions:

Partly cloudy with chance of storms

Tue, Jun 3, 2025, 1:36 PM

Partly cloudy with chance of storms

87°F Wind: 10 mph Humidity: 96% Total Precip: 0.19"







6/23/25, 12:36 PM Daily Log Print



Printed: Jun 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Jun 9, 2025

Job: SE1022 Mirada CDD Aquatics

Title:

Added By: Nicholes Holler

Log Notes:

treated ponds: 56,55,52,48,49,50,51,53,25,26,27,28,59,60,67,73,32,33. treated for algae, spikerush, torpedograss, dog fennel, dollar weed, cynobacteria, watermeal. also picked up trash.

Weather Conditions:

Hazy Mon, Jun 9, 2025, 10:14 AM

Hazy

94°F

Wind: 10 mph Humidity: 92% 74°F Total Precip: 0"

































6/23/25, 12:35 PM Daily Log Print



Printed: Jun 23, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702 Fax: 813-501-1432

Daily Logs List

Jun 16, 2025

Job: SE1022 Mirada CDD Aquatics

Title:

Added By: Nicholes Holler

Log Notes:

treated ponds: 81,80,78,91,92,93,83,84,86,42. treated for spikerush,torpedograss, algae, cattails, dog fennel and dollarweed.

Weather Conditions:

Partly cloudy with scattered storms

Mon, Jun 16, 2025, 2:06 PM

Partly cloudy with scattered storms

88°F 75°F Wind: 8 mph Humidity: 90% Total Precip: 0.55"











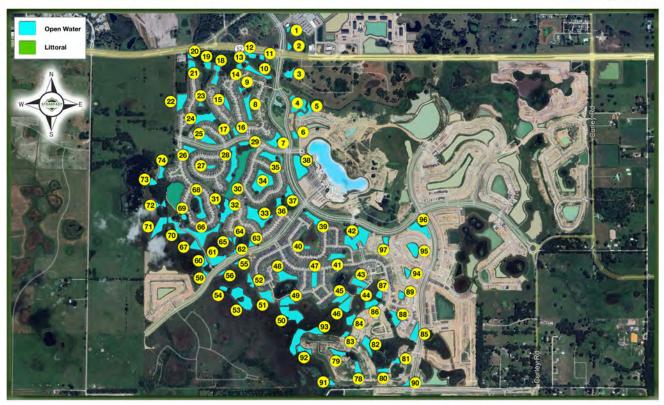






Mirada 1 CDD Mirada Blvd, San Antonio, FL

Gate Code:



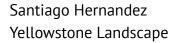
Changes are currently being made to the existing aquatic maintenance map based on updated satellite images and county property appraiser information. These changes will not affect the price of the service contract, only the service area.

SECTION B

MIRADA LANDSCAPE REPORT

Thursday, June 26, 2025

19 Items Identified







Item 1
Entrance to Mirada, very green could use weed control



Item 2
Palm trees need trimming and we just need to be pulled on Worley.



Item 3
Banks are cut well slopes are trimmed tree could use elevation



Item 4
Grass mode could use fertilization, have to get with Irrigation to see if it's working properly



Item 6Cause of loss needs to be identified and replaced with new sod



Item 7
Good trimming along banks



Item 8
Fax needs trimming and weeds pulled



Item 9Test grass for a reason of loss



Item 10
Strap needs to be reset



Item 12



Item 13
Pastures are cut, would recommend analysis and fertilization



Item 14
Base of oak trees need to be weed whacked and or mowed



Item 15
Nature walk well trimmed could use bases of oaks trimmed



Item 16
Weeds need to be pulled from entrances



Item 17
Hedges are tight and healthy, well trimmed and maintained



Item 18
Pond banks are being well maintained, could use weed control



Item 19
Dead tree needs to be removed proposal in place to get this removed



Item 20
Resident installed these tree straps. Need them removed from trees in this cul-de-sac.



Item 22
Pond banks

SECTION C

SECTION 2

5/27/25, 9:24 AM Tinsel CRM

2025 Holiday Decor 2025 Holiday Decor Expires 6/1/2025



Mirada CDD (Billing)

1540 International Pkwy Lake Mary, FL 32746 jgreenwood@gmstampa.com

Trimmers Holiday Decor

patrick@trimmershd.com (813) 545-4782

Property Site (Site)

1 Mirada Blvd San Antonio, FL 33576

Features

Holiday Decor

\$0.00

Light trunks of Palms

\$7,650.00

Install warm white mini lights on the trunks of all Palm Trees on Mirada Blvd

Warm White Coaxial Plugs

☑ 72" Wreaths

\$1,820.00

Install 2-72" lighted wreaths with bows on the pump house

72" lit Wreath

Red Bow 36"

Garland on gazebo

\$1,080.00

Install garland with bows around the gazebo

Trimmers Bows

Unlit Garland

Garland on Bridge Handrails

\$3,450.00

Install garland with bows on 2- Bridge handrails

5/27/25, 9:24 AM Tinsel CRM

Trimmers Bows	
Unlit Garland	

Pricing

Pricing	
Subtotal	\$14,000.00
Tax	\$0.00
Total	\$14,000.00
Deposit Amount	\$7,000.00
Due Date	30 Days

Terms & Conditions

- -Contract will automatically renew unless notification by either party by April 1st following decorating season.
- -Please have palms trimmed prior to October 1st.
- -Trimmers Holiday Decor retains ownership of all merchandise.
- -All lighting will be commercial grade LED lighting.
- -Customer is responsible for working power outlets.
- -Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.
- -Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

5/27/25, 9:24 AM Tinsel CRM

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

- -For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.
- -For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.
- -For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.

SECTION E

SECTION 1

AGREEMENT FOR SERVICES

This "Agreement" is by and between: <u>Mirada Community Development District</u> ("District") and <u>Brightview Landscape Development, Inc</u> dated May 22, 2025 ("Contractor"):

- 1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
- 2. SCOPE OF SERVICES. The Contractor agrees to provide the "Services" outlined in Exhibit A. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
- 3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- 4. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
- 5. STANDARD OF CARE; INDEMNIFICATION. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- 6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- 7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- 8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
- 9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
- 10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
- 12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
 - 13. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls.

Exhibit B:

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Insurance Certificate with Endorsements

Mirada CDD	Brightview Landscape Developmet Inc
Signed by:	
By: Johns Ford	By: Ron Claassen
Its: Chair, Mirada CDD	its: V.P.
Exhibit A: Proposal	





Potential Change Item No. 00003

Title: Mirada AA 2E Park

Project: Mirada Active Adult Phase 2FGH

Attn:

Mirada Community Development District

1540 International Pkwy Ste 2000,

Lake Mary, FL 32746

Phone:

Description Of Estimate:

Furnish and install Landscape, irrigation & benches

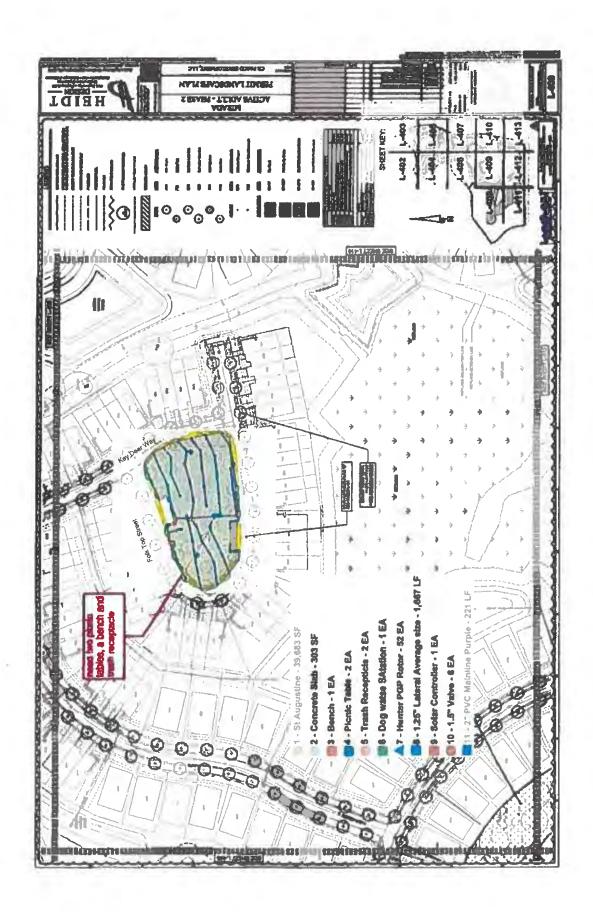
Date: Mar 20, 2025 Job: 152821

Breakdown Of Work

Item	Description of Work	Quantity	Units	Unit Price	Net Amount
1	Red Maple 2" Caliper 30 Gal	7.00	EA	416.10	\$2,912.70
2	Live Oak 2" Caliper 30 Gal	15.00	EA	416.10	\$6,241.50
3	St Augustine Sod	40,000.00	SF	0.58	\$23,200.00
4	Bahia Removal & Grading	40,000.00	SF	0.08	\$3,200.00
5	Solar power Irrigation system connecting to existing water metaer	0.00	LS	0.00	\$12,700.00
6	Highland Picnic Table	1.00	EA	2,969.00	\$2,969.00
7	Concrete Pads	100.00	SF	10.00	\$1,000.00
				Total:	\$52,223.20

Estimated Time Extension 0 Days	
This estimate will remain in effect for 15 days, unless other	rwise noted. After expiration, a new estimate will be submitted upon request.
Notes:	
This work will not be done until approved and wr	itten change order is issued.
A signature below authorizes us to proceed with	the work described above, at the stated prices.
Extension of time necessary for this change:	
This work was done in accordance with your order	er to proceed: Piesse issue change order.
J 1//	
Prepared By:	Approved By:
Propared Syl	
6.11/1-1	
Tricks How ABM	Mirada Community Development District
Oate: May 08, 2025	Dain:
Date. Indy 00, EUES	var:

O.4 RA 3/28/25





CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 06/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this cortificate does not confor rights to the cortificate holder in liquid such andersement(s)

this certificate does not confer rights to the certificate notice in fled of such endorsement(s).					
PRODUCER	CONTACT NAME:				
Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 16th Floor Philadelphia PA 19103 USA	PHONE (A/C. No. Ext):	HONE NC. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105			
	E-MAIL ADDRESS:				
		INSURER(S) AFFORDING COVERAGE NA			
INSURED	INSURER A:	Great American Insuran	ce Co.	16691	
BrightView Landscape Development, Inc. Location #1520	INSURER B:	ERB: Convex Insurance UK Limited			
5326 CR 579	INSURER C:	ACE American Insurance	Company	22667	
Seffner FL 33584 USA	INSURER D:	American Guarantee & L	iability Ins Co	26247	
	INSURER E:	Lloyd's Syndicate No.	2623	AA1128623	
	INSURER F:				

570113861788 **COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR		TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	3
С	Х	COMMERCIAL GENERAL LIABILITY	Y	Y	HDOG47317496	10/01/2024	10/01/2025	EACH OCCURRENCE	\$5,000,000
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$5,000,000
		-						MED EXP (Any one person)	\$10,000
								PERSONAL & ADV INJURY	\$5,000,00
	GEN	N'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$5,000,00
		POLICY X PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	\$5,000,00
		OTHER:							
С	AUT	OMOBILE LIABILITY	Y	Y	ISA H10719999	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	\$5,000,000
	Х	ANYAUTO						BODILY INJURY (Per person)	
		OWNED SCHEDULED AUTOS						BODILY INJURY (Per accident)	
		AUTOS ONLY HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
		JONE!							
D	х	UMBRELLA LIAB X OCCUR	Υ	Υ	ZAU508596820	10/01/2024		EACH OCCURRENCE	\$5,000,00
		EXCESS LIAB CLAIMS-MADE			SIR applies per policy ter	ms & condi	tions	AGGREGATE	\$5,000,00
		DED X RETENTION	İ						
С		DRKERS COMPENSATION AND PLOYERS LIABILITY		Y	WLRC72633660	10/01/2024	10/01/2025	X PER STATUTE OTH-	
С	ANY	Y PROPRIETOR / PARTNER / EXECUTIVE FICER/MEMBER EXCLUDED?	N/A	Y	WC - AOS SCFC72633702	10/01/2024	10/01/2025	E.L. EACH ACCIDENT	\$2,000,00
•	(Ma	andatory in NH)	"'^^		WC - WI	10,01,2021	10,01,2023	E.L. DISEASE-EA EMPLOYEE	\$2,000,00
	If ye	es, describe under SCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	\$2,000,00
		·							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Job No. 152621, Job Name: Mirada Active Adult Phase 2 FGH at Job Address: 31663 Griffin Sands Ln., San Antonio, FL 33576. Mirada Community Development District is included as Additional Insured in accordance with the policy provisions of the General Liability, Automobile Liability and Umbrella Liability policies. General Liability policy evidenced herein is Primary and Non-Contributory to other insurance available to Additional Insured, but only in accordance with the policy's provisions. A waiver of Subrogation is granted in favor of Certificate Holder in accordance with the policy provisions of the General Liability, Automobile Liability, Umbrella Liability and Workers' Compensation Policies. Should General Liability, Automobile Liability and Workers' Compensation policies above be cancelled before the expiration date thereof, the policy provisions will

AUTHORIZED REPRESENTATIVE

CERTIFICATE HOLDER	CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Mirada Community Development District c/o GMS Tampa 4530 Eagle Falls Place Tampa FL 33619 USA

Son Prish Services Central, Inc.

AGENCY CUSTOMER ID:

570000090110

_OC #:



ADDITIONAL REMARKS SCHEDULE

Page _ of .

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
AGENCY AON Risk Services Central, Inc.	NAMED INSURED BrightView Landscape Development, Inc.
POLICY NUMBER	bi ignitiview Landscape Development, The.
See Certificate Number: 570113861788	
CARRIER NAIC CO	DDE
See Certificate Number: 570113861788	EFFECTIVE DATE:
ADDITIONAL REMARKS	·
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,	,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liab	pility Insurance
Additional Description of Operations / Locations / Vehicles:	
each policy.	o certificate holders in accordance with the policy provisions of

POLICY NUMBER: HDO G47317496 001

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.	All locations where you perform work for such additional insured pursuant to any such written contract.
Information required to complete this Schedule, if not sh	own above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations:

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

POLICY NUMBER: HDO G47317496 001

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s) Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.	Location(s) Of Covered Operations All locations where you are performing ongoing operations for such additional insured pursuant to any such written contract.		
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.			

- A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "person al and adve rtising injury" caused, in whole or in part, by:
 - 1. Your acts or omissions; or
 - The acts or omissions of those acting on your behalf:

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

- The insurance afforded to su ch additional insured only applies to the extent permitted by law: and
- If coverage provided to the additional insured is required by a co ntract or ag reement, the insurance afforded to such additional insured will not be broader than that which you are required by the co ntract or agreement to provide for such additional insured.

B. With respect to the insurance afforde d to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- 2. That portion of "your work" out of which the injury or damage arises has be en put to its intended use by any pe rson or organization other than another contractor or sub-contractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforde d to these additional insureds, the following is added to Section III Limits Of Insurance:
 - If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:
 - 1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insuran ce shown in the Declarations.

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS

Named Insured BrightView	Landscapes, LLC		Endorsement Number TBD	
Policy Symbol HDO	Policy Number G47317496 001	Effective Date of Endorsement 10/01/2024		
Issued By (Name of Insurance Company) ACE American Insurance Company				

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. COMMERCIAL GENERAL LIABILITY COVERAGE

Schedule

Organization
Any person or organization who you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

Additional Insured Endorsement

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to Section IV.4.a:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss on a primary basis and we will not seek contribution from the other insurance available to the Additional Insured.

Authorized Agent

LD-20287 (06/06) Page 1 of 1

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization: Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

ADDITIONAL INSURED – DESIGNATED PERSONS OR ORGANIZATIONS

Named Insured	BrightView Landscapes,	Endorsement Number							
			TBD						
Policy Symbol ISA	Policy Number H10719999	Effective Date of Endorsement 10/01/2024							
Issued By (Name of Insurance Company) ACE American Insurance Company									

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

- A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:
 - 1. You.
 - 2. Any of your "employees" or agents.
 - 3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.
- B. The persons or organizations named in this endorsement are not liable for payment of your premium.

Authorized Representative

DA-9U74c (03/16) Page 1 of 1

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

Named Insured	BrightView Landscap	Endorsement Number TBD								
Policy Symbol ISA	Policy Number H10719999	Effective Date of Endorsement 10/01/2024								
Issued By (Name of Insurance Company) ACE American Insurance Company										

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM MOTOR CARRIERS COVERAGE FORM AUTO DEALERS COVERAGE FORM

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of the use of a covered auto. The waiver applies only to the person or organization shown in the SCHEDULE.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

Authorized Representative

DA-13115a (06/14) Page 1 of 1

Workers' Compensation and Employers' Liability Policy

Named Insured	Endorsement Number						
BRIGHTVIEW LANDSCAPES. LLC							
980 JOLLY RD.	Policy Number						
BLUE BELL PA 19422	Symbol: WLR Number: C72633660						
Dollar Dorlard	,						
Policy Period	Effective Date of						
10-01-2024 TO 10-01-2025	Endorsement 10-01-2024						
Issued By (Name of Insurance Company)							
ACE AMERICAN INSURANCE COMPANY							
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.							

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION AGAINST WHOM YOU HAVE AGREED TO WAIVE YOUR RIGHT OF RECOVERY IN A WRITTEN CONTRACT, PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.

For the states of CA, UT, TX, refer to state specific endorsements.

This endorsement is not applicable in KY, NH, and NJ.

The endorsement does not apply to policies in Missouri where the employer is in the construction group of code classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights against public policy and void where one party to the contract is an employer in the construction group of code classifications.

For Kansas, use of this endorsement is limited by the Kansas Fairness in Private Construction Contract Act(K.S.A. 16-1801 through 16-1807 and any amendments thereto) and the Kansas Fairness in Public Construction Contract Act(K.S.A 16-1901 through 16-1908 and any amendments thereto). According to the Acts a provision in a contract for private or public construction purporting to waive subrogation rights for losses or claims covered or paid by liability or workers compensation insurance shall be against public policy and shall be void and unenforceable except that, subject to the Acts, a contract may require waiver of subrogation for losses or claims paid by a consolidated or wrap-up insurance program.

Authorized Agent

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE NOTICE BY INSURED'S REPRESENTATIVE

Named Insured	BrightView Landscapes, L	Endorsement Number TBD								
Policy Symbol HDO	Policy Number G47317496 001	Effective Date of Endorsement 10/01/2024								
Issued By (Name of Insurance Company) ACE American Insurance Company										

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

- **A.** If we cancel this Policy prior to its expiration date by notice to you or the first Named Insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be *in addition to* our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- **B.** The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- **C.** We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- **D.** We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- **E.** This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

Authorized Representative

ALL-32686 (01/11) Page 1 of 1

Workers' Compensation and Employers' Liability Policy

Named Insured BRIGHTVIEW LANDSCAPES, LLC	Endorsement Number						
980 JOLLY RD.	Policy Number						
BLUE BELL PA 19422	Symbol: WLR Number: C72633660						
Policy Period	Effective Date of						
10-01-2024 TO 10-01-2025	Endorsement 10-01-2024						
Issued By (Name of Insurance Company)	·						
ACE AMERICAN INSURANCE COMPANY							
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.							

NOTICE TO OTHERS ENDORSEMENT – SCHEDULE NOTICE BY INSURED'S REPRESENTATIVE

- **A.** If we cancel this Policy prior to its expiration date by notice to you or the first Named insured for any reason other than nonpayment of premium, we will endeavor, as set out in this endorsement, to send written notice of cancellation, to the persons or organizations listed in the schedule that you or your representative create or maintain (the "Schedule") by allowing your representative to send such notice to such persons or organizations. This notice will be *in addition to* our notice to you or the first Named Insured, and any other party whom we are required to notify by statute and in accordance with the cancellation provisions of the Policy.
- **B.** The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification to the person(s) or organization(s) named in the Schedule in the event of a pending cancellation of coverage. We have no legal obligation of any kind to any such person(s) or organization(s). The failure to provide advance notification of cancellation to the person(s) or organization(s) shown in the Schedule will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation of the Policy.
- **C.** We are not responsible for verifying any information in any Schedule, nor are we responsible for any incorrect information that you or your representative may use.
- **D.** We will only be responsible for sending such notice to your representative, and your representative will in turn send the notice to the persons or organizations listed in the Schedule at least 30 days prior to the cancellation date applicable to the Policy. You will cooperate with us in providing the Schedule, or in causing your representative to provide the Schedule.
- **E.** This endorsement does not apply in the event that you cancel the Policy.

All other terms and conditions of this Policy remain unchanged.

This endorsement is not applicable in the states of AZ, FL, ID, ME, NC, NJ, NM, TX and WI.

Authorized Representative

WC 99 03 69 (01/11) Page 1

SECTION F

SECTION 1

1-800-851-8754 www.PascoVotes.gov

April 23, 2025

Monica Alvarez Administrative Coordinator 2502 N Rocky Point Dr Suite 1000 Tampa FL 33607

Dear Monica Alvarez:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Mirada Community Development District

2,125

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood

Chief Administrative Officer

SECTION 2

Community Development District

Approved Proposed Budget FY2026



Mirada Community Development District

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Community Development District Proposed Budget General Fund

Description		Adopted Budget FY 2025		Actuals Through 5/31/25		Projected Next 4 Months		Total Through 9/30/25	1	Proposed Budget FY 2026
Revenues										
Special Assessments										
Special Assessments - Tax Roll	\$	2,676,992	\$	2,444,331	\$	6,782	\$	2,451,113	\$	2,551,749
Special Assessments - Off Roll	\$	-	\$	7,811	\$	394,471	\$	402,282	\$	306,203
Developer Contribution	\$	1 (52 (25	\$	69,968	\$	-	\$	69,968	\$	-
Fountain Contribution	\$	1,653,637	\$	624,215	\$	745,945	\$	1,370,160	\$	-
Interest Mirada II Fountain Maintenance Contribution	\$ \$	-	\$ \$	34,254	\$ \$	17,127	\$ \$	51,382	\$ \$	175,000
Miscellaneous Income	\$	-	\$	22,270	\$	-	\$	22,270	\$	-
Total Revenues	\$	4,330,629	\$	3,202,849	\$	1,164,325	\$	4,367,174	\$	3,032,952
Expenditures				•						
Expenditures										
<u>Administrative</u>	*	40.000		=		4 = 0.0		40.000		4400-
Supervisor Fees	\$	12,000	\$	7,461	\$	4,539	\$	12,000	\$	14,000
FICA Expenditures	\$	918 450	\$	280 500	\$	638	\$	918 500	\$	1,071
Payroll Processing District Management	\$ \$	29,500	\$ \$	19,667	\$ \$	18,333	\$ \$	38,000	\$ \$	55,000
Administrative Services	\$	3,500	\$	2,333	\$	10,333	\$	2,333	\$	-
Assessment Administration	\$	-	\$	-	\$	1,667	\$	1,667	\$	5,000
Planning, Coordinating & Contract Services	\$	36,000	\$	24,000	\$	-	\$	24,000	\$	-
Annual Audit	\$	4,400	\$	-	\$	4,400	\$	4,400	\$	4,600
Arbitrage	\$	1,425	\$	950	\$	475	\$	1,425	\$	1,900
Assessment Roll	\$	-	\$	150	\$	-	\$	150	\$	150
Bank Fees	\$	300	\$	406	\$	203	\$	608	\$	300
Dissemination Agent	\$	11,500	\$	9,500	\$	2,667	\$	12,167	\$	8,000
Disclosure Technology Services	\$	-	\$	3,500	\$	-	\$	3,500	\$	3,500
District Counsel	\$	18,000	\$	34,992	\$	17,496	\$	52,488	\$	50,000
Dues, Licenses & Fees Engineering Fees	\$ \$	175 12,000	\$ \$	200 11,893	\$ \$	- 5,946	\$ \$	200 17,839	\$ \$	175 30,000
General Liability & D&O Insurance	\$	115,983	\$	76,301	\$	39,682	\$ \$	115,983	\$ \$	116,000
Legal Advertising	φ \$	1,500	\$	823	\$	411	\$	1,234	\$	1,500
Meeting Room Rental	\$	720	\$	732	\$	366	\$	1,098	\$	4,800
Travel Per Diem	\$	100	\$	101	\$	50	\$	151	\$	-
Trustee Fees	\$	12,121	\$	7,062	\$	5,059	\$	12,121	\$	16,162
Information Technology	\$	-	\$	-	\$	1,000	\$	1,000	\$	3,000
Website Hosting, Maintenance & Email	\$	2,015	\$	1,848	\$	924	\$	2,773	\$	2,015
Miscellaneous	\$	20,000	\$	931	\$	466	\$	1,397	\$	5,000
Administration Subtotal	\$	282,607	\$	203,629	\$	104,323	\$	307,952	\$	322,173
Other Physical Environment										
Electricity - Irrigation & Pond Pumps	\$	108,000	\$	34,934	\$	17,467	\$	52,401	\$	120,000
Electricity - Streetpole Lighting	\$	503,048	\$	341,950	\$	170,975	\$	512,925	\$	578,646
Water	\$	36,000	\$	18,049	\$	9,024	\$	27,073	\$	36,000
Water Pursuant to Settlement Agreement	\$	80,860	\$	80,859	\$	-	\$	80,859	\$	80,860
Entrance Fountains Maintenance & Repairs	\$	337,000	\$	29,000	\$	308,000	\$	337,000	\$	350,000
Environmental Mitigation & Maintenance	\$	15,000	\$	-	\$	15,000	\$	15,000	\$	15,000
Facility Maintenance	\$	-	\$	5,270	\$	2,635	\$	7,905	\$	-
Field Technology Services	\$	18,000	\$	12,000	\$	-	\$	12,000	\$	-
Field Management Services	\$	-	\$	-	\$	7,817	\$	7,817	\$	23,450
Fountain Expenditures	\$	1,653,637	\$	624,215	\$	1,029,422	\$	1,653,637	\$	-
Holiday Decorations	\$ \$	17,000 40,000	\$ ¢	14,000	\$ ¢	3,000	\$ ¢	17,000 24,659	\$ \$	14,000 40,000
Irrigation Maintenance Landscape Maintenance	\$	40,000 651,468	\$ \$	16,439 431,076	\$ \$	8,220 215,538	\$ \$	24,659 646,614	\$	671,007

Community Development District Proposed Budget General Fund

Description	Adopted Budget FY 2025			Actuals Through 5/31/25		Projected Next 4 Months		Total Through 9/30/25		Proposed Budget FY 2026	
Other Physical Environment Continued											
Landscape Miscellaneous	\$	125,000	\$	67,581	\$	33,790	\$	101,371	\$	125,000	
Maintenance Service	\$	12,000	\$	-	\$	12,000	\$	12,000	\$, <u> </u>	
Mulch	\$	-	\$	-	\$	-	\$	-	\$	50,000	
NPDES Monitoring	\$	7,500	\$	-	\$	7,500	\$	7,500	\$	-	
Pet Waste Management	\$	3,400	\$	4,723	\$	2,362	\$	7,085	\$	7,540	
Pond Maintenance	\$	57,040	\$	41,250	\$	20,625	\$	61,875	\$	63,000	
Pressure Washing	\$	15,000	\$	-	\$	15,000	\$	15,000	\$	-	
Retention Fountain	\$	15,000	\$	-	\$	15,000	\$	15,000	\$	15.000	
Trash Pick Up	\$	-	\$	-	\$	-	\$	-	\$	12,600	
Contingency for Physical Environment	\$	350,069	\$	308,213	\$	154,106	\$	462,319	\$	85,000	
Other Physical Environment Subtotal	\$	4,045,022	\$	2,029,559	\$	2,047,481	\$	4,077,040	\$	2,287,103	
Amounts, Even on diturno											
Amenity Expenditures	¢	2.000	¢	2.000	ď	1 000	ď	2.000	φ		
Amenity Management	\$	3,000	\$	2,000	\$	1,000	\$	3,000	\$	-	
Amenity Expenditures Subtotal	\$	3,000	\$	2,000	\$	1,000	\$	3,000	\$	-	
Other Financing Sources											
Reserves	\$		\$		\$		\$		\$	423,676	
Transfer In	\$ \$	-	\$ \$	- 19,976	\$	-	\$ \$	- 19,976	\$	423,070	
Transfer in	Ф	-	Ф	19,976	Ф	-	Ф	19,976	Þ	-	
Other Financing Sources Subtotal	\$	-	\$	19,976	\$	-	\$	19,976	\$	423,676	
Total Ermanditures	ď	4 220 620	¢	2 225 100	¢	2 152 004	¢	4 207 002	ď	2 022 052	
Total Expenditures	\$	4,330,629	\$	2,235,188	•	2,152,804	\$	4,387,992	3	3,032,952	
Operating Income (Loss)	\$	-	\$	987,637	\$	(988,479)	\$	(842)	\$	-	
Excess Revenues / (Expenditures)	\$	_	\$	987,637	\$	(988,479)	\$	(842)	\$		
Excess Revenues/ (Expenuitures)	Ψ		Ψ	707,037	Ψ	(700,177)	Ψ	(072)	Ψ		

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Off Roll

The District will levy a Non-Ad Valorem assessment on all unplatted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Mirada II Fountain Maintenance Contribution

The District will receive a contribution from Mirada II CDD for fountain maintenance.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Management

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services - Tampa, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Administration

GMS Tampa, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus

Arbitrage

The District is required to have an arbitrage rebate calculation on the District's Series 2018A-1, Series 2021, Series 2021A and Series 2024 Bonds.

Assessment Roll

The Pasco County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based

Bank Fees

This includes monthly bank charges incurred during the year.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Disclosure Technology Services

The District is required to maintain a subscription for the Special Assessment Bonds.

District Counsel

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Commerce for \$175.

Engineering Fees

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

General Liability & D&O Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Meeting Room Rental

Room rental in Pasco County for Board of Supervisor meetings. Approximately \$250 per meeting.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – Tampa, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS Tampa, LLC and updated

Miscellaneous

This includes any other miscellaneous expenses incurred during the year.

Expenditures - Other Physical Environment

Utility - Electricity

Estimate for electric utility service to serve irrigation and pond pumps.

Utility - Streetpole Lighting

Expenditures related to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Water

The District will incur water/sewer utility expenditures related to District operations.

Water Pursuant to Settlement Agreement

Pursuant to an agreement with Pasco County, the final payment related to the four properties included in this settlement will be made

Entrance Fountains Maintenance & Repairs

The budget anticipates an annual pond maintenance cost of \$232,800 plus \$100,000 for unforeseen repairs and

Environmental Mitigation & Maintenance

The District is estimating amounts to be appropriated at \$15,000.

Field Management Services

GMS Tampa, LLC provides field management services pursuant to the contract.

Holiday Decorations

The District has appropriated amounts for holiday lighting in the District.

Irrigation Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Landscape Maintenance

The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Landscape Miscellaneous

Expenditures related to replacement of turf, trees, shrubs etc.

Mulch

Expenditures related to mulch replacement.

Pet Waste Management

The District will incur costs for pet waste services.

Pond Maintenance

The District has contracted for the monthly care and maintenance of the ponds throughout the District.

Retention Fountain

Estimated cost for Stormwater Retention fountains.

Trash Pick Up

Estimated cost for trash pick up services.

Contingency

Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Mirada **Community Development District**

Debt Service - Series 2018A-1 Proposed Budget

	Adopted Budget FY 2025		Actuals Thru 5/31/25	ojected Next Months		Total Projected 9/30/25	Proposed Budget FY 2026
Revenues							
Carry Forward Surplus (1)	\$ -	\$	507,475	\$ -	\$	507,475	\$ 529,519
Special Assessments - Tax Roll	\$ 660,937	\$	668,149	\$ (7,212)	\$	660,937	\$ 670,002
Interest	\$ -	\$	18,353	\$ 9,176	\$	27,529	\$ 15,000
Total Revenues	\$ 660,937	\$ 1	l,193,977	\$ 1,965	\$	1,195,941	\$ 1,214,521
Expenditures Interfund Transfer Out	\$ -	\$	-	\$ -	\$	-	\$ -
<u>Series 2018A-1</u>							
Interest Expense 11/1	\$ 242,969	\$	242,969	\$ -	\$	242,969	\$ 238,313
Prepayment Expense 11/1	\$ -	\$	5,000	\$ -	\$	5,000	\$ -
Principal Expense 11/1	\$ 180,000	\$	175,000	\$ -	\$	175,000	\$ 180,000
Interest Expense 5/1	\$ 238,594	\$	238,453	\$ -	\$	238,453	\$ 233,813
Prepayment Expense 5/1	\$ -	\$	5,000	\$ -	\$	5,000	\$ -
Total Expenditures	\$ 661,563	\$	666,422	\$ -	\$	666,422	\$ 652,125
Excess Revenues/(Expenditures)	\$ (626)	\$	527,555	\$ 1,965	\$	529,519	\$ 562,396
(1) Net of Debt Service Reserve funds.						erest 11-1-26	\$ 233,813
					Prir	ncipal 11-1-26	\$ 190,000

\$ 423,813

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2018A-1 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
	Barance				
11/01/25	8,560,000	5.000%	180,000	238,313	\$418,313
05/01/26	8,380,000	5.000%	-	233,813	
11/01/26	8,380,000	5.000%	190,000	233,813	\$657,625
05/01/27	8,190,000	5.000%	-	229,063	
11/01/27	8,190,000	5.000%	200,000	229,063	\$658,125
05/01/28	7,990,000	5.000%	-	224,063	
11/01/28	7,990,000	5.000%	210,000	224,063	\$658,125
05/01/29	7,780,000	5.000%	=	218,813	
11/01/29	7,780,000	5.625%	220,000	218,813	\$657,625
05/01/30	7,560,000	5.625%	-	212,625	
11/01/30	7,560,000	5.625%	230,000	212,625	\$655,250
05/01/31	7,330,000	5.625%	-	206,156	
11/01/31	7,330,000	5.625%	245,000	206,156	\$657,313
05/01/32	7,085,000	5.625%	-	199,266	
11/01/32	7,085,000	5.625%	260,000	199,266	\$658,531
05/01/33	6,825,000	5.625%	-	191,953	
11/01/33	6,825,000	5.625%	275,000	191,953	\$658,906
05/01/34	6,550,000	5.625%	-	184,219	
11/01/34	6,550,000	5.625%	290,000	184,219	\$658,438
05/01/35	6,260,000	5.625%	-	176,063	
11/01/35	6,260,000	5.625%	305,000	176,063	\$657,125
05/01/36	5,955,000	5.625%	-	167,484	
11/01/36	5,955,000	5.625%	320,000	167,484	\$654,969
05/01/37	5,635,000	5.625%	· -	158,484	
11/01/37	5,635,000	5.625%	340,000	158,484	\$656,969
05/01/38	5,295,000	5.625%	· -	148,922	
11/01/38	5,295,000	5.625%	360,000	148,922	\$657,844
05/01/39	4,935,000	5.625%	· =	138,797	
11/01/39	4,935,000	5.625%	380,000	138,797	\$657,594
05/01/40	4,555,000	5.625%	· =	128,109	
11/01/40	4,555,000	5.625%	400,000	128,109	\$656,219
05/01/41	4,155,000	5.625%	, -	116,859	,
11/01/41	4,155,000	5.625%	425,000	116,859	\$658,719
05/01/42	3,730,000	5.625%	-	104,906	, , , , ,
11/01/42	3,730,000	5.625%	450,000	104,906	\$659,813
05/01/43	3,280,000	5.625%	-	92,250	,
11/01/43	3,280,000	5.625%	475,000	92,250	\$659,500
05/01/44	2,805,000	5.625%	-	78,891	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/01/44	2,805,000	5.625%	500,000	78,891	\$657,781
05/01/45	2,305,000	5.625%	-	64,828	4007,701
11/01/45	2,305,000	5.625%	530,000	64,828	\$659,656
05/01/46	1,775,000	5.625%	-	49,922	4007,000
11/01/46	1,775,000	5.625%	560,000	49,922	\$659,844
05/01/47	1,215,000	5.625%	-	34,172	4007,011
11/01/47	1,215,000	5.625%	590,000	34,172	\$658,344
05/01/48	625,000	5.625%	570,000	17,578	ΨΟͿΟ,Ϳͳͳ
11/01/48	625,000	5.625%	625,000	17,578	\$660,156
11/01/40	023,000	3.04370	023,000	17,370	ψυυυ,130

Community Development District

Debt Service - Series 2021 Proposed Budget

		Adopted Budget FY 2025	!	Actuals Thru 5/31/25	Projected Next Months		Total Projected 9/30/25		Proposed Budget FY 2026
Revenues									
Carry Forward Surplus (1)	\$	-	\$	2,064,698	\$ -	\$	2,064,698	\$	66,772
Special Assessments - Direct Bill	\$	178,100	\$	40,082	\$ 13,488	\$	53,570	\$	20,313
Prepayments	\$	-	\$	1,103,075	\$ 168,780	\$	1,271,856	\$	-
Interest	\$	-	\$	24,883	\$ 12,441	\$	37,324	\$	15,000
Total Revenues	\$ 1	178,100	\$3	3,232,738	\$ 194,709	\$	3,427,447	\$	102,084
<u>Expenditures</u>									
Interfund Transfer Out	\$	-	\$	-	\$ -	\$	-	\$	-
<u>Series 2021</u>									
Interest Expense 11/1	\$	89,050	\$	63,294	\$ -	\$	63,294	\$	10,156
Prepayment Expense 11/1	\$	-	\$	1,945,000	\$ -	\$	1,945,000	\$	-
Principal Expense 11/1	\$	-	\$	-	\$ -	\$	-	\$	-
Interest Expense 2/1	\$	-	\$	5,972	\$ -	\$	5,972	\$	-
Prepayment Expense 2/1	\$	-	\$	735,000	\$ -	\$	735,000	\$	-
Interest Expense 5/1	\$	89,050	\$	19,744	\$ -	\$	19,744	\$	10,156
Prepayment Expense 5/1	\$	-	\$	385,000	\$ -	\$	385,000	\$	-
Interest Expense 8/1	\$	-	\$	-	\$ 1,666	\$	1,666	\$	-
Prepayment Expense 8/1	\$	-	\$	-	\$ 205,000	\$	205,000	\$	-
Total Expenditures	\$ 1	178,100	\$3	,154,009	\$ 206,666	\$	3,360,675	\$	20,313
Excess Revenues/(Expenditures)	\$	-	\$	78,729	\$ (11,957)	\$	66,772	\$	81,772
(1) Net of Debt Service Reserve funds.						Int	erest 11-1-26	\$	10,156
rect of Best service Reserve fullus.							ncipal 11-1-26	\$	-
						1 1 1	ncipai II I 20	\$	10,156
								φ	10,130

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	oupons Principal Interest		Annual Debt Service
11/01/25	625,000	3.250%	-	10,156	\$10,156
05/01/26	625,000	3.250%	-	10,156	
11/01/26	625,000	3.250%	-	10,156	\$20,313
05/01/27	625,000	3.250%	-	10,156	
11/01/27	625,000	3.250%	-	10,156	\$20,313
05/01/28	625,000	3.250%	-	10,156	
11/01/28	625,000	3.250%	-	10,156	\$20,313
05/01/29	625,000	3.250%	-	10,156	
11/01/29	625,000	3.250%	-	10,156	\$20,313
05/01/30	625,000	3.250%	-	10,156	
11/01/30	625,000	3.250%	-	10,156	\$20,313
05/01/31	625,000	3.250%	-	10,156	
11/01/31	625,000	3.250%	-	10,156	\$20,313
05/01/32	625,000	3.250%	625,000	10,156	\$635,156
Total		<u> </u>	625,000	142,188	\$ 767,188

Community Development District

Debt Service - Series 2024 AA3 Proposed Budget

		Adopted Budget		Actuals Thru	F	Projected Next	Total Projected		Proposed Budget	
		FY 2025		5/31/25		4 Months		9/30/25		FY 2026
Revenues										
Carry Forward Surplus (1)	\$	-	\$	1,378,123	\$	-	\$	1,378,123	\$	793,097
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-	\$	104,551
Special Assessments - Direct Bill	\$	1,324,463	\$	-	\$	619,297	\$	619,297	\$	1,427,224
Special Assessments - Off Roll	\$	-	\$	8,500	\$	-	\$	8,500	\$	-
Prepayment	\$	-	\$	369,957	\$	1,035,879	\$	1,405,835	\$	-
Interest	\$	-	\$	76,323	\$	38,161	\$	114,484	\$	25,000
Total Revenues	\$	1,324,463	\$ 1	1,832,902	\$	1,693,337	\$	3,526,239	\$	2,349,872
Expenditures										
Interfund Transfer Out	\$	-	\$	-	\$	-	\$	-	\$	-
Series 2024 AA3										
Interest Expense 11/1	\$	662,231	\$	665,910	\$	-	\$	665,910	\$	621,775
Principal Expense 5/1	\$	-	\$	370,000	\$	-	\$	370,000	\$	295,000
Interest Expense 5/1	\$	662,231	\$	662,231	\$	-	\$	662,231	\$	621,775
Prepayment Expense 8/1	\$	-	\$	-	\$	1,035,000	\$	1,035,000	\$	-
Total Expenditures	\$	1,324,462	\$ 1	1,698,142	\$	1,035,000	\$	2,733,142	\$	1,538,550
Excess Revenues/(Expenditures)*	\$	1	\$	134,760	\$	658,337	\$	793,097	\$	811,322
Encos herenaes, (Expenditures)	Ψ		Ψ	231,700	Ψ	000,007	Ψ	7 70,0 7 7	Ψ	311,022
(1) Net of Debt Service Reserve funds.							Int	erest 11-1-26	\$	614,769
The stable between the full dist								ncipal 11-1-26	\$	-
									\$	614,769
										U = -,. U /

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Revenue & Refunding Bonds AA3

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	21,595,000	4.750%	-	621,775	\$621,775
05/01/26	21,595,000	4.750%	295,000	621,775	
11/01/26	21,300,000	4.750%	-	614,769	\$1,531,544
05/01/27	21,300,000	4.750%	305,000	614,769	
11/01/27	20,995,000	4.750%	-	607,525	\$1,527,294
05/01/28	20,995,000	4.750%	320,000	607,525	
11/01/28	20,675,000	4.750%	-	599,925	\$1,527,450
05/01/29	20,675,000	4.750%	340,000	599,925	
11/01/29	20,335,000	4.750%	-	591,850	\$1,531,775
05/01/30	20,335,000	4.750%	355,000	591,850	
11/01/30	19,980,000	4.750%	-	583,419	\$1,530,269
05/01/31	19,980,000	4.750%	370,000	583,419	
11/01/31	19,610,000	4.750%	-	574,631	\$1,528,050
05/01/32	19,610,000	5.625%	390,000	574,631	
11/01/32	19,220,000	5.625%	-	563,663	\$1,528,294
05/01/33	19,220,000	5.625%	415,000	563,663	
11/01/33	18,805,000	5.625%	-	551,991	\$1,530,653
05/01/34	18,805,000	5.625%	435,000	551,991	
11/01/34	18,370,000	5.625%	-	539,756	\$1,526,747
05/01/35	18,370,000	5.625%	465,000	539,756	
11/01/35	17,905,000	5.625%	-	526,678	\$1,531,434
05/01/36	17,905,000	5.625%	490,000	526,678	
11/01/36	17,415,000	5.625%	-	512,897	\$1,529,575
05/01/37	17,415,000	5.625%	520,000	512,897	
11/01/37	16,895,000	5.625%	-	498,272	\$1,531,169
05/01/38	16,895,000	5.625%	550,000	498,272	
11/01/38	16,345,000	5.625%	· -	482,803	\$1,531,075
05/01/39	16,345,000	5.625%	580,000	482,803	
11/01/39	15,765,000	5.625%	-	466,491	\$1,529,294
05/01/40	15,765,000	5.625%	615,000	466,491	
11/01/40	15,150,000	5.625%	-	449,194	\$1,530,684
05/01/41	15,150,000	5.625%	650,000	449,194	
11/01/41	14,500,000	5.625%	· -	430,913	\$1,530,106
05/01/42	14,500,000	5.625%	685,000	430,913	. ,
11/01/42	13,815,000	5.625%	· -	411,647	\$1,527,559
05/01/43	13,815,000	5.625%	725,000	411,647	. ,
11/01/43	13,090,000	5.625%	, -	391,256	\$1,527,903
05/01/44	13,090,000	5.625%	770,000	391,256	, ,
11/01/44	12,320,000	5.625%	-	369,600	\$1,530,856

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/45	12,320,000	6.000%	815,000	369,600	
11/01/45	11,505,000	6.000%	-	345,150	\$1,529,750
05/01/46	11,505,000	6.000%	865,000	345,150	
11/01/46	10,640,000	6.000%	-	319,200	\$1,529,350
05/01/47	10,640,000	6.000%	920,000	319,200	
11/01/47	9,720,000	6.000%	-	291,600	\$1,530,800
05/01/48	9,720,000	6.000%	975,000	291,600	
11/01/48	8,745,000	6.000%	-	262,350	\$1,528,950
05/01/49	8,745,000	6.000%	1,035,000	262,350	
11/01/49	7,710,000	6.000%	-	231,300	\$1,528,650
05/01/50	7,710,000	6.000%	1,100,000	231,300	
11/01/50	6,610,000	6.000%	-	198,300	\$1,529,600
05/01/51	6,610,000	6.000%	1,170,000	198,300	
11/01/51	5,440,000	6.000%	-	163,200	\$1,531,500
05/01/52	5,440,000	6.000%	1,240,000	163,200	
11/01/52	4,200,000	6.000%	-	126,000	\$1,529,200
05/01/53	4,200,000	6.000%	1,315,000	126,000	
11/01/53	2,885,000	6.000%	-	86,550	\$1,527,550
05/01/54	2,885,000	6.000%	1,400,000	86,550	
11/01/54	1,485,000	6.000%	-	44,550	\$1,531,100
05/01/55	1,485,000	6.000%	1,485,000	44,550	\$1,529,550
Total		4	5 21,595,000	\$ 24,914,506	\$ 46,509,506

Mirada **Community Development District**

Debt Service - Series 2024 AA5 Proposed Budget

	Adopted Budget FY 2025		Actuals Thru 5/31/25	Projected Next Months	Total Projected 9/30/25		Proposed Budget FY 2026
Revenues							
Carry Forward Surplus (1)	\$ -	\$	171,741	\$ -	\$ 171,741	\$	300,314
Special Assessments - Direct Bill	\$ 325,000	\$	132,131	\$ 119,125	\$ 251,256	\$	193,000
Prepayments	\$ -	\$	2,009,548	\$ 804,558	\$ 2,814,105	\$	-
Interest	\$ -	\$	18,493	\$ 9,247	\$ 27,740	\$	10,000
Total Revenues	\$ 325,000	\$2	2,331,913	\$ 932,930	\$ 3,264,842	\$	503,314
Expenditures							
Interfund Transfer Out	\$ -	\$	-	\$ -	\$ -	\$	-
<u>Series 2024 AA5</u>							
Interest Expense 11/1	\$ 162,500	\$	163,403	\$ -	\$ 163,403	\$	96,500
Prepayment 2/1	\$ -	\$	1,015,000	\$ -	\$ 1,015,000	\$	-
Interest Expense 3/1	\$ -	\$	12,688	\$ -	\$ 12,688	\$	-
Interest Expense 5/1	\$ 162,500	\$	137,125	\$ -	\$ 137,125	\$	96,500
Prepayment 5/1	\$ -	\$	720,000	\$ -	\$ 720,000	\$	-
Principal Expense 5/1	\$ -	\$	-	\$ -	\$ -	\$	-
Interest 8/1	\$ -	\$	-	\$ 11,313	\$ 11,313	\$	-
Prepayment 8/1	\$ -	\$	-	\$ 905,000	\$ 905,000	\$	-
Total Expenditures	\$ 325,000	\$2	2,048,215	\$ 916,313	\$ 2,964,528	\$	193,000
Excess Revenues/(Expenditures)	\$ -	\$	283,698	\$ 16,617	\$ 300,314	\$	310,314
(1) Net of Debt Service Reserve funds.					erest 11-1-26 ncipal 11-1-26	\$ \$	96,500 -

96,500 \$

Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Revenue & Refunding Bonds AA5

Period	Outstanding Balance	Coupons	Principal	Annual Debt Service	
11/01/25	3,860,000	5.000%	-	96,500	\$96,500
05/01/26	3,860,000	5.000%	-	96,500	
11/01/26	3,860,000	5.000%	-	96,500	\$193,000
05/01/27	3,860,000	5.000%	-	96,500	
11/01/27	3,860,000	5.000%	-	96,500	\$193,000
05/01/28	3,860,000	5.000%	-	96,500	
11/01/28	3,860,000	5.000%	-	96,500	\$193,000
05/01/29	3,860,000	5.000%	-	96,500	
11/01/29	3,860,000	5.000%	-	96,500	\$193,000
05/01/30	3,860,000	5.000%	-	96,500	
11/01/30	3,860,000	5.000%	-	96,500	\$193,000
05/01/31	3,860,000	5.000%	-	96,500	
11/01/31	3,860,000	5.000%	-	96,500	\$193,000
05/01/32	3,860,000	5.000%	-	96,500	
11/01/32	3,860,000	5.000%	-	96,500	\$193,000
05/01/33	3,860,000	5.000%	-	96,500	
11/01/33	3,860,000	5.000%	-	96,500	\$193,000
05/01/34	3,860,000	5.000%	3,860,000	96,500	\$3,956,500
Total		\$	3,860,000	\$ 1,737,000	\$ 5,597,000

Mirada

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Lot Size	Phase	O&M Lot Count	DS Lot Counts	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2026	FY2025	Increase/ (Decrease)	FY 2026	FY2025	Increase/ (Decrease)	FY 2026	FY2025	Increase/ (Decrease)
Townhomes 23'	AA1	110	110	\$796.36	\$796.36	\$0.00	\$515.85	\$515.85	\$0.00	\$1,312.21	\$1,312.21	\$0.00
Villa 35'	AA1	118	118	\$1,211.86	\$1,211.86	\$0.00	\$784.99	\$784.99	\$0.00	\$1,996.85	\$1,996.85	\$0.00
Single Family - 40'	AA1	123	123	\$1,384.98	\$1,384.98	\$0.00	\$897.13	\$897.13	\$0.00	\$2,282.11	\$2,282.11	\$0.00
Single Family - 50'	AA1	152	152	\$1,731.22	\$1,731.22	\$0.00	\$1,121.41	\$1,121.41	\$0.00	\$2,852.63	\$2,852.63	\$0.00
Single Family - 60'	AA1	210	210	\$2,077.47	\$2,077.47	\$0.00	\$1,345.69	\$1,345.69	\$0.00	\$3,423.16	\$3,423.16	\$0.00
Townhomes 27'	AA2	154	-	\$1,038.73	\$1,038.73	\$0.00	\$0.00	\$0.00	\$0.00	\$1,038.73	\$1,038.73	\$0.00
Single Family - 50'	AA2	134	-	\$1,731.22	\$1,731.22	\$0.00	\$0.00	\$0.00	\$0.00	\$1,731.22	\$1,731.22	\$0.00
Single Family - 60'	AA2	67	-	\$2,077.47	\$2,077.47	\$0.00	\$0.00	\$0.00	\$0.00	\$2,077.47	\$2,077.47	\$0.00
Townhomes 27'	AA4	156	156	\$1,038.73	\$1,038.73	\$0.00	\$60.63	\$353.74	-\$293.11	\$1,099.36	\$1,392.47	-\$293.11
Townhomes 27' Future	AA4	46	46	\$1,038.73	\$1,038.73	\$0.00	\$60.63	\$353.74	-\$293.11	\$1,099.36	\$1,392.47	-\$293.11
Single Family - 50'	AA4	122	122	\$1,731.22	\$1,731.22	\$0.00	\$101.05	\$655.07	-\$554.02	\$1,832.27	\$2,386.29	-\$554.02
Single Family - 60'	AA4	34	34	\$2,077.47	\$2,077.47	\$0.00	\$121.25	\$786.08	-\$664.83	\$2,198.72	\$2,863.55	-\$664.83
Townhomes 22' (1)	AA3	85	85	\$830.99	\$830.99	\$0.00	\$904.26	\$904.26	\$0.00	\$1,735.25	\$1,735.24	\$0.01
Townhomes 26' (1)	AA3	38	38	\$830.99	\$830.99	\$0.00	\$904.26	\$904.26	\$0.00	\$1,735.25	\$1,735.24	\$0.01
Townhomes Lagoon (1)	AA3	392	392	\$830.99	\$830.99	\$0.00	\$904.26	\$904.26	\$0.00	\$1,735.25	\$1,735.24	\$0.01
Villa 35'	-	146	-	\$1,211.86	\$1,211.86	\$0.00	\$0.00	\$0.00	\$0.00	\$1,211.86	\$1,211.86	\$0.00
Townhomes 27'	AA5	24	24	\$1,038.73	\$1,038.73	\$0.00	\$682.88	\$980.67	-\$297.79	\$1,721.61	\$2,019.40	-\$297.79
Single Family - 50'	AA5	100	100	\$1,731.22	\$1,731.22	\$0.00	\$1,138.13	\$1,816.05	-\$677.92	\$2,869.35	\$3,547.27	-\$677.92
Single Family - 60'	AA5	55	55	\$2,077.47	\$2,077.47	\$0.00	\$1,365.76	\$2,179.26	-\$813.50	\$3,443.23	\$4,256.73	-\$813.50
Total		2,266	1,765									

⁽¹⁾ Amounts reflected for O&Ms are based on gross assessments. Net O&Ms will be collected off roll. Debt service amounts reflected are subsequent to a partial pay down.

SECTION VI

SECTION A

RESOLUTION 2025-10

A RESOLUTION OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AMENDING RESOLUTION 2024-10, WHICH RELATES TO THE DISTRICT'S ANNUAL APPROPRIATIONS AND WHICH ADOPTS THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; AND ADDRESSING CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the District previously adopted Resolution 2024-10 ("Budget Resolution") approving the District's annual budget(s) ("Annual Budget") for the fiscal year ending September 30, 2025; and

WHEREAS, Section 3 of the Budget Resolution authorizes the District's Board to modify the District's Annual Budget by resolution; and

WHEREAS, the District desires to amend the Budget Resolution in order to adopt an amended Annual Budget, which is attached hereto as **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT:

- **1. AMENDMENT.** The Budget Resolution is hereby amended, and **Exhibit A** attached hereto is hereby adopted and supersedes and replaces the prior version of the Annual Budget, which was attached as Exhibit A to the Budget Resolution.
- **2. CONFLICTS.** Except as set forth herein, the Budget Resolution remains in full force and effect.
 - **3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2025.

ATTEST:		MIRADA COMMUNITY DEVELOPMENT DISTRICT	
Assistant Sec	cretary	Chairman, Board of Supervisors	
Exhibit A:	Annual Budget (as amended)		

Community Development District

Budget Amendment FY2025



Mirada Community Development District

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General Fund	1-2

Community Development District FY25 Budget Amendment General Fund

Description		Adopted Budget FY 2025		Increase / Decrease		Amended Budget FY 2025		Actuals as of 5/31/25
Revenues								
Special Assessments								
Special Assessments - Tax Roll	\$	2,676,992	\$	(221,322)	\$	2,455,670	\$	2,444,331
Special Assessments - Off Roll	\$	-	\$	402,282	\$	402,282	\$	7,811
Developer Contribution	\$	-	\$	-	\$	-	\$	69,968
Fountain Contribution	\$	1,653,637	\$	(283,477)	\$	1,370,160	\$	624,215
Interest	\$	-	\$	-	\$	-	\$	34,254
Mirada II Fountain Maintenance Contribution	\$	-	\$	-	\$	-	\$	-
Miscellaneous Income	\$	-	\$	-	\$	-	\$	22,270
Total Revenues	\$	4,330,629	\$	(102,517)	\$	4,228,112	\$	3,202,849
Expenditures								
<u>Administrative</u>								
Supervisor Fees	\$	12,000	\$	-	\$	12,000	\$	7,461
FICA Expenditures	\$	918	\$	-	\$	918	\$	280
Payroll Processing	\$	450	\$	50	\$	500	\$	500
District Management	\$	29,500	\$	8,500	\$	38,000	\$	19,667
Administrative Services	\$	3,500	\$	(1,167)	\$	2,333	\$	2,333
Assessment Administration	\$	-	\$	1,667	\$	1,667	\$	-
Planning, Coordinating & Contract Services	\$	36,000	\$	(12,000)	\$	24,000	\$	24,000
Annual Audit	\$	4,400	\$	-	\$	4,400	\$	-
Arbitrage	\$ \$	1,425	\$	- 150	\$ \$	1,425	\$	950 150
Assessment Roll Bank Fees	э \$	300	\$	150 308	э \$	150 608	\$	150 406
Dissemination Agent	э \$	11,500	\$ \$	308 667	э \$	12,167	\$ \$	9,500
Disclosure Technology Services	\$	11,500	\$	3,500	\$	3,500	\$	3,500
District Counsel	\$	18,000	\$	34,488	\$	52,488	\$	34,992
Dues, Licenses & Fees	\$	175	\$	25	\$	200	\$	200
Engineering Fees	\$	12,000	\$	5,839	\$	17,839	\$	11,893
General Liability & D&O Insurance	\$	115,983	\$	-	\$	115,983	\$	76,301
Legal Advertising	\$	1,500	\$	(266)	\$	1,234	\$	823
Meeting Room Rental	\$	720	\$	378	\$	1,098	\$	732
Travel Per Diem	\$	100	\$	51	\$	151	\$	101
Trustee Fees	\$	12,121	\$	-	\$	12,121	\$	7,062
Information Technology	\$	-	\$	1,000	\$	1,000	\$	-
Website Hosting, Maintenance & Email	\$	2,015	\$	758	\$	2,773	\$	1,848
Miscellaneous	\$	20,000	\$	(18,604)	\$	1,397	\$	931
Administration Subtotal	\$	282,607	\$	25,345	\$	307,952	\$	203,629
Other Physical Environment								
Electricity - Irrigation & Pond Pumps	\$	108,000	\$	(55,599)	\$	52,401	\$	34,934
Electricity - Streetpole Lighting	\$	503,048	\$	9,877	\$	512,925	\$	341,950
Water	\$	36,000	\$	(8,927)	\$	27,073	\$	18,049
Water Pursuant to Settlement Agreement	\$	80,860	\$	(1)	\$	80,859	\$	80,859
Entrance Fountains Maintenance & Repairs	\$	337,000	\$	-	\$	337,000	\$	29,000
Environmental Mitigation & Maintenance	\$	15,000	\$	-	\$	15,000	\$	-
Facility Maintenance	\$	-,	\$	7,905	\$	7,905	\$	5,270
Field Technology Services	\$	18,000	\$	(6,000)	\$	12,000	\$	12,000
Field Management Services		-	\$	7,817	\$	7,817	\$	-
Fountain Expenditures	\$ \$	1,653,637	\$	-	\$	1,653,637	\$	624,215
Holiday Decorations	\$	17,000	\$	-	\$	17,000	\$	14,000
Irrigation Maintenance	\$	40,000	\$	(15,341)	\$	24,659	\$	16,439
Landscape Maintenance	\$	651,468	\$	(4,854)	\$	646,614	\$	431,076

Community Development District FY25 Budget Amendment General Fund

Description		Adopted Budget FY 2025		Increase / Decrease		Amended Budget FY 2025		Actuals as of 5/31/25
Other Physical Environment Continued								
Landscape Miscellaneous	\$	125,000	\$	(23,629)	\$	101,371	\$	67,581
Maintenance Service	\$	12,000	\$	-	\$	12,000	\$	-
Mulch	\$	-	\$	-	\$	-	\$	-
NPDES Monitoring	\$	7,500	\$	-	\$	7,500	\$	-
Pet Waste Management	\$	3,400	\$	3,685	\$	7,085	\$	4,723
Pond Maintenance	\$	57,040	\$	4,835	\$	61,875	\$	41,250
Pressure Washing	\$	15,000	\$	-	\$	15,000	\$	-
Retention Fountain	\$	15,000	\$	-	\$	15,000	\$	-
Trash Pick Up	\$	-	\$	-	\$	-	\$	-
Contingency for Physical Environment	\$	350,069	\$	(27,654)	\$	322,415	\$	308,213
Other Physical Environment Subtotal	\$	4,045,022	\$	(107,886)	\$	3,937,136	\$	2,029,559
Amonity Evyon ditunes								
Amenity Expenditures	ď	2 000	d		φ	2 000	φ	2,000
Amenity Management	\$	3,000	\$	-	\$	3,000	\$	2,000
Amenity Expenditures Subtotal	\$	3,000	\$	-	\$	3,000	\$	2,000
Other Financina Sources								
Reserves	\$	_	\$	_	\$	_	\$	_
Transfer In	\$	_	\$	19.976	\$	19.976	\$	19,976
Transier in	Ψ		Ψ	17,770	Ψ	17,770	Ψ	17,770
Other Financing Sources Subtotal	\$	•	\$	19,976	\$	19,976	\$	19,976
Total Expenditures	\$	4,330,629	\$	(82,541)	\$	4,248,088	\$	2,235,188
								007.405
Operating Income (Loss)	\$	-	\$	0	\$	0	\$	987,637
Excess Revenues/ (Expenditures)	\$	-	\$	0	\$	0	\$	987,637

SECTION VII

SECTION A

Community Development District

Check Register Summary & ACH Debit Summary May 1, 2025 through June 24, 2025

Fund	Date	Check #'s/Vendor		Amount
	<u>Check</u>	<u>Register</u>		
General Fund - Bank United C	perating			
	6/23/25	100581-100591	\$	149,039.47
				440.000.4
		Subtotal		149,039.47
General Fund - Bank United F	Countain			
deneral Lana - Dank Onicea L	6/12/25	376	\$	347,263.00
	0,12,20	0.0	4	017,200.00
		Subtotal	\$	347,263.00
Capital Reserve Fund				
	-	-	\$	-
		Subtotal	\$	-
Total Check Register			\$	496,302.47
Total dicell negister			Ψ_	170,002111
	ACH	<u>l Debit</u>		
General Fund ACH Debit				
	5/29/25	TECO #221006713459	\$	22.32
	5/29/25	TECO #221008020929	\$	35.32
	5/29/25	TECO #221008023691	\$	556.8
	5/29/25	TECO #221009025554	\$	1,253.08
	5/29/25	TECO #221008771083	\$	3,050.98
	6/16/25	TECO #211019916157	\$	468.7
	6/16/25	WREC #2101044	\$	49.31
	6/16/25	WREC #2101045	\$	47.59
	6/16/25	WREC #2101048	\$	43.83
	6/16/25	WREC #2101051	\$	42.10
	6/16/25	WREC #2119715	\$	45.87
	6/16/25	WREC #2119720	\$	321.29
	6/16/25	WREC #2119722	\$	66.84
	6/16/25	WREC #2119727	\$	49.85
	6/16/25	WREC #2119729	\$	240.60
	6/16/25	WREC #2126316	\$	417.90
	6/16/25 6/16/25	WREC #2126317	\$	40.10 402.9
		WREC #2126319	\$	
	6/16/25 6/16/25	WREC #2126320	\$	206.28
	6/16/25	WREC #2152848 WREC #2223633	\$ \$	40.48 44.99
	6/16/25	WREC #2223640	\$ \$	45.68
	6/16/25	WREC #2170433	\$ \$	
	6/23/25	IPFS	\$ \$	14,410.00 8,536.3
	0/23/23	11 13	Ф	0,330.34
Total ACH Debit			\$	30,439.34
Fotal Check Register & ACI	H Debit		\$	526,741.81

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/24/25 PAGE 1
*** CHECK DATES 05/01/2025 - 06/24/2025 *** GENERAL FUND

			NERAL FUND NK A GENERAL FUND BU	6/24/2025 *** GEN BAN	05/01/2025 -	^^^ CHECK DATES
CHECK	AMOUNT	STATUS	VENDOR NAME UB SUBCLASS	EXPENSED TO CE YRMO DPT ACCT# SU	INVOICE. DATE INVO	CHECK VEND# DATE
	74.38	*	8000	075 202505 310-51300-48 OF MEETING 6/10/25	5/30/25 25-0 NTC	6/23/25 00003
74.38 100581			BUSINESS OBSERVER	01 112212110 0, 10, 20		
	1,049.60	*	9500	202504 320-53900-49	4/07/25 1272	6/23/25 00006
	1,049.60	*		TRASH CAN SERVICE 202505 320-53900-49 TRASH CAN SERVICE	5/07/25 1291	
2,099.20 100582		REPAIR	FLORIDA BROTHERS MAINTENANCE			
	354.72	*	9500	202505 320-53900-49 ED BRIDGE #2	5/31/25 1 CLC	6/23/25 00011
354.72 100583			GOVERNMENTAL MANAGEMENT SERVI			
	275.00	*	9500	202505 320-53900-49 TRASH REMOVAL	5/01/25 2741	6/23/25 00007
	275.00	*	9500	202506 320-53900-49 TRASH REMOVAL	6/01/25 2759	
550.00 100584			H2 LAGOON SOLUTIONS		0.01	
	15,749.08	*	1500	08 202504 310-51300-31	5/27/25 3568	6/23/25 00001
15,749.08 100585			KUTAK ROCK LLP	GENERAL COUNSEL	APF	
	481.88	*	9000	025 202506 310-51300-49 AGE ASSESSMENT FY24	0/10/23 0010	6/23/25 00005
481.88 100586			MIKE FASANO TAX COLLECTOR	AGE ASSESSMENT FY24	POS	
	50.00	*		/ 202506 320-53900-49	6/01/25 7712	6/23/25 00004
50.00 100587			NATURZONE PEST CONTROL	PEST CONTROL	JUL	
	550.00	*	9500	290 202502 320-53900-49		6/23/25 00008
	3,920.00	*	6400	VAL OF DECAY POND 87 860 202505 320-53900-46	5/05/25 SA-1	
	1,080.00	*	6400	POND MAINTENANCE 911 202505 320-53900-46	5/05/25 SA-1	
	3,920.00	*		POND MAINTENANCE 382 202506 320-53900-46	6/01/25 SA-1	
	1,080.00	*		POND MAINTENANCE 431 202506 320-53900-46	6/01/25 SA-1	
10,550.00 100588			STEADFAST	POND MAINTENANCE	JUL	
	585.00	*	9400		6/01/25 3485	6/23/25 00009
585.00 100589			TAMPA BAY POO PATROL, LLC	PET WASTE REMOVAL	JUN	

MIRT ACADEMICAL VIL AWOLFE

	L FUND GENERAL FUND BU		
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB		AMOUNT	CHECK AMOUNT #
6/23/25 00012 5/23/25 7760796 202505 310-51300-3230 FY25 TRUSTEE FEES	*	354.65	
5/23/25 7760796 202505 300-15500-1000	*	3,901.48	
FY25 TRUSTEE FEES 5/23/25 7764852 202505 310-51300-3230	*	264.84	
FY25 TRUSTEE FEES 5/23/25 7764852 202505 300-15500-1000 FY26 TRUSTEE FEES	*	2,913.79	
	BANK		7,434.76 100590
6/23/25 00010 5/01/25 899489 202505 320-53900-4620 MAY LANDSCAPE MAINTENANCE	*	53,884.50	
5/23/25 918749 202505 320-53900-4630	*	2,285.75	
SYLVESTER REMOVAL 5/30/25 922281 202505 320-53900-4730	*	1,055.70	
IRRIGATION REPAIRS 6/01/25 923030 202506 320-53900-4620	*	53,884.50	
JUN LANDSCAPE MAINTENANCE YE	LOWSTONE LANDSCAPE, INC.	:	111,110.45 100591
	TOTAL FOR BANK A	149,039.47	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/24/25 PAGE 2

AP300R

MIRT ACADEMICAL VIL AWOLFE

*** CHECK DATES 05/01/2025 - 06/24/2025 *** GEN	CCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER NERAL FUND NK B FOUNTAIN BU	RUN 6/24/25 PAGE 3
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# ST	VENDOR NAME STATUS UB SUBCLASS	AMOUNTCHECK AMOUNT #
6/12/25 00002 6/12/25 06122025 202506 320-53900-47 FOUNTAIN PAY APP 05 & 06		347,263.00
	THEISEN BROTHERS POOLS CORP.	347,263.00 000376
	TOTAL FOR BANK B	347,263.00
	TOTAL FOR REGISTER	496,302.47

MIRT ACADEMICAL VIL AWOLFE

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01075P Date 05/30/2025

Attn:

Mirada CDD Breeze 1540 INTERNATIONAL PKWY., STE. 2000 LAKE MARY FL 32746 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description
Serial # 25-01075P
Notice of Public Hearing

\$74.38

RE: Mirada Board of Supervisors Meeting on June 10, 2025

Published: 5/30/2025

Important Message Paid ()
Please include our Serial # Pay by credit card online:

Total \$74.38

on your check https://legals. businessobserverfl. com/send-payment/

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

0013105130048000

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 BOARD MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, June 10, 2024, at 6:00 PM at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "District Manager's Office"), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop or meeting is advised that this same 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.

Jason Greenwood District Manager May 30, 2025

25-01075P

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

Florida Brothers Maintenance & Repair, LLC. 820 Old Windsor Way Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com +1 (813) 476-1933



Bill to

Mirada 1 CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 1272 Terms: Net 30

Invoice date: 04/07/2025 Due date: 05/07/2025

0013205390048000

#	Product or service	Description	Qty	Rate	Amount
1.	Trash Can Service	This invoice is for a bi-weekly service of Mirada I (16) trash cans on site, checked weekly as noted, for ensuring no trash can was overfilled. If filled, trash was removed. Trash cans were wiped down for cleanliness and all trash was removed 5' from trash can if on floor.	1	\$1,049.60	\$1,049.60
		This is a 1 year service to be provided.			

Ways to pay











Payment checks can be mailed to our business address. We do also except Credit Cards (Visa, Mastercard, Discover, American Express or Apple Pay). A 3.9% fee applies + \$0.50 per transaction for credit card.

Note to customer

Thank you for your business.

This is a one year service agreement. Customer is tax exempt.

View and pay

\$1,049.60 **Total**

Overdue 05/07/2025

INVOICE

Florida Brothers Maintenance & Repair, LLC. 820 Old Windsor Way Spring Hill, FL 34609-4652 floridabrothersllc@gmail.com +1 (813) 476-1933



Bill to

Mirada 1 CDD 1540 International Pkwy Suite 2000 Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 1291 Terms: Net 30

Invoice date: 05/07/2025 Due date: 06/06/2025 0013205390048000

#	Product or service	Description	Qty	Rate	Amount
1.	Trash Can Service	This invoice is for a bi-weekly service of Mirada I (16) trash cans on site, checked weekly as noted, for ensuring no trash can was overfilled. If filled, trash was removed. Trash cans were wiped down for cleanliness and all trash was removed 5' from trash can if on floor.	1	\$1,049.60	\$1,049.60
		This is a 1 year service to be provided.			

Ways to pay









Payment checks can be mailed to our business address. We do also except Credit Cards (Visa, Mastercard, Discover, American Express or Apple Pay). A 3.9% fee applies + \$0.50 per transaction for credit card.

Note to customer

Thank you for your business.

This is a one year service agreement. Customer is tax exempt.

View and pay

Total

\$1,049.60

Governmental Management Services- Tampa, LLC

1001 Bradford Way TN 37763

Invoice

\$354.72

\$354.72

\$0.00

Invoice #: 1

Invoice Date: 5/31/2025 Due Date: 5/31/2025

Project:

P.O. Number: 4092

Bill To:

Mirada CDD C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Mirada CDD - Close off Bridge Closed bridge #2			
Equipment & Mobilization Labor Materials	4	100.00 50.00 54.72	100.00 200.00 54.72
0013205390048000			

Total

Payments/Credits

Balance Due

INVOICE

H2 Lagoon Solutions 7015 Martha Rd Parrish, FL 34219

h2poolservices@gmail.com +1 (941) 250-5629 H2lagoonsolutions.com

Bill to

Mirada CDD Breeze Homes Ship to Mirada CDD Breeze Homes

Invoice details

Invoice no.: 2741 Terms: Net 20

Invoice date: 05/01/2025 Due date: 05/31/2025

0013205390048000

#	Product or service	Description	Qty	Rate	Amount
1.	trash removal	In the Mirada Community, we are emptying the garbage cans per request 2 times per week	1	\$275.00	\$275.00
2.	administrative fee	Starting January 2024 there is a 3.75% Credit Card processing fee		\$ 10.3 2	\$ 10.3 2

Total

Ways to pay











Not paying by credit card so total should be \$275.00.

\$285.32

Note to customer

Starting on January 1, 2025, we will only be accepting payment by check. Thank you for your business. If you have any questions regarding this adjustment, please feel free to reach out.

View and pay

INVOICE

H2 Lagoon Solutions 7015 Martha Rd Parrish, FL 34219

h2poolservices@gmail.com +1 (941) 250-5629 H2lagoonsolutions.com

Bill to

Mirada CDD Breeze Homes Ship to

Total

Mirada CDD Breeze Homes

\$275.00

Invoice details

Invoice no.: 2759 Terms: Net 20

Invoice date: 06/01/2025 Due date: 06/30/2025

0013205390048000

#	Product or service	Description	Qty	Rate	Amount
1.	trash removal	In the Mirada Community, we are emptying the garbage cans per request 2 times per week	1	\$275.00	\$275.00

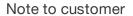
Ways to pay











Starting on January 1, 2025, we will only be accepting payment by check. Thank you for your business. If you have any questions regarding this adjustment, please feel free to reach out.

View and pay

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

May 27, 2025

Re:

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

0013105130031500

Mirada CDD c/o Governmental Management Services 4530 Eagle Falls Place Tampa, FL 33619

General Counsel

Invoice No. 3568408 58923-1

Brightview proposals; review and respond to correspondence regarding follow-up items from Board meeting

correspondence

regarding

For Professional Legal Services Rendered							
04/01/25	J. Earlywine	4.30	1,548.00	Conference call with district manager regarding Board meeting open items; prepare for, travel to and from, and attend Board meeting			
04/01/25	K. Magee	2.50	737.50	Review official records for district maintained landscaping outside district boundaries; call with Earlywine and DM regarding issues facing the district			
04/02/25	J. Earlywine	0.50	180.00	Email regarding Sunshine laws and liaison rules; conference call with Board Supervisor; follow-up			
04/02/25	K. Magee	1.60	472.00	Call with Earlywine and Gatewood; review and respond to			

Mirada CDD May 27, 2025 Client Matter No. 58923-1 Invoice No. 3568408 Page 2

04/03/25	K. Magee	5.30	1,563.50	Draft correspondence and review and
				respond to supervisor
				correspondence regarding social media posting in regards to the
				Sunshine law; begin drafting of
				supervisor memo on social media
				and the Sunshine law; draft
				correspondence regarding action
				items; review USPS MOD agreement and respond to
				agreement and respond to correspondence regarding agreement
04/04/25	K. Magee	3.00	885.00	Draft and distribute contract
	C			addendums for Yellowstone and
				Florida Brothers; prepare for and
				participate in call with developer
				regarding contractual documentation and files requested for transition
04/07/25	J. Earlywine	0.10	36.00	Email regarding turnover process
04/08/25	J. Earlywine	1.40	504.00	Individual calls with three Board
	•			Supervisors regarding management
				change; follow-up regarding same;
04/00/05	17. 3.4	1.60	472.00	email regarding project status
04/08/25	K. Magee	1.60	472.00	Call with chairman regarding district management; call with supervisor
				regarding district management;
				review district management contract
04/09/25	J. Earlywine	0.90	324.00	Email and conference call with
				trustee representative; follow-up
				email; conferences with potential
04/09/25	K. Magee	4.60	1,357.00	management companies Prepare draft of district management
04/07/23	N. Wagee	4.00	1,337.00	RFP for review; revise RFP based on
				review by chairman
04/10/25	K. Magee	2.40	708.00	Distribute district management RFP
				to vendors; review and respond to
				correspondence from vendors
04/14/25	K. Magee	0.70	206.50	regarding RFP Call with Earlywine and Board
U T / 1 T / 4J	ix. magee	0.70	200.30	Supervisor regarding RFP for district
				management services
04/15/25	K. Magee	0.40	118.00	Call with GMS regarding district
				management RFP

Mirada CDD May 27, 2025 Client Matter No. 58923-1 Invoice No. 3568408 Page 3

04/16/05	TZ . M.	0.00	265.50	D 6 : '.' 16 .
04/16/25	K. Magee	0.90	265.50	Draft initial fencing easement policy and easement agreement
04/21/25	J. Earlywine	0.20	72.00	Follow-up emails regarding open items
04/21/25	K. Magee	0.60	177.00	Review and respond to correspondence with chairman regarding public records request; draft correspondence follow-up to developer regarding request and records; review and respond to correspondence with district engineers
04/23/25	A. Ligas	0.40	106.00	Call with chair and district staff regarding upcoming meeting agenda, pending agreements and real estate conveyances
04/23/25	K. Magee	0.60	177.00	Call to discuss agenda items for upcoming Board of Supervisors meeting
04/25/25	J. Earlywine	0.60	216.00	Review open items, and oversee real estate work; email regarding same
04/25/25	K. Ibarra	0.20	44.00	Attend conference call regarding district due diligence
04/25/25	A. Ligas	0.80	212.00	Conference with Earlywine and Magee regarding preparation for upcoming meeting agenda
04/25/25	K. Magee	0.90	265.50	Coordinate transfer of requisition documents to district manager for agenda
04/25/25	K. Magee	0.80	236.00	Coordinate Execution of Fire Hydrant Meter Application
04/25/25	M. VanSickle	0.50	275.00	Conference regarding turn over of certain real estate
04/28/25	K. Magee	1.50	442.50	Review and respond to correspondence and calls regarding district management RFP; review and distribute proposals received
04/29/25	J. Earlywine	0.70	252.00	Conference call with Board Supervisor regarding open items; review draft agenda; email regarding same

TOTAL HOURS

Mirada CDD May 27, 2025 Client Matter No. 58923-1 Invoice No. 3568408 Page 4

04/29/25	K. Ibarra	1.60	352.00	Research district actions and
04/29/25	A. Ligas	0.80	212.00	obligation to maintain landscaping Research interlocal agreements and real estate rights for commercial parcels; review landscape services agreements; conference with Ibarra regarding the same
04/29/25	K. Magee	2.70	796.50	Review plats and ownership documentation regarding Florida State Fencing proposal; review draft meeting agenda and provide revisions; review and respond to correspondence from Board Supervisors
04/29/25	M. VanSickle	1.00	550.00	Conference with developer counsel; review plats
04/30/25	J. Earlywine	0.70	252.00	Emails and phone calls regarding engineer services, agenda, and other open items; follow-up
04/30/25	K. Magee	1.60	472.00	Review correspondence and research regarding June Briar easement issues; draft correspondence to DM regarding easement issues and other supervisor matters; review meeting agenda and provide revisions
04/30/25	M. VanSickle	1.60	880.00	Attention to recorded plats for conveyance property to District

48.00

Mirada CDD May 27, 2025 Client Matter No. 58923-1 Invoice No. 3568408 Page 5

TOTAL FOR SERVICES RENDERED \$15,366.50

DISBURSEMENTS

Meals26.65Travel Expenses355.93

TOTAL DISBURSEMENTS 382.58

TOTAL CURRENT AMOUNT DUE \$15,749.08





June 16, 2025

Mirada CDD GMS Tampa LLC 4530 Eagle Falls PL Tampa, FL 33619

0013105130049000

Re: Mirada CDD Postage Assessment

Wile Farm

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$481.88 for the cost of collection of the Mirada CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano Tax Collector

MF/mg



NaturZone Pest Control 1899 Porter Lake Dr, Unit 103 Sarasota, FL 34240-7897 941-378-3334

Service Slip/Invoice

INVOICE: DATE: 771267 06/01/2025

ORDER:

Work Location:

[108011] 813-565-4663

Mirada CDD 10865 Kenton Road San Antonio, FL 33576

Bill To: [108002]

Breeze Management 1540 International Pkwy Suite #2000 Lake Mary, FL 32746-5096

VVOI	rk Date	Time	larget Pest	Technicia	n .	i ime in
0	06/01/2025		ANTS, SPIDERS, W	ASP		
	Purchas	se Order	Terms	Last Service	Map Code	Time Out
	OM-MI-	-117	NET 30	05/29/2025		

Service	Description		Price
CONTRACT COMM	Monthly Pest Control Service: PlaygroundPO# OM-MI-117		\$50.00
		SUBTOTAL	\$50.00
Please include your invoice Nu	mber on your Payment. Thank you!	TAX	\$0.00
		TOTAL	\$50.00

0013205390048000



30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	IIIVOICE
Date	Invoice #
2/28/2025	SE-26290

Invoice

Please make all Checks payable to: Steadfast Alliance

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Mirada CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

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SE1486 Mirada CDD Pond 87 Cleanout

P.O. No.	W.O. No.	Account # Cost		Code Terms		Project	
					Net 30	SE1486 Mirada CDD	- Pond 87 Cleanout
Quantity	Description				Rate	Serviced Date	Amount
1	Removal of decayed brush and debris from pond 87 at				550.00		550.00

						INGL 30	OL 1400 IVIII ada OL	D-1 ond of Cleanout
Quantity		Description				Rate	Serviced Date	Amount
1	Removal of o	decayed brush a dijacent to Ca	and debris from pond 8 ardinal Yale Drive	7 at	ţ	550.00		550.00
	0013	205390046400						

Total	\$550.00
Payments/Credits	\$0.00
Balance Due	\$550.00



30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	Invoice
Date	Invoice #
5/5/2025	SA-11860

Please make all Checks payable to: Steadfast Alliance

Bill To

Mirada CDD Aquatics c/o Breeze Home 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

Ship To

SE1022 Mirada CDD Aquatics 31219 Mirada Blvd San Antonio, FL 33576 USA

P.O. No.		W.O. No.	Account #	Cost C	ost Code Terms Project			
OM-MI-DPFG-01	013 Net 30 SE1022 Mir					rada I CDD		
Quantity		Des	cription			Rate	Serviced Date	Amount
Quantity	Rout	ine Aquatic Maintenand th dated on this invoice. 001320539004	ce (Pond Spraying) for the contract of the con	the	3	Rate 3,920.00	Serviced Date	3,920.00

Total	\$3,920.00
Payments/Credits	\$0.00
Balance Due	\$3,920.00



30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	IIIVOICC
Date	Invoice #
5/5/2025	SΔ-11011

Invoice

Please make all Checks payable to: Steadfast Alliance

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Mirada CDD c/o Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

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SE1329

Mirada CDD Addendum

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Proje	ect
OM-MI-164				Net 30	SE1329 Mirada CDD Addendum	
Quantity	Des	cription		Rate	Serviced Date	Amount
Rou	otine Aquatic Maintenance. oth dated on this invoice. 0013205390046	e (Pond Spraying) for t	rhe	1,080.00		1,080.0

Total	\$1,080.00
Payments/Credits	\$0.00
Balance Due	\$1,080.00



30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	Invoice
Date	Invoice #
6/1/2025	SA-12382

Please make all Checks payable to: Steadfast Alliance

Bill To

Mirada CDD Aquatics c/o Kai FKA Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

Ship To

SE1022 Mirada CDD Aquatics 31219 Mirada Blvd San Antonio, FL 33576 USA

P.O. No.	W.O. No.	Account #	Cost Co	de	Terms	Pro	ject
OM-MI-DPFG-013					Net 30	SE1022 Mirada I CDD	
Quantity	Des	cription			Rate	Serviced Date	Amount
Rou	otine Aquatic Maintenance of the dated on this invoice.	e (Pond Spraying) for t	the	3	,920.00		3,920.00

Total	\$3,920.00
Payments/Credits	\$0.00
Balance Due	\$3,920.00



30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	IIIVOICE
Date	Invoice #
6/1/2025	SA-12431

Invoice

Please make all Checks payable to: Steadfast Alliance

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Mirada CDD c/o Kai FKA Breeze Homes 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 breezeinvoices@payableslockbox.com

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SE1329

Mirada CDD Addendum

P.O. No.	W.O. No.	Account #	Cost C	ode	Terms	Proj	ject
OM-MI-164					Net 30	SE1329 Mirada	CDD Addendum
Quantity	Des	cription			Rate	Serviced Date	Amount

Description Coutine Aquatic Maintenance (Pond Spraying) for the country dated on this invoice.	the 1	Rate ,080.00	Serviced Date	Amount 1,080.00
Coutine Aquatic Maintenance (Pond Spraying) for a nonth dated on this invoice.	the 1	,080.00		1,080.0
0013205390046400				

Total	\$1,080.00	
Payments/Credits	\$0.00	
Balance Due	\$1,080.00	

Tampa Bay Poo Patrol

913 East New Orleans Avenue Tampa, Florida 33603 (813)485-6740 tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



RECIPIENT:

Mirada 1 CDD

1549 International PKWY Suite 2000 Lake Mary, Flirida 32746

SERVICE ADDRESS:

32075 Pop Ash Place San Antonio, Florida 33576

Invoice #3485	
Issued	Jun 01, 2025
Due	Jul 01, 2025
Total	\$585.00
Account Balance	\$585.00

June

Product/Service	Description		Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 15 waste stations weekly includes removing waste, replacing liner and disposal bags. \$9 per station per week.	-	1	\$585.00	\$585.00 *
* Non-taxable		Total			\$585.00
	s. Please contact us with any questions regarding this	Accou	nt balaı	nce	\$585.00
Tampa Bay Poo Patrol, LLC	861364653				Pay Now

0013305720049400

Mirada 1 CDD 1549 International PKWY Suite 2000 Lake Mary, Flirida 32746 June

Invoice #: 3485

Due date: Jul 01, 2025 **Amount due:** \$585.00

Amount enclosed:

Mail to:

Tampa Bay Poo Patrol 913 East New Orleans Avenue Tampa, Florida 33603





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7760796

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000001204 02 SP 106481365027480 P

Mirada Community Development District Attn c/o Breeze 1540 International Parkway Suite 2000 Lake Mary, FL 32746





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7760796 226260000 05/23/2025 Audette, James J (407)-835-3820

Mirada Community Development District Attn c/o Breeze 1540 International Parkway Suite 2000 Lake Mary, FL 32746 United States

Mirada Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2024(Assessment Area Three)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Mirada Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2024(Assessment Area Three)
 Invoice Number:
 7760796

 Account Number:
 226260000

 Current Due:
 \$4,256.13

Direct Inquiries To: Audette, James J Phone: (407)-835-3820

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 226260000 Invoice # 7760796 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Mirada Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2024(Assessment Area Three)

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone: 7760796 05/23/2025 226260000 Audette, James J (407)-835-3820

Accounts Included 226260000 226260001

226260002

226260003

226260004 226260005

In This Relationship: 226260007

	ARGES SUMMARIZED FOR			
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advan	ce 05/01/2025 - 04/30/2026	3		\$3,950.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

001.310.51300.32300 - \$354.65 001.300.15500.10000 - \$3,901.48







MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7764852

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000002838 02 SP 106481365029114 P

Mirada Community Development District Attn c/o Breeze 1540 International Parkway Suite 2000 Lake Mary, FL 32746





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7764852 226272000 05/23/2025 Audette, James J (407)-835-3820

Mirada Community Development District Attn c/o Breeze 1540 International Parkway Suite 2000 Lake Mary, FL 32746 United States

Mirada Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Five)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,178.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Mirada Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Five)

 Invoice Number:
 7764852

 Account Number:
 226272000

 Current Due:
 \$3,178.63

Direct Inquiries To: Audette, James J Phone: (407)-835-3820

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 226272000 Invoice # 7764852 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Mirada Community Development District Capital

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone:

7764852 05/23/2025 226272000 Audette, James J (407)-835-3820

Improvement Revenue Bonds, Series 2024 (Assessment Area Five)

Accounts Included 226272000 In This Relationship: 226272006 226272001 226272002 226272003

226272004

226272005

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,950.00	100.00%	\$2,950.00
Subtotal Administration Fees - In Advance	ce 05/01/2025 - 04/30/2026	;		\$2,950.00
Incidental Expenses 05/01/2025 to 04/30/2026	2,950.00	0.0775		\$228. 6 3
Subtotal Incidental Expenses				\$228.63
TOTAL AMOUNT DUE				\$3,178.63

001.310.51300.32300 - \$264.84 001.300.15500.10000 - \$2,913.79





Bill To:

Mirada CDD c/o Breeze Home 1540 International Parkway St Suite 2000 Lake Mary, FL 32746

Property Name: Mirada CDD

Address: 31461 Mirada Boulevard

San Antonio, FL 33576

INVOICE

INVOICE #	INVOICE DATE
899489	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$53,884.50

Description Current Amount

Monthly Landscape Maintenance May 2025

\$53,884.50

0013205390046200 Invoice Total \$53,884.50

IN COMMERCIAL LANDSCAPING



Bill To:

Mirada CDD c/o Breeze Home 1540 International Parkway St Suite 2000 Lake Mary, FL 32746

Property Name: Mirada CDD

Address: 31461 Mirada Boulevard

San Antonio, FL 33576

INVOICE

INVOICE #	INVOICE DATE
918749	5/23/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 22, 2025

Invoice Amount: \$2,285.75

Description Current Amount

Removal of 2 Sylvester Palms

Sylvester Removal \$2,285.75

0013205390046300

Invoice Total

\$2,285.75

IN COMMERCIAL LANDSCAPING



Landscape Enhancement Proposal for Mirada CDD

Patricia Comings-Thibault Breeze 1540 International Plaza - Suite 2000 Lake Mary, FL 32746 patricia@breezehome.com

Proposal #: 537627 Date: 4/1/2025 From: Chris Van Helden

LOCATION OF PROPERTY

31461 Mirada Boulevard San Antonio, FL 33576

Removal of 2 Sylvester Palms

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Flush Cut & Remove 2 Sylvester Palms	1	\$2,285.75	\$2,285.75

- · Flush cut 2 dead Sylvester Palms leaving enough trunk to remove in the future.
- · Dump Fees & Taxes

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty. Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK: By Print Name/Title Mirada CDD Subtotal 52,285.75 Sales Tax \$0.00 Proposal Total \$2,285.75

Landscape Enhancement Proposal

BRANCH TEL: 813-223-6999

Page 1/1

ADDENDUM TO AGREEMENT ("AGREEMENT") BETWEEN THE MIRADA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND YELLOWSTONE LANDSCAPE, INC ("CONTRACTOR")

The following provisions govern the Agreement referenced above:

- 1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
- Contractor shall use reasonable care in performing the services, and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
- The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver
 of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.
- 5. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
- 6. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Patricia Thibault ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for



Bill To:

Mirada CDD c/o Breeze Home 1540 International Parkway St Suite 2000 Lake Mary, FL 32746

Property Name: Mirada CDD

Address: 31461 Mirada Boulevard

San Antonio, FL 33576

INVOICE

INVOICE #	INVOICE DATE
922281	5/30/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2025

Invoice Amount: \$1,055.70

Description Current Amount

New irrigation Maine line breaks Found on 5/16/25

Irrigation Repairs \$1,055.70

0013205390047300

Invoice Total

\$1,055.70

IN COMMERCIAL LANDSCAPING

Van Helden, Christiaan

From:

John Ford <johninmirada@gmail.com>

Sent:

Tuesday, May 20, 2025 9:14 AM

To:

Van Helden, Christiaan

Cc:

Jason Greenwood

Subject:

Re: New irrigation Maine line breaks Found on 5/16/25

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Go ahead and repair.

Thanks!

On Tue, May 20, 2025, 7:56 AM Van Helden, Christiaan < cvanhelden@yellowstonelandscape.com wrote:

No sir there was no tracks. The glue in the fitting came undone.

Christiaan Van Helden, Account Manager

Yellowstone Landscape – Tampa North

30319 Commerce Drive

San Antonio, FL 33576

(813) 223-6999 Fax (813) 279-6263

Cell (813) 395-3912

From: John Ford < johninmirada@gmail.com >

Sent: Monday, May 19, 2025 8:08 PM

To: Van Helden, Christiaan < cvanhelden@yellowstonelandscape.com >

Cc: Jason Greenwood < jgreenwood@gms-tampa.com>

Subject: Re: New irrigation Maine line breaks Found on 5/16/25

Where is this leak located? The photos don't help me.

John

----- Forwarded message ------

From: John Ford < johninmirada@gmail.com >

Date: Mon, May 19, 2025 at 5:32 PM

Subject: Re: Fw: New irrigation Maine line breaks Found on 5/16/25

To: Andy Mendenhall <andy@hikai.com>

Cc: jgreenwood@gms-tampa.com <jgreenwood@gms-tampa.com>

Where is the leak located? None of the pictures help identify location.

On Mon, May 19, 2025 at 11:31 AM Andy Mendenhall <andy@hikai.com> wrote:

John, are you OK with approving the irrigation repairs in the attached files?

Andy

cheers to happy living,



Begin forwarded message:

From: JB Basilio Perez

<jperez@yellowstonelandscape.com>
Date: May 19, 2025 at 9:10:30 AM EDT

To: "Van Helden, Christiaan"

<cvanhelden@yellowstonelandscape.com>

Cc: "Bowersox, Tim"

<tbowersox@yellowstonelandscape.com>

Subject: New irrigation Maine line breaks Found on

5/16/25

Reply-To: JB Basilio Perez

<jperez@yellowstonelandscape.com>

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Thank you for allowing us the opportunity to bid on this work, "New irrigation Maine line breaks Found on 5/16/25" (Job# 557614), for property Mirada CDD.

If you are ready for us to proceed with this work, please sign the proposal electronically <u>Click here to sign</u>. Please reference job number along with this email address to sign.

Sincerely,

JB Basilio Perez Irrigation Manager





retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-565-4663, PATRICIA@BREEZEHOME.COM, AND 1540 INTERNATIONAL PARKWAY, SUITE 2000, LAKE MARY, FL 32746.

- 7. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.
- 8. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
- Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:
 - A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

- The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
- To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

[Signatures on Following Page]

YELLOWSTONE LANDSCAPE, INC

[Signatures on Following Page]
MIRADA COMMUNITY DEVELOPMENT DISTRICT

By:	
Its:	
Date:	

Exhibit A: Proposal



Bill To:

Mirada CDD c/o Breeze Home 1540 International Parkway St Suite 2000 Lake Mary, FL 32746

Property Name: Mirada CDD

Address: 31461 Mirada Boulevard

San Antonio, FL 33576

INVOICE

INVOICE #	INVOICE DATE
923030	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$53,884.50

Description Current Amount

Monthly Landscape Maintenance June 2025

\$53,884.50

0013205390046200 Invoice Total \$53,884.50

IN COMMERCIAL LANDSCAPING

APPLICATION AND CERTIFICATION FOR PAYMENT		AIA DOCUMENT G702 PAGE ONE OF 2 PAGES
TO OWNER:/CONTRACTOR	PROJECT: Mirada Fountair	s APPLICATION NO: 5 Distribution to:
Mirada CDD - C/O CR Pasco Development C 2502 North Rocky Point Dr., Suite 1050 Tampa, Florida 33607	ompany, LLC	PERIOD TO: 05/16/25 ENGINEER CONTRACTOR
FROM SUBCONTRACTOR: Theisen Brothers Pools Corp 3100 36th Street Orlando, FL 32839		JOB #: CONTRACT DATE: 8/30/24
CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.		The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.
 ORIGINAL CONTRACT SUM Net change by Change Orders CONTRACT SUM TO DATE (Line 1 ± 2) TOTAL COMPLETED & STORED TO DATE (Column G on G703) RETAINAGE: 5 % of Completed Work (Column J on G703) Column F on G703) Total Retainage (Lines 5a + 5b or Total in Column I of G703) TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) CURRENT PAYMENT DUE BALANCE TO FINISH (Line 3 less Line 6) 	\$ 1,670,800.0 \$ 0.0 \$ 1,670,800.0 \$ 1,293,418.5 \$ 30,335.93 \$ 30,335.9 \$ 1,263,082.5 \$ 1,107,075.0 \$ 156,007.5 \$ 407,717.4	DO CONTRACTOR: Theisen Brothers Pools Corporation By: Abalie Gentile Vice President State of: FLORIDA County of: Orange Subscribed and aworn to before me this 20th day of May, 2025 Notary Public: State of Florida Commission expires: My Commission expires: Any Comm. Expires Oct 7, 2026 By: May 20, 2025 Notary Public: State of Florida Commission # HH 311938 My Commission expires: Any Comm. Expires Oct 7, 2026 By Commission expires: Any Comm. Expires Oct 7, 2026 By Commission expires: Any Comm. Expires Oct 7, 2026 By Commission expires: Any Comm. Expires Oct 7, 2026 By Commission expires: Any Comm. Expires Oct 7, 2026 By Commission expires: Any Commission expir
CHANGE ORDER SUMMARY Total changes approved in previous months by Owner	ADDITIONS DEDUCTIONS \$0.00	(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified
Total approved this Month	\$0.00	By: Duly 11 Janes Date: 5/22/25
TOTALS	\$0.00 \$0.0	Contractor named herein. Issuance, payment and acceptance of payment are without
NET CHANGES by Change Order	\$0.00	prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · @1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

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AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

 APPLICATION NO:
 5

 APPLICATION DATE:
 05/20/25

 PERIOD TO:
 05/16/25

Α	В	С		D		E	F	G	Н	I	J
					COMPLE			TOTAL	%	BALANCE	
AGC BILLING COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	PREV % BILLED	FROM PREVIOUS APPLICATION	%	THIS PERIOD	Stored Mat'l AND STO	COMPLETED AND STORED TO DATE (D+E+F)	(G + C)	TO FINISH (C - G)	RETAINAGE
	DET CLERK CONTROL	- 10	1 2 2 1 1				-				
100						-		0	Contract to	UE STATE OF STATE	Bar.
	Fountain #1									M. T.	
1	Upfront Material Items	\$ 69,335.00	100%	\$69,335.00	0%	\$0.00		\$69,335.00	100%	\$ -	\$0.0
2	Equipment Repairs and/or Replacement	\$ 59,430.00	100%	\$59,430.00	0%	\$0.00		\$59,430.00	100%	\$	\$2,971.5
3	Crack Repairs and Waterproofing	\$ 39,620.00	100%	\$39,620.00	0%	\$0.00		\$39,620.00	100%	\$ -	\$1,981.0
4	Tile Replacement & Stones as needed	\$ 19,810.00	100%	\$19,810.00	0%	\$0.00		\$19,810.00	100%	\$	\$990.5
5	Fill, fire-up & balance with chemicals	\$ 9,905.00	0%	\$0.00	0%	\$0.00				\$ 9,905.000	\$0.0
	Fountain #4 Scope of Work Part A	\$ À	0%	\$0.00	0%	\$0.00				\$	\$0.0
1	Upfront Material Items	\$ 74,935.00	100%	\$74,935.00	0%	\$0.00		\$74,935.00	100%	\$ -	\$0.0
2	Equipment Repairs and/or Replacement	\$ 64,230.00	0%	\$0.00	0%	\$0.00				\$ 64,230.000	\$0.0
3	Crack Repairs and Waterproofing	\$ 42,820.00	0%	\$0.00	100%	\$42,820.00		\$42,820.00	100%	\$	\$2,141.0
4	Tile Replacement & Stones as needed	\$ 21,410.00	0%	\$0.00	100%	\$21,410.00		\$21,410.00	100%	\$ -	\$1,070.5
5	Fill, fire-up & balance with chemicals	\$ 10,705.00	0%	\$0.00	0%	\$0.00				\$ 10,705.000	\$0.0
	Fountain #4 Scope of Work Part B	\$ - 1	0%	\$0.00	0%	\$0.00				\$ -	\$0.0
1	Specialty Order Geomembrane Liner	\$ 103,001.50	100%	\$103,001.50	0%	\$0.00		\$103,001.50	100%	\$ -	\$0.0
2	Completed Placement of Liner	\$ 44,143.50	0%	\$0.00	100%	\$44,143.50		\$44,143.50	100%	\$ -	\$2,207.1
	Fountain #6	\$ 	0%	\$0.00	0%	\$0.00				s -	\$0.0
1	Upfront Material Items	\$ 131,425.00	100%	\$131,425.00	0%	\$0.00		\$131,425.00	100%	s -	\$0.0
2	Equipment Repairs and/or Replacement	\$ 112,650.00	0%	\$0.00	0%	\$0.00				\$ 112,650.000	\$0.0
3	Crack Repairs and Waterproofing	\$ 75,100.00	0%	\$0.00	0%	\$0,00				\$ 75,100.000	\$0.0
4	Tile Replacement & Stones as needed	\$ 37,550.00	0%	\$0.00	0%	\$0.00				\$ 37,550.000	\$0.0
5	Fill, fire-up & balance with chemicals	\$ 18,775.00	0%	\$0.00	0%	\$0.00				\$ 18,775.000	\$0.0
										\$	
	Fountain #6 (Add Alternate)	\$	0%	\$0.00	0%	\$0.00				\$ -	\$0.0
1	Specialty Order Geomembrane Liner	\$ 100,838.50	100%	\$100,838.50	0%	\$0.00		\$100,838.50	100%	\$ -	\$0.0
2	Completed Placement of Liner	\$ 43,216.50	0%	\$0.00	0%	\$0.00				\$ 43,216.500	\$0.0
	Fountain #3	\$ 	0%	\$0.00	0%	\$0.00				\$ -	\$0.0
1	Upfront Material Items	\$ 55,720.00	10096	\$55,720.00	9%	\$0.00		\$55,720.00	100%	\$	\$0.0
2	Equipment Repairs and/or Replacement	\$ 47,760.00	100%	\$47,760.00	0%	\$0.00		\$47,760.00	100%	\$	\$2,388.0
3	Crack Repairs and Waterproofing	\$ 31,840.00	100%	\$31,840.00	0%	\$0.00		\$31,840.00	100%	\$ -	\$1,592.0
4	Replace tiles and stones as needed	\$ 15,920.00	100%	\$15,920.00	0%	\$0.00		\$15,920.00	100%	\$	\$796.0

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

 APPLICATION NO:
 5

 APPLICATION DATE:
 05/20/25

 PERIOD TO:
 05/16/25

Α	В	C		D		E	F	G	Н	I	J
		-		WORK	COMPLE	TED		TOTAL	%	BALANCE	
AGC BILLING COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	PREV % BILLED	FROM PREVIOUS APPLICATION	%	THIS PERIOD	Stored Mat'l	COMPLETED AND STORED TO DATE (D+E+F)	(G + C)	to finish (C - G)	RETAINAGE
5	Fill, fire-up & balance with chemicals	\$ 7,960.00	0%	\$0.00	100%	\$7,960.00		\$7,960.00	100%	\$ -	\$398.00
	Fountain #5	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 55,720.00	100%	\$55,720.00	0%	\$0.00		\$55,720.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 47,760.00	100%	\$47,760.00	0%	\$0.00		\$47,760.00	100%	\$	\$2,388.00
3	Crack Repairs and Waterproofing	\$ 31,840.00	100%	\$31,840.00	0%	\$0.00		\$31,840.00	100%	\$ -	\$1,592.00
4	Replace tiles and stones as needed	\$ 15,920.00	100%	\$15,920.00	0%	\$0.00		\$15,920.00	100%	\$ -	\$796.00
5	Fill, fire-up & balance with chemicals	\$ 7,960.00	0%	\$0.00	100%	\$7,960.00		\$7,960.00	100%	\$ -	\$398.00
	Fountain #7	\$	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 29,487.50	100%	\$29,487.50	0%	\$0.00		\$29,487.50	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 25,275.00	100%	\$25,275.00	0%	\$0.00		\$25,275.00	100%	\$ -	\$1,263.75
3	Crack Repairs and Waterproofing	\$ 16,850.00	100%	\$16,850.00	0%	\$0.00		\$16,850.00	100%	\$ -	\$842.50
4	Replace tiles and stones as needed	\$ 8,425.00	100%	\$8,425.00	0%	\$0.00		\$8,425.00	100%	\$ -	\$421,25
5	Fill, fire-up & balance with chemicals	\$ 4,212.50	0%	\$0.00	100%	\$4,212.50		\$4,212.50	100%	\$ -	\$210.63
	Fountain #8	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 29,487.50	100%	\$29,487.50	0%	\$0.00		\$29,487.50	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 25,275.00	100%	\$25,275.00	0%	\$0.00		\$25,275.00	100%	\$ -	\$1,263.75
3	Crack Repairs and Waterproofing	\$ 16,850.00	100%	\$16,850.00	0%	\$0.00		\$16,850.00	100%	\$ -	\$842.50
4	Replace tiles and stones as needed	\$ 8,425.00	100%	\$8,425.00	0%	\$0.00		\$8,425.00	100%	\$ -	\$421.25
5	Fill, fire-up & balance with chemicals	\$ 4,212.50	0%	\$0.00	100%	\$4,212.50		\$4,212.50	100%	\$ -	\$210.63
	Fountain #9 - @ Storage Bldg	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 36,750.00	100%	\$36,750,00	096	\$0.00		\$36,750.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 31,500.00	0%	\$0.00	100%	\$31,500.00		\$31,500.00	100%	5	\$1,575.00
3	Crack Repairs and Waterproofing	\$ 21,000.00	100%	\$21,000.00	0%	\$0.00		\$21,000.00	100%	\$ -	\$1,050.00
4	Replace tiles and stones as needed	\$ 10,500.00	100%	\$10,500.00	0%	\$0.00		\$10,500.00	100%	\$	\$525.00
5	Fill, fire-up & balance with chemicals	\$ 5,250.00	0%	\$0.00	0%	\$0.00				\$ 5,250.000	\$0.00
			0%	\$0.00		\$0.00				\$	\$0.00
	Executed Change Orders		0%	\$0.00		\$0.00	-	3		\$	\$0.00
			0%	\$0.00		\$0.00				\$ -	\$0.00
										\$ -	
	TOTAL 0% RETAINAGE TOTAL LESS RETAINAGE	\$1,670,800.00 \$1,670,800.00		\$1,129,200.00 \$112,920.00 \$1,016,280.00		\$164,218.50 \$0.00 \$164,218.50		\$1,293,418.50 \$0.00 \$1,293,418.50	77%	\$377,381.50	\$30,335.93

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APPLICATION AND CERTIFICA	TION FOR PAYN	MENT	AIA DOCUMENT	G702	PAGE ONE OF 2	PAGES
TO OWNER:/CONTRACTOR	PROJECT: N	lirada Fountains	APPLICATION NO:	6	Distrib	oution to:
Mirada CDD - C/O CR Pasco Development Co 2502 North Rocky Point Dr., Suite 1050 Tampa, Florida 33607	mpany, LLC		PERIOD TO:	06/10/25		ENGINEER CONTRACTOR
FROM SUBCONTRACTOR:						
Theisen Brothers Pools Corp 3100 36th Street Orlando, FL 32839			JOB #: CONTRACT DAT	E•	8/30/24	•
			CONTRACT DAT	L.	0/30/24	
CONTRACTOR'S APPLICATIO Application is made for payment, as shown below, Continuation Sheet, AIA Document G703, is attached	in connection with the Con		information and belief completed in accordar the Contractor for Wor	the Work covered the With the Cont of the Kore which previous	ious Certificates for Pay	- ·
1. ORIGINAL CONTRACT SUM 2. Net change by Change Orders 3. CONTRACT SUM TO DATE (Line 1 ± 2) 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) 5. RETAINAGE: a. 5 % of Completed Work (Column J on G703)	\$ \$ \$ \$ 40,402.00	1,670,800.00 0.00 1,670,800.00 1,494,740.00	By: Natalie Gentile - Vi State of: FtORID Subscribed and sworn to	Howklo- ce President	-VP/CFO Date: County of: Orange June,	06/09/20255 ge STEPHANIE L THEISEN Notary Public - State of Florida
b % of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or	0		Notary Public: My Commission expire	eges		Commission # HH 311938 My Comm. Expires Oct 7, 2026 Bonded through National Notary Assn
Total in Column I of G703) 6. TOTAL EARNED LESS RETAINAGE	\$ \$ \$ =	40,402.00 1,454,338.00 1,263,082.58 191,255.42 216,462.00	comprising the applica Architect's knowledge	e Contract Docun tion, the Archite , information and c is in accordance of the AMOUNT	nents, based on on-site ct certifies to the Owne d belief the Work has p e with the Contract Do	e observations and the data er that to the best of the progressed as indicated, cuments, and the Contractor
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS				int applied. Initial all figures on this
Total changes approved in previous months by Owner	\$0.00		Application and onthe	Continuation Sho	eet that are changed to	o conform with the amount certified.
Total approved this Month	\$0.00		1	NIL	ned Date:	6/10/25
TOTALS	\$0.00	\$0.00	By:This Certificate is not a	egotiable The	AMOUNT CERTIFIED is	
NET CHANGES by Change Order	\$0.00	40100	Contractor named her	ein. Issuance, pa	syment and acceptance r Contractor under this	of payment are without

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In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 06/09/25 APPLICATION DATE: 06/10/25 PERIOD TO:

Α	В	9	С		D		E	F	G	Н	I	J
					WORK COMPLETED		b I	TOTAL	%	BALANCE		
AGC BILLING COST CODE	DESCRIPTION OF WORK		HEDULED /ALUE	PREV % BILLED	FROM PREVIOUS APPLICATION	%	THIS PERIOD	Stored Mat'l AND STORED TO DATE (D+E+F)	AND STORED TO DATE	(G + C)	TO FINISH (C - G)	RETAINAGE
								2 - 10 - 10	1000	1		
										1-3-1		1000
	Fountain #1									1		
1	Upfront Material Items	\$	69,335.00	100%	\$69,335.00	0%	\$0.00		\$69,335.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement		59,430.00	100%	\$59,430.00	0%	\$0.00		\$59,430.00	100%	\$ -	\$2,971.50
3	Crack Repairs and Waterproofing	\$	39,620.00	100%	\$39,520.00	0%	\$0.00		\$39,620.00	100%	\$ -	\$1,981.00
4	Tile Replacement & Stones as needed	\$	19,810.00	100%	\$19,810.00	0%	\$0.00		\$19,810.00	100%	\$ -	\$990.50
5	Fill, fire-up & balance with chemicals	\$	9,905.00	0%	\$0.00	0%	\$0.00				\$ 9,905.000	\$0.00
	Fountain #4 Scope of Work Part A	\$	4.	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$	74,935.00	100%	\$74,935.00	0%	\$0.00		\$74,935.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement		64,230.00	0%	\$0.00	100%	\$64,230.00		\$64,230.00	100%	\$ -	\$3,211.50
3	Crack Repairs and Waterproofing	\$	42,820.00	100%	\$42,820.00	0%	\$0.00		\$42,820.00	100%	\$ -	\$2,141.00
4	Tile Replacement & Stones as needed	\$	21,410.00	100%	\$21,410.00	0%	\$0.00		\$21,410.00	100%	\$ -	\$1,070.50
5	Fill, fire-up & balance with chemicals	\$	10,705.00	0%	\$0.00	0%	\$0.00				\$ 10,705.000	\$0.00
	Fountain #4 Scope of Work Part B	\$	4	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Specialty Order Geomembrane Liner	\$ 1	103,001.50	100%	\$103,001.50	0%	\$0.00		\$103,001.50	100%	\$ -	\$0.00
2	Completed Placement of Liner	\$	44,143.50	100%	\$44,143.50	0%	\$0.00		\$44,143.50	100%	\$ -	\$2,207.18
	Fountain #6	\$	14	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 1	131,425.00	100%	\$131,425.00	0%	\$0.00		\$131,425.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 1	112,650.00	0%	\$0.00	0%	\$0.00				\$ 112,650.000	\$0.0
3	Crack Repairs and Waterproofing	\$	75,100.00	0%	\$0.00	100%	\$75,100.00		\$75,100.00	100%	\$	\$3,755.0
4	Tile Replacement & Stones as needed	\$	37,550.00	0%	\$0.00	50%	\$18,775.00		\$18,775.00	50%	\$ 18,775.000	\$938.7
5	Fill, fire-up & balance with chemicals	\$	18,775.00	0%	\$0.00	0%	\$0.00		Y		\$ 18,775.000	\$0.0
											\$ -	
	Fountain #6 (Add Alternate)	\$	-	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Specialty Order Geomembrane Liner	\$ 1	100,838.50	100%	\$100,838.50	0%	\$0.00		\$100,838.50	100%	\$ -	\$0.0
2	Completed Placement of Liner	\$	43,216.50	0%	\$0.00	100%	\$43,216.50		\$43,216.50	100%	\$ -	\$2,160.8
	Fountain #3	\$		0%	\$0.00	0%	\$0.00				\$ -	\$0.0
1	Upfront Material Items	\$	55,720.00	100%	\$55,720.00	0%	\$0.00		\$55,720.00	100%	\$ -	\$0.0
2	Equipment Repairs and/or Replacement		47,760.00	100%	\$47,760.00	0%	\$0.00		\$47,760.00	100%	\$ -	\$2,388.0
3	Crack Repairs and Waterproofing	\$	31,840.00	100%	\$31,840.00	0%	\$0.00		\$31,840.00	100%	\$ -	\$1,592.0
4	Replace tiles and stones as needed	\$	15,920.00	100%	\$15,920.00	0%	\$0.00		\$15,920.00	100%	s -	\$796.00

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: APPLICATION DATE:

06/09/25 06/10/25

6

PERIOD TO: 06/10/2

Α	В	C		D		E	F	G	Н	I	J
				WORK	COMPLE	TED	TOTAL	%	BALANCE		
AGC BILLING COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	PREV % BILLED	FROM PREVIOUS APPLICATION	%	THIS PERIOD	Stored Mat'l	COMPLETED AND STORED TO DATE (D+E+F)	(G + C)	TO FINISH (C - G)	RETAINAGE
5	Fill, fire-up & balance with chemicals	\$ 7,960.00	100%	\$7,960.00	0%	\$0.00		\$7,960.00	100%	\$ -	\$398.00
	Fountain #5	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 55,720.00	100%	\$55,720.00	0%	\$0.00		\$55,720.00	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 47,760.00	100%	\$47,760.00	0%	\$0.00		\$47,760.00	100%	\$	\$2,388.00
3	Crack Repairs and Waterproofing	\$ 31,840.00	100%	\$31,840.00	0%	\$0.00		\$31,840.00	100%	\$	\$1,592.00
4	Replace tiles and stones as needed	\$ 15,920.00	100%	\$15,920.00	0%	\$0.00		\$15,920.00	100%	\$ -	\$796.00
5	Fill, fire-up & balance with chemicals	\$ 7,960.00	100%	\$7,960.00	0%	\$0.00		\$7,960.00	100%	\$ -	\$398.00
	Fountain #7	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 29,487.50	100%	\$29,487.50	0%	\$0.00		\$29,487.50	100%	\$ -	\$0.00
2	Equipment Repairs and/or Replacement	\$ 25,275.00	100%	\$25,275.00	0%	\$0.00	2-	\$25,275.00	100%	\$ -	\$1,263.75
3	Crack Repairs and Waterproofing	\$ 16,850.00	100%	\$16,850.00	0%	\$0.00		\$16,850.00	100%	\$	\$842.50
4	Replace tiles and stones as needed	\$ 8,425.00	100%	\$8,425.00	0%	\$0.00		\$8,425.00	100%	\$ -	\$421.25
5	Fill, fire-up & balance with chemicals	\$ 4,212.50	100%	\$4,212.50	0%	\$0.00		\$4,212.50	100%	\$ -	\$210.63
	Fountain #8	\$ -	0%	\$0.00	096	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 29,487.50	100%	\$29,487.50	0%	\$0.00		\$29,487.50	100%	\$	\$0.00
2	Equipment Repairs and/or Replacement	\$ 25,275.00	100%	\$25,275.00	0%	\$0.00		\$25,275.00	100%	\$ -	\$1,263.75
3	Crack Repairs and Waterproofing	\$ 16,850.00	100%	\$16,850.00	0%	\$0.00		\$16,850.00	100%	\$ -	\$842.50
4	Replace tiles and stones as needed	\$ 8,425.00	100%	\$8,425.00	0%	\$0.00		\$8,425.00	100%	\$ -	\$421.2
5	Fill, fire-up & balance with chemicals	\$ 4,212.50	100%	\$4,212.50	0%	\$0.00		\$4,212.50	100%	\$ -	\$210.63
	Fountain #9 - @ Storage Bldg	\$ -	0%	\$0.00	0%	\$0.00				\$ -	\$0.00
1	Upfront Material Items	\$ 36,750.00	100%	\$36,750.00	0%	\$0.00		\$36,750.00	100%	5	\$0.0
2	Equipment Repairs and/or Replacement	\$ 31,500.00	100%	\$31,500.00	0%	\$0.00		\$31,500.00	100%	\$ -	\$1,575.0
3	Crack Repairs and Waterproofing	\$ 21,000.00	100%	\$21,000.00	0%	\$0.00		\$21,000.00	100%	\$	\$1,050.00
4	Replace tiles and stones as needed	\$ 10,500.00	100%	\$10,500.00	0%	\$0.00		\$10,500.00	100%	\$ -	\$525.0
5	Fill, fire-up & balance with chemicals	\$ 5,250.00	0%	\$0.00	0%	\$0.00				\$ 5,250.000	\$0.0
			0%	\$0.00		\$0.00				\$	\$0.00
	Executed Change Orders		0%	\$0.00		\$0.00				\$	\$0.00
			0%	\$0.00		\$0.00				\$ -	\$0.0
	TOTAL 0% RETAINAGE TOTAL LESS RETAINAGE	\$1,670,800.00 \$1,670,800.00		\$1,293,418.50 \$129,341.85 \$1,164,076.65		\$201,321.50 \$0.00 \$201,321.50		\$1,494,740.00 \$0.00 \$1,494,740.00	89%	\$176,060.00	\$40,402.0

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



MIRADA COMMUNITY DEV

31126 STATE ROAD 52 SAN ANTONIO, FL 33576-0000 Statement Date: May 23, 2025

Amount Due: \$22.32

Due Date: June 13, 2025 **Account #:** 221006713459

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025	
Previous Amount Due	\$20.23
Payment(s) Received Since Last Statement Current Month's Charges	-\$20.23 \$22.32
Amount Due by June 13, 2025	\$22.32

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



Scan here to view your account online.



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 #: 221006713459 **Due Date:** June 13, 2025

Pay

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: \$22.32

Payment Amount: \$_____

620520250186

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: 31126 STATE ROAD 52 SAN ANTONIO, FL 33576-0000

Account #: 221006713459 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Meter Read

Meter Location: WELL

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000841356	05/19/2025	0	0		0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax	•	\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.64
Total Electric Cost, Local Fees	and Taxes	\$22.32

Total Current Month's Charges

\$22.32

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

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Ways To Pay Your Bill



Bank Draft

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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.

All Other

Tampa Electric P.O. Box 111

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

Credit or Debit Card

be charged.

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



Phone Toll Free: 866-689-6469

Correspondences:

Tampa, FL 33601-0111

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.



MIRADA COMMUNITY DEV

31057 MIRADA BLVD, SIGN SAN ANTONIO, FL 33576

Statement Date: May 23, 2025

Amount Due: \$35.32

> **Due Date:** June 13, 2025 Account #: 221008020929

Account Summary

Monthly Usage (kWh)

Feb

110

88 66

44

22

Jan

Amount Due by June 13, 2025	\$35.32					
Current Month's Charges	\$35.32					
Payment(s) Received Since Last Statement	-\$32.86					
Previous Amount Due	\$32.86					
Current Service Period: April 18, 2025 - May 19, 2025						

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

Your Energy Insight



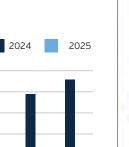
Your average daily kWh used was 0% higher than the same period last year.



Your average daily kWh used was 33.33% lower than it was in your previous period.



Scan here to view your account online.



Dec



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

Jun

Jul

Aug

Sep

Oct

Nov



Mar

Apr

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

Amount Due:

602001828456

Payment Amount: \$_

Account #: 221008020929 **Due Date:** June 13, 2025

\$35.32

Pay your bill online at TampaElectric.com

May

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

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

Mail payment to: **TECO**

P.O. BOX 31318 TAMPA, FL 33631-3318

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096



Service For:

31057 MIRADA BLVD SIGN, SAN ANTONIO, FL 33576 Account #: 221008020929 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Meter Read

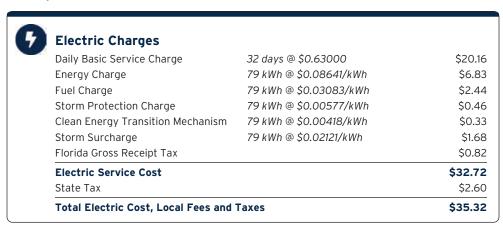
Meter Location: SIGN

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000673053	05/19/2025	1,101	1,022		79 kWh	1	32 Days

Charge Details



Total Current Month's Charges

\$35.32

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

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Ways To Pay Your Bill



Bank Draft

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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.

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:

Power Outage:

Energy-Saving Programs:



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



Phone Toll Free: 866-689-6469

be charged.

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.

7-1-1

877-588-1010

813-275-3909



MIRADA COMMUNITY DEV

31173 MIRADA BLVD, FOUNTN SAN ANTONIO, FL 33576-0000 Statement Date: May 23, 2025

Amount Due: \$556.87

Due Date: June 13, 2025 **Account #:** 221008023691

Account Summary

Amount Due by June 13, 2025	\$556.87				
Current Month's Charges	\$556.87				
Payment(s) Received Since Last Statement	-\$530.12				
Previous Amount Due	\$530.12				
Current Service Period: April 18, 2025 - May 19, 2025	iod: April 18, 2025 - May 19, 2025				

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

Your Energy Insight



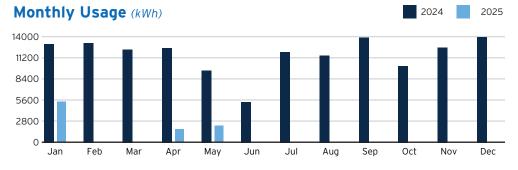
Your average daily kWh used was 79.08% lower than the same period last year.



Your peak billing demand was 11.11% lower than the same period last year.



Scan here to view your account online.





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.

Amount Due:

602001828457

Payment Amount: \$_

Account #: 221008023691 **Due Date:** June 13, 2025

\$556.87

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Mail payment to:

TECO P.O. BOX 31318 TAMPA, FL 33631-3318

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096



Service For: 31173 MIRADA BLVD FOUNTN, SAN ANTONIO, FL 33576-0000

Account #: 221008023691 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Meter Read

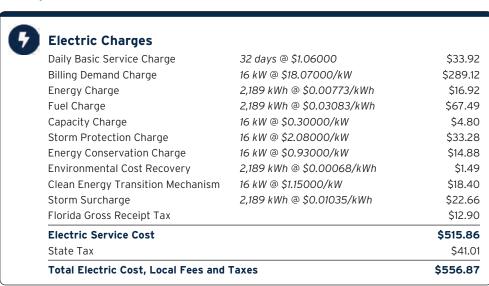
Meter Location: FOUNTAIN ENTRY 8

Service Period: Apr 18, 2025 - May 19, 2025

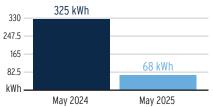
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	_ Previous Reading	= Total Used	Multiplier	Billing Period
1000798877	05/19/2025	21,255	19,066	2,189 kWh	1	32 Days
1000798877	05/19/2025	15.71	0	15.71 kW	1	32 Days

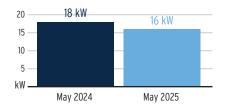
Charge Details



Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$556.87

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

Ways To Pay Your Bill



Bank Draft

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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.

All Other

Tampa Electric 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

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

Correspondences:

P.O. Box 111



Service For: 31173 MIRADA BLVD FOUNTN, SAN ANTONIO, FL 33576-0000

Account #: 221008023691 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Load Factor





Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



MIRADA COMMUNITY DEV

MIRADA BLVD - PH2, SOLAR WESLEY CHAPEL, FL 33576 Statement Date: May 23, 2025

Amount Due: \$1,253.08

Due Date: June 13, 2025 **Account #:** 221009025554

Account Summary

Amount Due by June 13, 2025 \$1,253.08					
Current Month's Charges	\$1,253.08				
Payment(s) Received Since Last Statement	-\$1,253.08				
Previous Amount Due	\$1,253.08				
Current Service Period: April 18, 2025 - May 19, 2025					

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



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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 #: 221009025554 **Due Date:** June 13, 2025

Pay yo

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

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

Amount Due: \$1,253.08

Payment Amount: \$_____

648915216855

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



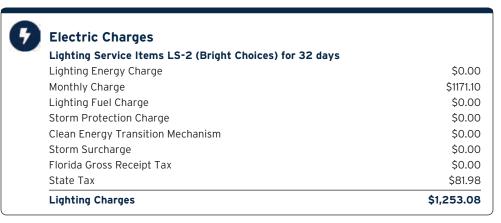
Service For:

MIRADA BLVD - PH2 SOLAR, WESLEY CHAPEL, FL 33576 Account #: 221009025554 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$1,253.08

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

Ways To Pay Your Bill



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Credit or Debit Card

Convenience fee will be charged.



Phone Toll Free:

In-Person

Payment Agents at

TampaElectric.com

Find list of

866-689-6469

Mail A Check

Payments: TECO

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

All Other Correspondences:

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

Contact Us

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TampaElectric.com Phone:

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

Important Messages

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Quarterly Fuel Source Update

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7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

Hearing Impaired/TTY:

813-275-3909

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MIRADA COMMUNITY DEV

MIRADA BLVD - PH1, SOLAR WESLEY CHAPEL, FL 33576 Statement Date: May 23, 2025

Amount Due: \$3,050.98

Due Date: June 13, 2025 **Account #:** 221008771083

Account Summary

0.98
0.90
0.98

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



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

Account #: 221008771083 **Due Date:** June 13, 2025

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

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

Amount Due: \$3,050.98

Payment Amount: \$_____

648915216854

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For:

MIRADA BLVD - PH1 SOLAR, WESLEY CHAPEL, FL 33576 Account #: 221008771083 Statement Date: May 23, 2025 Charges Due: June 13, 2025

Service Period: Apr 18, 2025 - May 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$3,050.98

Important Messages Be Prepared This Storm Season

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at TECOaccount.com.



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TampaElectric.com



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866-689-6469

All Other Correspondences:

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

Contact Us

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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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MIRADA COMMUNITY DEV

31147 MIRADA BLVD, FOUNTAIN SAN ANTONIO, FL 33576-0000 Statement Date: May 28, 2025

Amount Due: \$468.71

Due Date: June 18, 2025 **Account #:** 211019916157

Account Summary

Current Service Period: April 18, 2025 - May 19, 2025	
Previous Amount Due Payment(s) Received Since Last Statement	\$61.12 -\$61.12
Current Month's Charges	\$468.71
Amount Due by June 18, 2025	\$468.71

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

Your Energy Insight



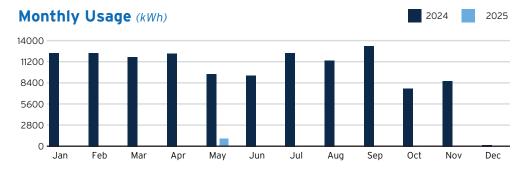
Your average daily kWh used was 90.21% lower than the same period last year.

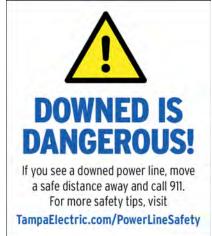


Your peak billing demand was 11.76% lower than the same period last year.



Scan here to view your account online.





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.

Amount Due:

Payment Amount: \$_

Account #: 211019916157 **Due Date:** June 18, 2025

\$468.71

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.

600000758969

MIRADA COMMUNITY DEV 1540 INTERNATIONAL PKWY, STE 2000 LAKE MARY, FL 32746-5096 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: 31147 MIRADA BLVD FOUNTAIN, SAN ANTONIO, FL 33576-0000

Account #: 211019916157 Statement Date: May 28, 2025 Charges Due: June 18, 2025

Meter Read

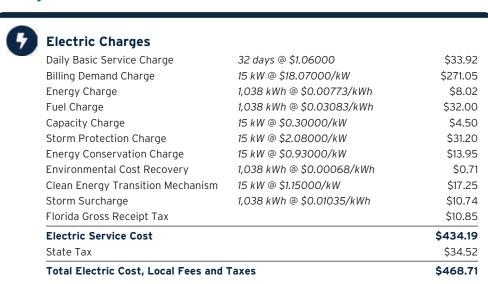
Meter Location: FOUNTAIN

Service Period: Apr 18, 2025 - May 19, 2025

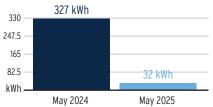
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797937	05/19/2025	18,798	17,760	1,038 kWh	1	32 Days
1000797937	05/19/2025	15.14	0	15.14 kW	1	32 Days

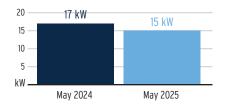
Charge Details



Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$468.71

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.

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



be charged.

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



Phone Toll Free: 866-689-6469

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

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 charges to your account or service disconnection.



Service For: 31147 MIRADA BLVD FOUNTAIN, SAN ANTONIO, FL 33576-0000

Account #: 211019916157 Statement Date: May 28, 2025 Charges Due: June 18, 2025

Load Factor





Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal



2101044 Account Number Meter Number 84069721 Customer Number Customer MIRADA CDD Name

Bill Date Cycle 04 **Amount Due Current Charges Due** 06/06/2025 49.31

06/26/2025

District Office Serving You One Pasco Center

31321 CANNON RUSH DR Service Address **Service Description IRRIGATION**

Service Classification General Service Non-Demand

Comparative Usage Information							
	Average kWh						
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day				
Jun	2025	32	3				
May	2025	30	3				
Jun	2024	33	3				

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See Reverse Side For More Information

ELECTRIC SERVICE					
From To					
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Read</u>	ing Multiplier	Dem. Reading	KW Demand	kWh Used	
05/02 4908 06/03 499	93			85	
Previous Balance Payment	4	18.67CR	48.67		
Balance Forward				0.00	
Customer Charge 39.16 Energy Charge 85 KWH @ 0.06090 5.18 Fuel Adjustment 85 KWH @ 0.04400 3.74 FL Gross Receipts Tax 1.23					
Total Current Charges Total Due	Please	Pay		49.31 49.31	



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District: OP04

2101044 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	49.31
Total Charges Due After Due Date	54.31



2101045 Account Number Meter Number Customer Number Customer MIRADA CDD

84069720

Cycle 04

Bill Date **Amount Due Current Charges Due** 06/06/2025 47.59 06/26/2025

District Office Serving You One Pasco Center

10640 RIDER CREEK BLVD Service Address **Service Description IRRIGATION**

Service Classification General Service Non-Demand

Comparative Usage Information							
Average kWh							
<u>Pe</u>	eriod	<u>Days</u>	Per Day				
Jun	2025	32	2				
May	2025	30	2				
Jun	2024	33	1				

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Name



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ELECTRIC SERVICE						
From To						
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u>	Multiplier	Dem. Reading	KW Demand	kWh Used		
05/02 4542 06/03 4611				69		
Previous Balance Payment 47.16CR						
Balance Forward			., , ,	0.00		
Customer Charge Energy Charge 69 KWH @ 0.060 Fuel Adjustment 69 KWH @ 0.0 FL Gross Receipts Tax		3	39.16 4.20 3.04 1.19			
Total Current Charges Total Due	Please	Pay		47.59 47.59		

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District: OP04

2101045 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	47.59
Total Charges Due After Due Date	52.59



2101048 Account Number Meter Number 84240368 Customer Number Customer MIRADA CDD Name

Cycle 04

Bill Date **Amount Due Current Charges Due** 06/06/2025 43.83 06/26/2025

District Office Serving You One Pasco Center

31299 SETTER PALM RD **IRRIGATION**

Service Description Service Classification General Service Non-Demand

Comparative Usage Information				
		Average kWh		
Pe	eriod	<u>Days</u>	Per Day	
Jun	2025	32	1	
May	2025	30	1	
Jun	2024	33	1	

Service Address

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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ELECTRIC SERVICE				
From To				
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u>	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02 1939 06/03 1973				34
Previous Balance Payment			43.61CR	43.61
Balance Forward				0.00
Customer Charge Energy Charge 34 KWH @ 0.060 Fuel Adjustment 34 KWH @ 0.0 FL Gross Receipts Tax		:	39.16 2.07 1.50 1.10	
Total Current Charges Total Due	Please	Pay		43.83 43.83

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District: OP04

2101048 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	43.83
Total Charges Due After Due Date	48.83



2101051 Account Number Number 84069719 Meter Number Customer Customer MIRADA CDD Name

Total Due

Bill Date **Amount Due Current Charges Due** 06/06/2025 42.10 06/26/2025

42.10

District Office Serving You One Pasco Center

See Reverse Side For More Information

Cycle 04

OCC INCVCION	Olde I of III		ution			
			CTRIC SERV	ICE		
From	T	0				
<u>Date</u> <u>Reading</u> 05/02 990	<u>Date</u> 06/03	Reading 1008	Multiplier	Dem. Reading	KW Demand	kWh Used 18
Previous Bala Payment	nce			4	12.00CR	42.00
Balance Forwa	rd			7	12.00CK	0.00
Customer Char	ge.			-	39.16	
	_			•		
Energy Charge					1.10	
Fuel Adjustment 18 KWH @ 0.04400			0.79			
FL Gross Rece	ipts Ta	x			1.05	
Total Current	Charge	s				42.10

Please Pay

Service Address 31642 MIRADA BLVD **Service Description IRRIGATION**

Service Classification General Service Non-Demand

Comparative Usage Information Average kWh Period Per Day Days Jun 2025 32 1 May 2025 30 1 Jun 2024 33 1

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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District: OP04

2101051 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	42.10
Total Charges Due After Due Date	47.10



Account Number 2119715 Meter Number 92571531 Customer Number Customer MIRADA CDD Name

Cycle 04

Bill Date **Amount Due Current Charges Due** 06/06/2025 45.87 06/26/2025

District Office Serving You One Pasco Center

31056 MIRADA BLVD Service Address **Service Description** #1 LARGE FOUNTAIN

Service Classification General Service Non-Demand

Comparative Usage Information				
		Average kWh		
<u>Pe</u>	Period Days Per Day			
Jun	2025	32	2	
May	2025	30	2	
Jun	2024	33	102	

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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ELECTRIC SERVICE				
From To				
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u> <u>M</u>	ultiplier Dem. Reading KW Demar	id <u>kWh Used</u>		
05/02 31472 06/03 31525	32.82 33	53		
Previous Balance Payment	45.32CR	45.32		
Balance Forward		0.00		
Customer Charge Energy Charge 53 KWH @ 0.06099 Fuel Adjustment 53 KWH @ 0.049 FL Gross Receipts Tax				
Total Current Charges Total Due P	lease Pay	45.87 45.87		

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District: OP04

2119715 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	45.87
Total Charges Due After Due Date	50.87



Account Number 2119720 Meter Number 57152294 Customer Number Customer MIRADA CDD Name

Cycle 04

Bill Date **Amount Due Current Charges Due** 06/06/2025 321.29 06/26/2025

District Office Serving You One Pasco Center

31148 MIRADA BLVD Service Address **Service Description** #3 SMALL FOUNTAIN Service Classification General Service Non-Demand

Comparative Usage Information				
Average kWh			erage kWh	
<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day	
Jun	2025	32	82	
May	2025	30	115	
Jun	2024	33	37	

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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ELECTRIC SERVICE					
From To					
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u> <u>Multiplier</u>	Dem. Reading KW Demand kWh Used				
05/02 81215 06/03 83828	16.29 16 2613				
Previous Balance Payment	411.45 411.45CR				
Balance Forward	0.00				
Customer Charge Energy Charge 2,613 KWH @ 0.06090 Fuel Adjustment 2,613 KWH @ 0.0440 FL Gross Receipts Tax	39.16 159.13 114.97 8.03				
Total Current Charges Total Due Please	321.29 Pay 321.29				

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District: OP04

2119720 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	321.29
Total Charges Due After Due Date	326.29



Service Address

Jun 2024

Service Description

Service Classification

2119722 Account Number Meter Number 56704730 Customer Number Customer Name MIRADA CDD

Bill Date **Amount Due Current Charges Due** 06/06/2025 66.84 06/26/2025

66.84

66.84

District Office Serving You One Pasco Center

See Reverse Side For More Information

Total Current Charges

Total Due

Cycle 04

			ELE	CTRIC SERV	ICE		
Fro	om .	٦	Го				
<u>Date</u>	Reading	<u>Date</u>	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	42081	06/03	42329		1.66	2	248
Previou Payment		ıce			6	55.01CR	65.01
Balance		rd.			·	77.0101	0.00
Custome	r Charo	ге			3	39.16	
Energy	Charge	248 KW	и @ 0.0	6090	3	L5.10	
Fuel Ad	ljustmen	t 248	KWH @ 0	.04400	-	10.91	
FL Gros	_					1.67	

Please Pay

Comparative Usage Information Average kWh Period Per Day Days Jun 2025 32 8 May 2025 30 8

33

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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8

31149 MIRADA BLVD

#4 LARGE FOUNTAIN

General Service Non-Demand

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District: OP04

2119722 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	66.84
Total Charges Due After Due Date	71.84



2119727 Account Number Meter Number 90098092 Customer Number Customer MIRADA CDD Name

Bill Date Cycle 04

Amount Due Current Charges Due 06/06/2025 49.85 06/26/2025

District Office Serving You One Pasco Center

31150 MIRADA BLVD Service Address #6 LARGE FOUNTAIN

Service Description Service Classification General Service Non-Demand

ĺ	Comparative Usage Information					
ı			Ave	erage kWh		
l	<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day		
ı	Jun	2025	32	3		
ı	May	2025	30	105		
	Jun	2024	33	688		

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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	CTRIC SERV	/ICE		
From To <u>Date Reading Date Reading</u> 05/02 61758 06/03 61848	Multiplier	Dem. Reading	KW Demand	kWh Used 90
Previous Balance		2	70 10gp	379.18
Payment Balance Forward		3	79.18CR	0.00
Customer Charge Energy Charge 90 KWH @ 0.06 Fuel Adjustment 90 KWH @ 0. FL Gross Receipts Tax			39.16 5.48 3.96 1.25	
Total Current Charges Total Due	Please	Pay		49.85 49.85

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District: OP04

2119727 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	49.85
Total Charges Due After Due Date	54.85



2119729 Account Number Meter Number 67328514 Customer Number Customer MIRADA CDD Name

Total Due

Bill Date **Amount Due Current Charges Due** 06/06/2025 240.60 06/26/2025

240.60

District Office Serving You One Pasco Center

See Reverse Side For More Information

Cycle 04

		ELE	CTRIC SERV	CE		
From <u>Date</u> <u>Reading</u> 05/02 30283	Date 06/03	Reading 32146	Multiplier	Dem. Reading 15.25	KW Demand	kWh Used 1863
Previous Balas Payment	nce			3(04.72CR	304.72
Balance Forwa	rd					0.00
Customer Charge Energy Charge Fuel Adjustme FL Gross Rece	1,863 : nt 1,86	3 KWH @		11	39.16 13.46 31.97 6.01	
Total Current Charges						240.60

Please Pay

31198 MIRADA BLVD Service Address **Service Description #7 SMALL FOUNTAIN** Service Classification General Service Non-Demand

1	Comparative Usage Information					
ı	Average kWh					
l	<u>Pe</u>	<u>eriod</u>	<u>Days</u>	Per Day		
ı	Jun	2025	32	58		
ı	May	2025	30	82		
I	Jun	2024	33	306		
	Jun May	2025 2025	32 30	58 82		

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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District: OP04

2119729 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	240.60
Total Charges Due After Due Date	245.60



Service Address

Account Number 2126316 Meter Number 84552060 Customer Number Customer MIRADA CDD Name

Bill Date **Amount Due Current Charges Due** 06/06/2025 417.90 06/26/2025

District Office Serving You One Pasco Center

10870 PENNY GALE LOOP

Service Description Service Classification General Service Non-Demand

Comparative Usage Information					
		Ave	erage kWh		
Period		<u>Days</u>	Per Day		
Jun	2025	32	110		
May	2025	30	118		
Jun	2024	33	112		

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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Cycle 04

ELECTRIC SER	VICE
From To	
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u> <u>Multiplier</u>	Dem. Reading KW Demand kWh Used
05/02 71323 06/03 74834	3511
Previous Balance Payment	420.70 420.70CR
Balance Forward	0.00
Customer Charge Energy Charge 3,511 KWH @ 0.06090 Fuel Adjustment 3,511 KWH @ 0.0440 FL Gross Receipts Tax	39.16 213.82 0 154.48 10.44
Total Current Charges Total Due Please	Pay 417.90 417.90



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District: OP04

2126316 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	417.90
Total Charges Due After Due Date	424.17



Account Number 2126317 Meter Number 84552063 Customer Number Customer MIRADA CDD Name

Bill Date **Amount Due Current Charges Due** 06/06/2025 40.16 06/26/2025

District Office Serving You One Pasco Center

10699 TALLY FAWN LOOP Service Address Service Classification General Service Non-Demand

Comparative Usage Information				
		Ave	erage kWh	
<u>Pe</u>	riod	<u>Days</u>	Per Day	
Jun	2025	32	0	
May	2025	30	0	
Jun	2024	33	0	

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Cycle 04

	CTRIC SERVICE	
From To <u>Date Reading Date Reading</u> 05/02 7059 06/03 7059	Multiplier Dem. Reading KW Demand	kWh Used 0
Previous Balance Payment	40.16CR	40.16
Balance Forward		0.00
Customer Charge FL Gross Receipts Tax	39.16 1.00	
Total Current Charges Total Due	Please Pay	40.16 40.16

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC. Your Touchstone Energy® Cooperative P.O. Box 278 • Dade City, Florida 33526-0278

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District: OP04

2126317 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16



Account Number 2126319
Meter Number 85156844
Customer Number Customer
Name MIRADA CDD

Cycle 04

Bill Date Amount Due Current Charges Due 06/06/2025 402.95 06/26/2025

District Office Serving You One Pasco Center

Service Address 31165 MANGO FADE WAY
Service Classification General Service Non-Demand

Comparative Usage Information			
Average kWh			
<u>Pe</u>	riod	<u>Days</u>	Per Day
Jun	2025	32	105
May	2025	30	97
Jun	2024	33	0

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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	CTRIC SERVICE	
From To <u>Date Reading Date Reading</u> 05/02 48011 06/03 51383	Multiplier Dem. Reading K	W Demand kWh Used 3372
Previous Balance	251	351.64 .64CR
Payment Balance Forward	331	0.00
Customer Charge Energy Charge 3,372 KWH @ 0 Fuel Adjustment 3,372 KWH @ FL Gross Receipts Tax	.06090 205 0.04400 148	
Total Current Charges Total Due	Please Pay	402.95 402.95

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District: OP04

2126319 OP04 MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096 Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	402.95
Total Charges Due After Due Date	408.99



Account Number 2126320 Meter Number 84552061 Customer Number Customer MIRADA CDD Name

Bill Date **Amount Due Current Charges Due** 06/06/2025 206.28 06/26/2025

District Office Serving You One Pasco Center

Service Address 10427 LAXER CAY LOOP Service Classification General Service Non-Demand

Comparative Usage Information				
Average kWh				
<u>Pe</u>	Period Days Per Day			
Jun	2025	32	48	
May	2025	30	47	
Jun	2024	33	53	

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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Cycle 04

ELECTRIC SERVICE				
From To				
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u> <u>N</u>	Multiplier Dem. Reading KW Demand	kWh Used		
05/02 55922 06/03 57466		1544		
Previous Balance Payment	192.73CR	192.73		
Balance Forward		0.00		
Customer Charge Energy Charge 1,544 KWH @ 0.0 Fuel Adjustment 1,544 KWH @ 0 FL Gross Receipts Tax				
Total Current Charges Total Due P	lease Pay	206.28 206.28		

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District: OP04

2126320 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	206.28
Total Charges Due After Due Date	211.28



Service Address

Service Description

Service Classification

2152848 Account Number Meter Number 62225645 Customer Numbe Customer MIRADA CDD Name

Bill Date Cycle 04

Amount Due Current Charges Due 06/06/2025 40.48 06/26/2025

District Office Serving You One Pasco Center

31182 MIRADA BLVD storage building/fountain General Service Non-Demand

Comparative Usage Information			
Average kWh			
<u>Pe</u>	eriod	<u>Days</u>	Per Day
Jun	2025	32	0
May	2025	30	0
Jun	2024	33	135

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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See Reverse Side For More Information

ELECTRIC SERVICE			
From To			
<u>Date</u> <u>Reading</u> <u>Date</u> <u>Reading</u> <u>Multiplier</u>	Dem. Reading KW Demand	kWh Used	
05/02 91759 06/03 91762		3	
Previous Balance Payment	40.48CR	40.48	
Balance Forward		0.00	
Customer Charge Energy Charge 3 KWH @ 0.06090 Fuel Adjustment 3 KWH @ 0.04400 FL Gross Receipts Tax	39.16 0.18 0.13 1.01		
Total Current Charges Total Due Please	Pay	40.48 40.48	

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District: OP04

2152848 **OP04** MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	40.48
Total Charges Due After Due Date	45.48



Account Number 2223633
Meter Number 79264045
Customer Number Customer
Name MIRADA CDD

Bill Date Amount Due Current Charges Due 06/06/2025 44.99 06/26/2025

District Office Serving You One Pasco Center

10324 KENTON RD

Service Description IRRIGATION CONTROL POWER Service Classification General Service Non-Demand

Comparative Usage Information		
Average kWh		
riod	<u>Days</u>	Per Day
2025	32	0
2025	30	0
2024	33	0
	riod 2025 2025	Ave riod <u>Days</u> 2025 32 2025 30

Service Address

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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Cycle 04

ELECTRIC SERVICE				
From To <u>Date Reading</u> <u>Date Reading</u> <u>Multiplier</u> 05/02 344 06/03 358	Dem. Reading KW Demand	kWh Used 14		
Previous Balance	44.87CR	44.87		
Payment Balance Forward	44.0/CR	0.00		
Customer Charge Energy Charge 14 KWH @ 0.06090 Fuel Adjustment 14 KWH @ 0.04400 FL Gross Receipts Tax State Tax Pasco County Tax	39.16 0.85 0.62 1.04 2.90 0.42			
Total Current Charges Total Due Please	Pay	44.99 44.99		

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COOPERATIVE, INC.

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District: OP04

2223633 OP04 MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096 Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	44.99
Total Charges Due After Due Date	49.99



Account Number 2223640
Meter Number 335343906
Customer Number Customer
Name MIRADA CDD

Cycle 04

Bill Date Amount Due Current Charges Due 06/06/2025 45.68 06/26/2025

District Office Serving You One Pasco Center

10809 TEAK FOLLOW BLVD IRRIGATION CONTROL POWER

Service Description IRRIGATION CONTROL POW Service Classification General Service Non-Demand

Comparative Usage Information					
	Average kWh				
<u>Pe</u>	eriod .	<u>Days</u>	Per Day		
Jun	2025	32	1		
May	2025	30	1		
Jun	2024	33	1		

Service Address

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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See Reverse Side For More Information

ELECTRIC SERVICE			
From To <u>Date Reading Date Reading</u> 05/02 523 06/03 543	Multiplier Dem. Reading	KW Demand	kWh Used 20
Previous Balance Payment	4	45.68CR	45.68
Balance Forward		13.0001	
Customer Charge Energy Charge 20 KWH @ 0.060 Fuel Adjustment 20 KWH @ 0.0 FL Gross Receipts Tax State Tax Pasco County Tax	90	39.16 1.22 0.88 1.06 2.94 0.42	
Total Current Charges Total Due	Please Pay		45.68 45.68

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District: OP04

2223640 OP04
MIRADA CDD
C/O BREEZE
1540 INTERNATIONAL PKWY STE 2000
LAKE MARY FL 32746-5096

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	45.68
Total Charges Due After Due Date	50.68



Account Number 2170433
Meter Number
Customer Number Customer
Name MIRADA CDD

Bill Date Amount Due Current Charges Due 06/06/2025 14,410.00 06/26/2025

14,410.00

0.00

District Office Serving You One Pasco Center

See Reverse Side For More Information

Cycle 04

			ELE	CTRIC SERV	ICE		
Fre	om		То				
Date	Reading	<u>Date</u>	Reading	<u>Multiplier</u>	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information Average kWh Period Days Per Day

Service Classification Public Lighting

Service Address Service Description

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.

RED Previous Balance t not Payment charge Balance Forward aid

Poles(QTY 262)

14,410.00

14,410.00CR

Total Current Charges Total Due 14,410.00 Please Pay 14,410.00

2 0 0 3 2 0 7 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

PUBLIC LIGHTING

PUBLIC LIGHTING

Lights/Poles Type/Qty 998 262

COOPERATIVE, INC.

Your Touchstone Energy* Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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District: OP04

2170433 OP04 MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096 Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/26/2025
TOTAL CHARGES DUE	14,410.00
Total Charges Due After Due Date	14,626.15

IPFS CORPORATION

P.O. BOX 412086 KANSAS CITY MO 64141-2086 (800) 584-9969 - FAX: (770) 225-2866

NOTICE OF PAYMENT DUE			
Date Mailed			
6/19/2025	GAA-D59261	7/1/2025	

ipfs.com

FOR QUESTIONS, PLEASE CALL: (800) 584-9969

IMPORTANT

MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY, FL 32746-5096 To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

Current Balance	Payment Due
\$25,594.02	\$8,531.34

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code L99JVF78 to register.

DETACH HERE

Written notifications on this coupon will NOT be received. To ensure proper credit, include coupon with payment.

PREBIL - Web (Agent)

DUE DATE

MIRADA CDD C/O BREEZE 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY, FL 32746-5096

	Make payments, view account information or register for eForms at ipfs.com .
IPFS Corporation 1055 BROADWAY 11TH FLOOR	First time users please access L99JVF78 to register.
KANSAS CITY MO 64105	For questions, please call (800) 584-9969

MAKE CHECK PAYABLE AND REMIT TO: IPFS CORPORATION P.O. BOX 730223 DALLAS,TX 75373-0223

9	GAA	A-D59261	07/01/25
P.	\$8,531.34		
OUTSTANDING FEES DUE			\$0.00
PAST DUE AMOUNT			\$0.00
PAYMENT DUE			\$8,531.34
IF RECEIVED AF	TER	07/06/25	
A LATE FEE WILL APPLY			\$426.57

PAYMENT COUPON

ACCOUNT NUMBER

PAYMENT NO.

PLEASE PAY THIS AMOUNT

\$8,957.91



IPFS CORPORATION 400 NORTHRIDGE ROAD SUITE 450 ATLANTA, GA 30350 PHONE: (877)513-9487 FAX: () -

ONLINE PAYMENT RECEIPT

Receipt Number: 23049389

Receipt for Account Number: GAA-D59261

Insured Name: MIRADA CDD 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY, FL 32746-5096 ()-

Payment Amount: \$8,531.34

Payment Date: 06/19/2025 at 04:59 PM CST

Technology Fee: \$5.00

Total Payment: \$8,536.34

Routing Number: *****0594

Bank Account Number: *****1565

The payment amount above will be withdrawn from the referenced bank account on **06/20/2025**. It will be posted to your account **GAA-D59261** on **06/19/2025**. Thank you for your payment. Please print this page for your records.