

**MIRABELLA
COMMUNITY
DEVELOPMENT DISTRICT**

**October 23, 2025
AGENDA PACKAGE**



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Mirabella Community Development District

Board of Supervisors

Trivia M. Kimbrough, Chairman
Mindy Jacobson, Vice Chairman
Gail Reese Assistant Secretary
David Dzien, Assistant Secretary
Vacant, Assistant Secretary

Staff:

Samantha Zaroni, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer

Meeting Agenda

Thursday, October 23, 2025 – 6:00 p.m.

[Join the meeting now](#)

Meeting ID: 294 077 569 432 8

Passcode: cM66wT2B

- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Special Business Item**
 - A. Consideration of Michael Pannullo’s Resume for Vacant Seat..... Page 3
 - B. Consideration of Wayne Sutherland’s Resume for Vacant Seat..... Page 7
 - C. Consideration of Resolution 2026-01; Amendment to Fiscal Year 2025 Budget ... Page 12
- 5. Consent Agenda**
 - A. Consideration of Meeting Minutes of August 7, 2025Page 20
 - B. Consideration of July - August 2025 O&M Report.....Page 24
- 6. Staff Reports**
 - A. Aquatics Report Page 109
 - B. District Engineer
 - i. Update to Pond Erosion Project
 - C. District Counsel
 - D. District Manager
- 7. Business Items**
 - A. Review of Fiscal Year 2025 Goals and Objectives Page 110
 - B. Consideration of Fiscal Year 2026 Goals and Objectives Page 112
 - C. Consideration of Mikes Floor Covering Proposal #1150 Page 116
 - D. Consideration of Bob’s Carpet & Flooring Proposal #4300..... Page 117
 - E. Consideration of Top-Tier Flooring Proposal..... Page 119
 - F. Consideration of Louis Smith Ceiling Fan Proposal #11-8/7/2025..... Page 122
 - G. Consideration of Tactical Pressure Washing Proposal #1954 Page 123
 - H. Consideration of Inframark Work & Repair Proposal #WOMIR09222025..... Page 125
 - I. Consideration of Inframark Field Inspection Service Proposal Page 128
 - J. Ratification of ACS Home Services Proposal #134857947 Page 131
- 8. Supervisor Requests**
- 9. Audience Comments – Three- (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, December 4, 2025, at 6:00 p.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:

Mirabella Clubhouse
14306 Romeo Blvd.
Wimauma, Florida 33598

Michael Pannullo *14321 Italia Dr.*
~~4746 Tabor Rd., Riverside, Ca. 92503~~ *Wimauma, FL.*
 Hm. 951-588-6128 Cell: 951-218-7053 *33598*
Michaeltheflash1@aol.com

Professional Security Qualifications

Personal Profile

- A motivated and dedicated professional in the law enforcement field with over 25 years service and experience.
- Possesses extensive aptitude in identifying client and customer needs in all aspects of security and protection.
- Seeks a position that will utilize all strengths and abilities developed throughout a successful and sustained career in the law enforcement field.
- Is able to adapt to and learn quickly any skills or responsibilities necessary to perform the duties required of any position or situation that presents itself.

Professional Experience

Essex County Sheriff's Department, 1983-2010

**Detective: 1996-1998;
1999-2005**

—Bureau of Narcotics:

Worked in an undercover capacity for over a year purchasing narcotics; buy and bust; raids; and serving search warrants. Worked as a back up detective; apprehending subjects that had just purchased drugs from the undercover. Record checking them to see if any other warrants exist. Processing them and sending them to jail.

—Night Detective Bureau

Worked the streets in the capacity of arresting suspects that had warrants. Processing them, and bringing them to the jail. Patrolled the streets, and went on calls that I was dispatched to.

**Sheriff's Court
Officer: 2008-2010**

Worked the courts under the direction of a judge. Handling court documents, including divorce, domestic violence, criminal cases, and civil cases.

Dispatch: 1998-1999

Worked as the County Dispatcher, dispatching units on calls. Answered phones and dealt with any situation at hand. Performed record checks, motor vehicle checks, and criminal checks on suspects that were arrested on the streets.

**Bureau of Criminal
Identification: 1986-
1996; 2005-2008**

Worked with fingerprinting prisoners; photographing them; typing in all information about the prisoner into the computer; answering phone calls; and setting up extraditions for our wanted subjects so that they were picked up on our warrant and then placed in the jail.

**Sheriff's
Transportation
Division: 1983-1985**

Was responsible for picking up prisoners all throughout the state at either a jail or state prison, and then bringing them to the jail. Brought the prisoners to and from court, and after making sure when a prisoner was due to be in court, I would bring them in front of the judge.

Security Experience: • **Nobody Beats The Wiz (appliance store) 1986-1989.**

Responsible for security of the store, and to be sure no shoplifting would occur.

• **Fashion Bug (retail store) 1989-2001.**

Was responsible for security of the store, and to be sure that no shoplifting would occur. Worked as a loss prevention officer for the store.

• **Prudential Insurance Company (private corporate office building) 2001-2006.**

Walked the perimeter of the building, being sure no suspicious cars parked around the building. Safeguarding the employees, so police presence was visible.

Achievements and commendations:

- Awarded employee of the month for recognition of dedication, and awarded a commendation for professional service as an exemplary employee on behalf of the citizens of Essex County, 1994.
- Awarded Top Gun of the police academy class with the highest proficiency in firearms training, obtaining a 98.86 % level of accuracy, 1993.
- Awarded top athlete of the class during training with the police academy, 1993.

Training & Development:

- Graduated Basic Police Academy Training, 1993.
- Certified SCUBA diver, 1997.

Education

Montclair State University, Montclair, NJ. 1977-1980

Obtained three years of studies from Montclair State University. Studies included:

- **Business Administration**
- **Criminology**

References

Available upon request, please contact to inquire.

Mirabella Community Development District

Board of Supervisors

August 10, 2025

NAME SUBMISSION FOR OPEN BOARD SEAT

Dear Board of Supervisors,

I hope this letter finds you well. My name is Wayne J. Sutherland, and I am a resident of the Mirabella community. I am writing to formally express my interest in joining the Mirabella Community Development District of Board of Supervisors.

As a homeowner and active member of our neighborhood, I am deeply invested in the continued growth, sustainability, and quality of life within Mirabella. I believe that serving on the Board would allow me to contribute meaningfully to the community's development and help ensure that resident concerns are thoughtfully addressed.

My background includes 12 years in the military as a military policeman, and 20+ years working in Fortune 500 Corporations internationally in senior management positions, and I am confident that my skills and dedication would be an asset to the Board. I am particularly interested in trying to increase resident engagement, and I am committed to working collaboratively with fellow Board members to uphold the values and priorities of our community.

Please let me know the appropriate steps to be considered for a position on the Board. I would welcome the opportunity to meet with you or attend an upcoming meeting to further discuss how I can contribute.

Thank you for your time and consideration. I look forward to the possibility of serving our community in this capacity.

Respectfully,

Wayne J. Sutherland

Wayne J. Sutherland

10511 Massimo Drive, Wimauma, FL, 33598

813-616-9005

Sutherland20731@gmail.com

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Wimauma, FL, 33598

Email: sutherland20731@gmail.com
813-616-9005

Wayne J. Sutherland

CISSP, CISA, CRISC, CCSA, ISO 27K LA, CFA, CIRCA, CICA, CBCS, CPISI

CAREER SUMMARY

- A professional and proven background in IT Management, Security, Compliance, Audit, Infrastructure, IT Operations, Business Applications, IT Service Management Project Management & Product Development Lifecycle Management
- Expert in Security, Risk Management, Infrastructure, Project Management & Compliance Leadership Roles
- Proficient with security frameworks and internal controls for IT & OT environments
- A proper balance of real “hands-on” technical skills, combined with strong business process, risk management and financial knowledge
- Extensive security experience with acquisitions, divestitures, and integration projects
- Extensive technical experience with Cisco infrastructure & architecture, Azure, Office365, Purdue RA, and many security systems
- Extensive experience building and implementing security programs designed for organizational requirements
- Design and deliver enterprise ERP platforms to organizations (SAP, NetSuite, OpenAir)
- Established specialized security programs for Executives, High-Value Assets, & Critical Business Processes
- Extensive experience leading and investigating cyber events, incidents, & investigations
- External security consultant experiences helping customers with security strategy, risk management, and cybersecurity operations
- Extensive industry knowledge and experience within Oil & Gas, Oil & Gas Services, Manufacturing, Product & Technology, Software, & Energy Service organizations
- Successful experience building, implementing, and managing enterprise-class internal control frameworks
- Key member of Enterprise Risk Management & Business Continuity teams
- Achieved first ISO 27001:2013 certification in Oil & Gas Services industry

BUSINESS EXPERIENCE

March 2021 – Present Signode LLC

Global Director Information Security

- Reporting to the Chief Information Officer
- Responsible for all aspects of Signode’s global information security program
- Lead and manage a security team of 12 employees and contractors
- Responsible for the global security budget and monthly financial expenditure
- Extensive international experience supporting country-specific security and compliance regulatory requirements
- Responsible for supporting security investigations

Dec 2019 – Feb 2021 PAS Global, LLC

Vice President of Information Technology, Security & Compliance

- Reporting to the Executive Vice-President & Chief Financial Officer (CFO).
- Responsible for the delivery of the company’s overall digital, technology, and security strategies.
- Responsible for external security consulting engagements and projects. (Key focus upon IT/OT convergence, security operations, cyber incident response)
- Responsible for customer and vendor relationship management.
- Responsible for the company’s internal security control program.
- Responsible for all enterprise-wide information technology including infrastructure and architecture, applications support and development, networks, telecommunications, vendor management, sourcing, project management and data center operations.

10511 Massimo Drive
Wimauma, FL, 33598

Email: sutherland20731@gmail.com
813-616-9005

- Responsible to work closely with PAS CEO, ELT, and business leaders daily to drive transformational changes and solve operational and workflow problems using information technology and process redesign.
- Responsible for ensuring the achievement of performance targets and strategic initiatives by setting and meeting operational goals that are consistent with the vision of the organization as well as being responsible for the IT Department budgets, both capital and operating while ensuring effective service delivery for assigned areas of responsibility
- Define and establish the IT strategy by collaborating with officers and senior management to set organizational vision and strategy and to determine how technology can best service the business
- I am technically proficient in architecture, networking, infrastructure, security systems, and ERP.

Oct 2017 – Dec 2019 PAS Global, LLC

Director of Information Technology, Security & Compliance

- Report to the Chief Information Security Officer
- Develop the company's IT & Security Annual Operating Plan (AOP)
- Manage and maintain IT budget and all internal IT spend for organization.
- Manage IT Department personnel
- Manager internal and external relationships
- Established and structured the IT organization to support PAS's global requirements.
- Managed and led numerous projects including the implementation of the company's ERP system into the organization.
- Work directly with CEO, C-Suite Executives on business and security goals for the organization.
- Lead and manage Enterprise Architecture for IT & Security.
- Established Data Classification & Records Information Management Program.
- Implementation of core business processes (O2C, P2P, Sales, Marketing, SDLC, Auditing).
- Manage global office expansions in India, UK, and Asia
- Support company's Sales and Product Management Teams
- Partner with Development in DevOps Automation and Orchestration
- Technically proficient in numerous technologies and solutions

Jul 2017 – Oct 2017 PAS Global, LLC

Director of Cybersecurity

- Execute strategic and tactical security deliverables.
- Executive dashboard and metrics reporting on company's security posture.
- Extensive background in IT Service Management, Business Applications, Infrastructure, Cloud, Vendor Management
- Exceptional threat & risk management experience with extensive technical background
- Designed and established the company's Information Security Program for the organization.
- Redesigned and implemented centralized physical security controls to manage physical threats to PAS offices (Active-shooter Emergency Plan).
- Redesigned enterprise network increasing security and replacing obsolescence
- Developed and implemented company's security policies, standards, and procedures compliant to ISO27001:2013.
- Established IT Internal Control Framework for organization.
- Redefined information security program through system consolidation, third-party services, and executive awareness.
- Established Incident Response Program (Employees, Executives, Legal, 3rd Party Services)
- Technically support core infrastructure, firewalls, O365, Proofpoint, VPN, Dell SecureWorks and complete ERP system
- Managed and led the relocation of PAS into three new office locations within 100+ days.

10511 Massimo Drive
Wimauma, FL, 33598

Email: sutherland20731@gmail.com
813-616-9005

Nov 2016 – Jul 2017 Baker Hughes Incorporated (BHI)

Director Information Security & Cyber Operations

- Reporting to the Chief Information Officer, managing BHI's domestic and international information security program, engineering, cyber-operation, IAM, data privacy, record information management (RIM), and compliance requirements.
- Assisted in establishing the CISO organizational structure within BHI.
- Lead the company's security program for 65,000+ personnel and 150,000+ connected systems
- Manage a 50+ person Information Security Team consisting of engineering, architecture, operations, threat intelligence/threat response, product security, security assessments and analytics.
- Restructured and organized the Security Operations Team to provide increased monitoring and response for security incidents.
- Responsible for BHI's SaaS security for customer environment.
- Responsible for IBM, AWS, Azure, and Verizon Managed Security Services.
- Revamped the Cyber-Threat Intelligence Unit increasing threat intelligence to key business stakeholders.
- Manage enterprise information security program budget.
- Expert knowledge & experience implementing ISO27001/27002 & obtaining certification.

Jan 2015 – Nov 2016 Baker Hughes Incorporated (BHI)

Director, IT Governance, Risk, Compliance, Architecture, Internal Controls, Records Information Management, Data Privacy, and IT Project Management Office (PMO)

- Reporting to the Chief Information Officer, managing all governance, risk, compliance, internal controls, data privacy, HIPAA/HTECH compliance, security architecture, and record information management (RIM).
- Consistently provide expert counsel to leadership on security topics.
- Ensure security program is compliant with laws and regulations
- Manage the IT Project Management Office
- Work directly with business units to facilitate IT risk assessments.
- Created and implemented the global IT internal control framework resulting in 90% reduction in audit deficiencies while reducing operating costs.
- Manage third-party security controls and audits for IBM, Verizon, Amazon, Microsoft.
- Lead and supported international security audits for foreign government agencies.
- Provide quarterly security, threat, & compliance briefings to the Chief Executive Officer and executive leadership team.
- Established internal control framework to support global regulations from numerous countries (USA, Canada, Germany, Saudi, and Russia).
- Direct and govern the IT Project Management Office responsible for delivering 200+ million in hard-dollar benefits.
- Aligned and reduced bureaucracy in project management methodology reducing project delivery time by 3+ weeks.
- Established Product Security program with Products & Technology functions within BHI.
- Implemented "Product Security" controls for the commercialization of software
- Direct and manage the Records Information Management & Global Data Privacy Office for 89 countries.
- Reduced physical and electronic records storage costs by over \$500K USD
- Manage enterprise information security program budget.

10511 Massimo Drive
Wimauma, FL, 33598

Email: sutherland20731@gmail.com
813-616-9005

Nov 2013 – Jan 2015 Baker Hughes Incorporated (BHI)

Senior Manager II, IT Governance, Risk, Compliance, & Security Architecture

July 2008 – Nov 2013 Devon Energy Corporation (Oklahoma City, OK)

Manager, Information Security, Cyber-Operations & Compliance

Dec 2005 – July 2008 Devon Energy Corporation (Calgary, AB)

Supervisor, IT Security, Risk Management, Advanced Computing, and IT Asset Management

May 2001 – Dec 2005 Devon Energy Corporation (Calgary, AB)

Global IT Security Lead

Aug 1989 – May 2001 Canadian Forces Military

Military Police Officer – Information Security/Cyber Operations – Maritime Command/NATO
Security Clearance: Top Secret Special Access

Industry Certifications:

- Certified Risk Information Systems Control (CRISC)
- Certified in Control Self-Assessments (CCSA) (IIA)
- Certified Information System Security Professional (CISSP)
- Certified BSI ISO 27001:2013 Lead Auditor (ISO 27K LA)
- Certified Information Systems Auditor (CISA)
- Certified Payment Card Industry (PCI DSS) Security Implementer (CPISI)
- Certified Forensic Investigator (CFA)
- Certified Internal Controls Architect (ISO 27001, 27002, 27003)
- Certified Internal Controls Risk Analyst (ISO 31000, 27005)
- Certified Business Continuity Strategist (ISO 22301)(CBCS)
- Numerous technical certifications (Cisco, Microsoft, Unix)

EDUCATION

- Lone Star College Associates Academic Program
- Stanford University Advanced Computer Security
- Army Military Police Academy Graduate (1989-1991)
- Computer Forensics, Fraud & Investigations Certified, Ontario Police College
- Fraser Valley College/ICS, Police Sciences Diploma
- Cornell University Certificates: Executive Leadership, Business Leadership, Change Leadership, High Performance Leadership, Project Leadership, and Managing for Execution.

Other Skills/Qualifications:

- Certificate in Process Hazard Assessments (PHA)
- Policy Workshop: ISO 19600 Compliance Management
- Oracle NetSuite ERP System Administrator
- Oracle NetSuite Essentials
- Oracle NetSuite SuitePeople Administrator

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813-616-9005

- Oracle NetSuite OpenAir Administrator
- Cisco Live 2018
- ISA/IEC 62443 Standard to Secure Your Control Systems
- HIPAA Security, Compliance & Controls Training
- HIPAA/HITECH Awareness for Business Associates (TX, HB300)
- Extensive knowledge of ISO 27001/27002, NIST, COBIT, and COSO Frameworks
- Excellent communication and soft skills
- Able to communicate in technical and non-technical terms
- Able to influence and partner with stakeholders
- Strong financial management background
- Strong contract and vendor negotiation experience
- Liaise with internal/external auditors and law enforcement
- Results driven and proven track record
- Securing the Cloud with ISO 27001:2013
- Enterprise Risk Management and ISO 27001, 27002, 27003
- SANS Incident Response Management 535
- SANS Security Essentials 401
- SANS 17799 Security & Audit Framework
- Technical Proficiencies in:
 - Cisco CCNA
 - Cisco Certified Firewall Specialist
 - Cisco Certified VPN Specialist
 - Certified in Windows NT Administrator
 - Certified Information Technology Security Fundamentals
 - Certified Internet Security Specialist
 - Certified Novel Administrator
 - Certified Internet Security Architect
 - Sniffer Certified Professional
 - Systems Administration (Linux and/or Windows)
 - Infrastructure (DNS, TCP/IP, SSL, DHCP)
 - Security Systems (Firewalls, IDPS, SEIM, AD, Host-based, etc.)
 - Application Security (SAP, Salesforce, Hyperion, Concur, Third Parties)
 - Cloud Architecture (Public & Private) (AWS, Microsoft, IBM)
 - Penetration and Vulnerability Assessments
 - Completed Cisco Courses in: Switching, Routing, Advanced Routing, Firewall, Catalyst Switches, ATM, Remote Access, SAFE Architecture
 - Deploying Internet and Intranet Firewalls
 - Wireless LAN Administration
- InfoSec SCADA Security Architecture & Design Course
- InfoSec Intermediate Cyber-Security for Industrial Control Systems
- InfoSec Cyber-Security for Control System Engineers
- NIST Cybersecurity Framework
- Securing the Supply Chain
- SAP NetWeaver System Administration
- SAP BASIS Administration
- SAP Security Auditing
- SAP GRC 10.1
- SAP Introduction to BI/BW
- SAP Financial Management

References

A list of references is available upon request.

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Mirabella Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Belmond Reserve Community Development District for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of

this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF OCTOBER, 2025.

Attest:

**Mirabella Community
Development District**

Name: _____
Assistant Secretary

Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2024/2025 Amended Budget

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment General Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	538	538
Rental Income	-	-	-	375	375
Special Assmnts- Tax Collector	242,480	-	242,480	242,756	276
Insurance Reimbursements	-	-	-	15,816	15,816
TOTAL REVENUES	242,480	-	242,480	259,485	17,005
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	6,000	-	6,000	5,800	200
Trustees Fees	3,500	4,600	8,100	8,010	90
Dissemination Agent/Reporting	7,725	4,300	12,025	11,938	87
District Counsel	4,000	3,300	7,300	7,178	122
District Engineer	1,750	5,000	6,750	6,571	179
District Management	30,000	2,000	32,000	31,873	127
Auditing Services	5,200	6,000	11,200	11,000	200
Website ADA Compliance	1,500	-	1,500	1,500	-
Postage, Phone, Faxes, Copies	278	-	278	22	256
Public Officials Insurance	3,000	-	3,000	3,000	-
Clubhouse Facility - Other	-	250	250	226	24
Legal Advertising	1,200	2,400	3,600	3,498	102
Bank Fees	150	400	550	531	19
Website Admin Services	1,998	2,800	4,798	4,687	111
Onsite Office Supplies	100	-	100	-	100
Dues, Licenses, Subscriptions	750	-	750	450	300
Total Administration	67,151	31,050	98,201	96,284	1,917
<u>Electric Utility Services</u>					
Electric Utility Services	39,000	-	39,000	36,447	2,553
Total Electric Utility Services	39,000	-	39,000	36,447	2,553
<u>Water-Sewer Comb Services</u>					
Water/Waste	2,000	300	2,300	2,203	97
Total Water-Sewer Comb Services	2,000	300	2,300	2,203	97
<u>Other Physical Environment</u>					
Waterway Management Program	3,000	5,900	8,900	2,724	6,176
Janitorial - Contract	7,680	4,200	11,880	11,759	121
Program	2,000	-	2,000	-	2,000
Pool Maintenance - Contract	10,500	2,500	13,000	12,900	100

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment General Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Landscaping R&M	3,500	-	3,500	-	3,500
Access Control R&M	1,500	-	1,500	-	1,500
Amenity Internet	1,500	800	2,300	2,223	77
Water/Waste	-	150	150	120	30
Property & Casualty Insurance	10,694	1,400	12,094	12,029	65
Amenity R&M	5,000	-	5,000	4,531	469
Pool Treatments & Other R&M	2,000	-	2,000	-	2,000
Landscape - Annuals	3,000	-	3,000	-	3,000
Landscape Maintenance - Contract	24,000	1,600	25,600	25,511	89
Clubhouse Facility - Other	-	700	700	660	40
Security Monitoring Services	40,000	7,600	47,600	47,572	28
Irrigation Maintenance	2,000	-	2,000	896	1,104
Holiday Decoration	2,500	-	2,500	-	2,500
Misc-Contingency	-	26,000	26,000	25,959	41
Capital Outlay	7,455	-	7,455	-	7,455
Total Other Physical Environment	126,329	50,850	177,179	146,884	30,295
<u>Reserves</u>					
Capital Reserve	8,000	-	8,000	-	8,000
Total Reserves	8,000	-	8,000	-	8,000
TOTAL EXPENDITURES & RESERVES	242,480	82,200	324,680	281,818	42,862
Excess (deficiency) of revenues Over (under) expenditures	-	(82,200)	(82,200)	(22,333)	59,867
Net change in fund balance	-	(82,200)	(82,200)	(22,333)	59,867
FUND BALANCE, BEGINNING (OCT 1, 2024)	138,978	-	138,978	138,977	(1)
FUND BALANCE, ENDING	\$ 138,978	\$ (82,200)	\$ 56,778	\$ 116,644	\$ 59,866

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment Series 2025 Debt Service Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 1,148	\$ 1,148
TOTAL REVENUES	-	-	-	1,148	1,148
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	-	-	-	26,000	(26,000)
Interest Expense	-	-	-	11,191	(11,191)
Total Debt Service	-	-	-	37,191	(37,191)
TOTAL EXPENDITURES	-	-	-	37,191	(37,191)
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	(36,043)	(36,043)
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	-	311,389	311,389
Proceeds of Refunding Bonds	-	-	-	1,066,706	1,066,706
Bond Proceeds	-	-	-	78,312	78,312
TOTAL FINANCING SOURCES (USES)	-	-	-	1,456,407	1,456,407
Net change in fund balance	-	-	-	1,420,364	1,420,364
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ 1,420,364	\$ 1,420,364

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment Series 2013 Debt Service Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 4,715	\$ 4,715
Special Assmnts- Tax Collector	140,323	-	140,323	140,483	160
TOTAL REVENUES	140,323	-	140,323	145,198	4,875
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	35,000	-	35,000	35,000	-
Interest Expense	110,150	-	110,150	47,600	62,550
Total Debt Service	145,150	-	145,150	82,600	62,550
TOTAL EXPENDITURES	145,150	-	145,150	82,600	62,550
Excess (deficiency) of revenues Over (under) expenditures	(4,827)	-	(4,827)	62,598	67,425
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfers-Out	-	-	-	(311,389)	(311,389)
TOTAL FINANCING SOURCES (USES)	-	-	-	(311,389)	(311,389)
Net change in fund balance	(4,827)	-	(4,827)	(248,791)	(243,964)
FUND BALANCE, BEGINNING (OCT 1, 2024)	255,052	-	255,052	255,052	-
FUND BALANCE, ENDING	\$ 250,225	\$ -	\$ 250,225	\$ 6,261	\$ (243,964)

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment Series 2015 Debt Service Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 1,068	\$ 1,068
Interest - Tax Collector	-	-	-	34	34
Special Assmnts- Tax Collector	23,148	-	23,148	23,174	26
TOTAL REVENUES	23,148	-	23,148	24,276	1,128
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	6,000	-	6,000	6,000	-
Interest Expense	15,870	-	15,870	15,870	-
Total Debt Service	21,870	-	21,870	21,870	-
TOTAL EXPENDITURES	21,870	-	21,870	21,870	-
Excess (deficiency) of revenues Over (under) expenditures	1,278	-	1,278	2,406	1,128
Net change in fund balance	1,278	-	1,278	2,406	1,128
FUND BALANCE, BEGINNING (OCT 1, 2024)	31,408	-	31,408	31,408	-
FUND BALANCE, ENDING	\$ 32,686	\$ -	\$ 32,686	\$ 33,814	\$ 1,128

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Proposed Budget Amendment Series 2025 Capital Projects Fund For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Administrative	-	-	-	2,500	(2,500)
Trustees Fees	-	-	-	7,000	(7,000)
Dissemination Agent/Reporting	-	-	-	500	(500)
District Counsel	-	-	-	90,500	(90,500)
District Management	-	-	-	20,000	(20,000)
Postage, Phone, Faxes, Copies	-	-	-	1,500	(1,500)
Total Administration	-	-	-	122,000	(122,000)
TOTAL EXPENDITURES	-	-	-	122,000	(122,000)
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	(122,000)	(122,000)
<u>OTHER FINANCING SOURCES (USES)</u>					
Bond Proceeds	-	-	-	122,000	122,000
TOTAL FINANCING SOURCES (USES)	-	-	-	122,000	122,000
Net change in fund balance	-	-	-	-	-
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ -	\$ -

**MINUTES OF MEETING
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meetings of the Board of the Supervisors of Mirabella Community Development District were held on Thursday, August 7, 2025, and called to order at 6:02 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Trivia M. Kimbrough	Chairperson
Mercedes Harrison	Assistant Secretary
David Dzien	Assistant Secretary
Gail Reese	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Lance Wood	Zebra Pools
Thomas Giella	Complete I.T (<i>representative</i>)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Castoria called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There were no public comments.

A discussion ensued regarding Zebra pools increase and broken tiles. A hydraulic roof jacks proposal coming for July

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, authorize to increase \$200 for fiscal year 2026 to \$15,000 a year with *Zebra Cleaning Team*, was approved as presented. 4-0

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor, proposal by *Zebra Cleaning Team* \$329 for broken pool tiles, was approved as presented. 4-0

August 7, 2025

MIRABELLA CDD

THIRD ORDER OF BUSINESS**Public Hearing on Adopting Fiscal Year
2026 Final Budget & Levying O&M
Assessments****A. Open Public Hearing**

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, the public hearing, was approved. 5-0

B. Staff Presentations

Ms. Castoria discussed the budget with no edits or changes as well as no assessment increase.

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2025-07; Adopting Final Fiscal Year 2026 Budget

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, Resolution 2025-07; Adopting Final Fiscal Year 2026 Budget was adopted. 5-0

E. Consideration of Resolution 2025-08; Levying O&M Assessments

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, Resolution 2025-08; Levying O&M Assessments was adopted. 5-0

F. Close Public Hearing

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, close the public hearing, was approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Board of Supervisors' Regular Meeting Minutes June 5, 2025****B. Consideration of Operation and Maintenance Expenditures for March of 2025****C. Acceptance of FY 2024 Final Audit Report****D. Ratification of Complete I.T Internet/Wi-Fi Agreement****E. Ratification of Mulch Installation**

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor the Consent Agenda items (A-E), were approved as presented. 4-0

August 7, 2025

MIRABELLA CDD

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being none, the next item followed.

B. District Engineer**i. Update to Pond Erosion Project**

A discussion ensued regarding the pond erosion project.

C. District Manager

A discussion ensued on the previous proposal submitted by Southshore.

On MOTION by Ms. Reese seconded by Ms. Harrison with all in favor, the proposal by *Southshore* \$675 for palm trimming, was approved as presented. 4-0

Orkin pest treatment for pool areas initiated.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025 – 09; Setting Fiscal Year 2026 Annual Meeting Schedule**

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, Resolution 2025-09 Setting Fiscal Year 2026 Annual Meeting Schedule, was adopted. 4-0

B. Consideration of Southshore Debris Clean-Out Proposal

A discussion ensued regarding Form 1 reminder.

C. Consideration of Zebra Hydraulic Roof Jacks Proposal

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor, Zebra Hydraulic Roof Jacks Proposal, was approved. 4-0

D. Consideration of A/C Maintenance Proposal

On MOTION by Ms. Kimbrough seconded by Ms. Reese with all in favor, A/C Maintenance Proposal, was approved. 4-0

E. Discussion on Financials

A discussion ensued; no action was taken.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

Ms. Reese requested clubhouse flooring proposal, A/C maintenance proposal, lock box on thermostat, investigate A/C piping to roof, and for "under surveillance" signs in amenity area.

August 7, 2025

MIRABELLA CDD

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, the meeting was adjourned at 7:54 p.m. 4-0.

Lisa Castoria
Assistant Secretary

Chairperson/Vice Chairperson

July 2025 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CAITLIN JONES	6/26/2025	CJ 062526	\$75.00	\$75.00	SVC PRD 10/06/24-11/05/24
HOME TEAM PEST DEFENSE INC.	6/30/2025	110542610	\$110.00	\$110.00	PEST SERVICES
INFRAMARK LLC	7/1/2025	153008	\$643.75	\$643.75	Dissemination Services
ORKIN LLC	6/25/2025	286182820	\$385.93	\$385.93	pest control
Monthly Contract Subtotal			\$1,214.68	\$1,214.68	
Utilities					
TECO ACH	5/15/2025	051525-9526 ACH	\$817.17	\$817.17	ELECTRIC
TECO ACH	5/15/2025	051525-9344 ACH	\$623.18	\$623.18	ELECTRIC
TECO ACH	7/16/2025	071625-9179 ACH	\$1,499.26	\$1,499.26	ELECTRIC
TECO ACH	7/16/2025	071625-8973 ACH	\$116.16	\$116.16	ELECTRIC
TECO ACH	7/16/2025	071625-9344 ACH	\$713.39	\$713.39	ELECTRIC
TECO ACH	7/16/2025	071625-9526 ACH	\$819.05	\$819.05	ELECTRIC
Utilities Subtotal			\$4,588.21	\$4,588.21	
Regular Services					
AFFORDABLE BACKFLOW	7/7/2025	070725-	\$50.00	\$50.00	backflow
CHARTER COMMUNICATIONS ACH	7/6/2025	2504811070625 ACH	\$120.00	\$120.00	internet
COMPLETE I.T. CORP	7/15/2025	17066	\$86.00	\$86.00	complete IT
HOME TEAM PEST DEFENSE INC.	7/24/2025	111352715	\$110.00	\$110.00	PEST SERVICES
INFRAMARK LLC	7/1/2025	153008	\$2,500.00	\$2,500.00	inframark
INFRAMARK LLC	2/25/2025	144461	\$500.00	\$500.00	dissemination
INFRAMARK LLC	7/16/2025	154321	\$7.89	\$7.89	copies
MCDIRMIT DAVIS & COMPANY LLC	6/30/2025	61280	\$5,500.00	\$5,500.00	audit
SOLITUDE LAKE MANAGEMENT, LLC	7/1/2025	PSI180548	\$227.00	\$227.00	pond contract
SOUTH SHORE LANDSCAPE & LAWN	7/2/2025	74274	\$1,849.05	\$1,849.05	LANDSCAPE MAINT
TECO ACH	6/16/2025	061625-9526 ACH	\$819.05	\$819.05	ELECTRIC
TECO ACH	6/16/2025	061625-9179 ACH	\$1,499.26	\$1,499.26	ELECTRIC
TECO ACH	6/16/2025	061625-9344 ACH	\$748.55	\$748.55	ELECTRIC
TECO ACH	6/16/2025	061625-8973 ACH	\$225.29	\$225.29	ELECTRIC
TIMES PUBLISHING COM	7/2/2025	43693-070225	\$1,260.75	\$1,260.75	Advertising
TIMES PUBLISHING COM	7/9/2025	43694-070925	\$401.50	\$401.50	Advertising
TOSCA ROOFING INC	7/8/2025	5462	\$25,959.00	\$25,959.00	REMOVED ROOFING MATERIAL AND DISPOSED OF DEBRIS
ZEBRA CLEANING TEAM	7/1/2025	8040	\$1,050.00	\$1,050.00	OCT 2024 COMMERCIAL POOL SVCS

July 2025 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

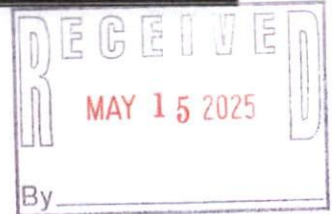
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$42,913.34	\$42,913.34	
Additional Services					
SUMMIT FIRE & SECURITY LLC	10/2/2024	2712770	\$199.92	\$199.92	fire inspection
Additional Services Subtotal			\$199.92	\$199.92	
TOTAL			\$48,916.15	\$48,916.15	

CHECK REQUEST FORM

District Name:	Mirabella
Date:	6/26/25
Invoice Number:	CJ 062625
Please issue a check to:	
Vendor Name:	Caitlin Jones
Vendor No.:	
Check amount:	\$75.00
Please code to:	.
Check Description/Reason:	Refund for One Day of Clubhouse Rental
Mailing instructions:	Caitlin Jones 10702 Aldo Moro Dr. Wimauma, FL 33598
Due Date for Check:	6/26/2025
Requestor:	Teresa Farlow
Manager's review:	

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607
813-397-5121(Office) / 813-873-7070 (Fax)



Clubhouse Rental Form

Today's Date: 05 / 13 / 2025

Event Date: 06 / 27 / 2025 & 06/28/2025. I would like to rent for both days or possible get access Friday at 12pm so I can set up. However the actual baby shower is Sat 6/28.

<u>8am to Noon</u>	<u>1pm - 5 pm - \$25.00</u>	<u>6pm- 10pm - \$50.00</u>	<u>Full Day \$75.00</u>
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Type of Event: Baby Shower

Maximum Number of People Attending: 50- 10 kids in pool and 40 adults

Resident's Name: Caitlin Martino

Resident's Address: 10702 Aldo Moro Drive Wimauma, FL 33598

Resident's Home Phone: _____ Cell: 813-419-9876

Responsibility of the rental and all damage is the responsibility of the resident.

Check Received for Deposit of \$100.00 Check # 327 Emplc _____

Check Received for Rental of \$25.00/\$50.00/\$75.00 Check # _____

If check is written by party other than resident or the information on information below. Drivers License Number and State is required for (Check should be written to: **Mirabella CDD.**)

Check writer information:

Name: Maiden name: Caitlin Jones

Address: _____

Phone: _____ Cell: _____

Drivers License Number: M635-118-93-599-0

State: FL

Should Refund of Deposit go to Resident or to Check Writer Resident/ Same person

All NSF and Checks returned for any reason will result in additional fee of \$30.00 per check returned.

Keys will be available no sooner than 24 Hours prior to Rental unless approved by management.

Date Deposit Returned: ____ / ____ / ____ Check # ____ Amount \$ ____

(Copy to be given to resident as receipt of rental and deposit payment)

*\$75.00
back
for
Friday.*

Caitlin Tayler Jones
13527 Padron Ct
Riverview, FL 33579-2315

10702 Ald Moro Dr.

Page 28

328

63-4/630 FL
1473

5/13/2025

Date

Pay To The
Order Of

Mirabella CDO

\$ 150.00

One hundred + Fifty Dollars

Dollars



Photo
Safe
Deposit®
Details on back

Bank of America



ACH R/T 063100277

For Club house rental 6/27-6/28

Caitlin Jones

MP

⑆063000047⑆ 898061889605⑈0328



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

INVOICE #: 110542610

WORK DATE: 06/30/2025

BILL-TO 4190883

Mirabella Community Center
Inframark Management Services
2654 Cypress Ridge Blvd
Ste. 101
Wesley Chapel, FL 33544-6322

Phone: 656-223-7011
Mobile: 352-874-2542 xTEXT

LOCATION 4190883

Mirabella Community Center
Lisa Castoria
14306 Romeo Blvd
Wimauma, FL 33598

Phone: 352-874-2542
Mobile: 352-874-2542 xTEXT

Time In: 06/30/2025 07:12:27 AM
Time Out: 06/30/2025 07:27:36 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

John Pollock
License #: JE267936

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	110.00	110.00
Subtotal					110.00
Tax					0.00
Total					110.00
Total Due:					110.00

Today's Service Comments

Hi Mirabella Community

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I completed your pest control service. In the process, I found and removed spiders, spider eggs and spiderwebs from your windows and eaves. I also treated the flower beds with a bait for a earwigs, millipedes and ants. You may notice dead or dying insects around your home due to today's treatment.

Curbside Call was completed

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in July

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PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig, Millipede							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	0.8000 Ounce	
Areas Applied: Exterior entry points							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

INVOICE #: 110542610

WORK DATE: 06/30/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Target Pests: Ants, Roaches, Silverfish, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Suspend Polyzone 101563-143 4.7500% 0.0300 Deltamethrin 7.0000 Fluid Ounce 0.0442 Fluid Ounce

Areas Applied: Exterior perimeter

Target Pests: Ants, Millipede, Roaches, Spiders

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Patrol 9.7000% 0.8000 Ounce One Gallon Compressed 7:26:21 AM

100-1066 0.06000000 Spot Treatment

Target Pests: Ants, Roaches, Silverfish, Spiders

Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Suspend Polyzone 4.7500% 7.0000 Fluid Ounce One Gallon Compressed 7:26:50 AM

101563-143 0.03000000 0.0442 Fluid Ounce Spot Treatment

Target Pests: Ants, Millipede, Roaches, Spiders

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Demand G 0.0450% 2.0000 Pound Spreader 7:26:04 AM

100-1240 n/a 2.0000 Pound Broadcast

Target Pests: Ants, Centipede, Earwig, Millipede

Areas Applied: Mulch beds

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
153008
CUSTOMER ID
C2285
PO#

DATE
7/1/2025
NET TERMS
Due On Receipt
DUE DATE
7/1/2025

BILL TO
Mirabella CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	643.75		643.75
District Management	1	Ea	2,500.00		2,500.00
Subtotal					3,143.75

Subtotal	\$3,143.75
Tax	\$0.00
Total Due	\$3,143.75

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE 286182820

Orkin
P O BOX 740473
CINCINNATI, OH 45274-0473

MIRABELLA CDD
13406 ROMEO BLVD
WIMAUMA, FL 33598

Acct # 39175224

6/25/2025

Date	Description	Invoice	PO #	Amount	Tax	Total	Adjustments /Payments	Finance Charge	Amount
13406 ROMEO BLVD WIMAUMA, FL 33598 - MIRABELLA CDD									
Jul, 2025	PC Standard - Monthly- Equipment - 1 Time	286182820		\$260.00	\$19.50	\$279.50	\$0.00	\$0.00	\$279.50
Jul, 2025	Service PC Standard - Monthly-PC 1st Service	286182820		\$99.00	\$7.43	\$106.43	\$0.00	\$0.00	\$106.43

Unapplied Credits \$0.00

PLEASE REMIT	\$385.93
---------------------	-----------------

Phone #: (727) 526-9450

Orkin
P O BOX 740473
CINCINNATI, OH 45274-0473

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT
Phone #: (727) 526-9450

Acct # 39175224
MIRABELLA CDD
6/25/2025

Unapplied Credits \$0.00
PLEASE REMIT \$385.93

Statement Date: May 15, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000

Amount Due: **\$817.17**

Due Date: June 05, 2025

Account #: 211003639526

DO NOT PAY. Your account will be drafted on June 05, 2025

Account Summary

Current Service Period: April 10, 2025 - May 09, 2025

Previous Amount Due	\$818.03
Payment(s) Received Since Last Statement	-\$818.03

Current Month's Charges	\$817.17
--------------------------------	-----------------

Amount Due by June 05, 2025	\$817.17
------------------------------------	-----------------

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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 #: 211003639526

Due Date: June 05, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$817.17**

Payment Amount: \$ _____

641507834392

Your account will be
drafted on June 05, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
MIRABELLA
PH 2A&2B, RIVERVIEW, FL 33579-0000

Account #: 211003639526
Statement Date: May 15, 2025
Charges Due: June 05, 2025

Service Period: Apr 10, 2025 - May 09, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	601 kWh @ \$0.03412/kWh		\$20.51
Fixture & Maintenance Charge	19 Fixtures		\$370.41
Lighting Pole / Wire	19 Poles		\$395.58
Lighting Fuel Charge	601 kWh @ \$0.03059/kWh		\$18.38
Storm Protection Charge	601 kWh @ \$0.00559/kWh		\$3.36
Clean Energy Transition Mechanism	601 kWh @ \$0.00043/kWh		\$0.26
Storm Surcharge	601 kWh @ \$0.01230/kWh		\$7.39
Florida Gross Receipt Tax			\$1.28
Lighting Charges			\$817.17

Total Current Month's Charges \$817.17

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%.

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

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

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

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

Statement Date: May 15, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Amount Due: \$623.18

Due Date: June 05, 2025

Account #: 211003639344

DO NOT PAY. Your account will be drafted on June 05, 2025

Your Energy Insight



Your average daily kWh used was **16.46% lower** than the same period last year.



Your average daily kWh used was **4.76% higher** than it was in your previous period.



Scan here to view
your account online.

Account Summary

Current Service Period: April 10, 2025 - May 09, 2025

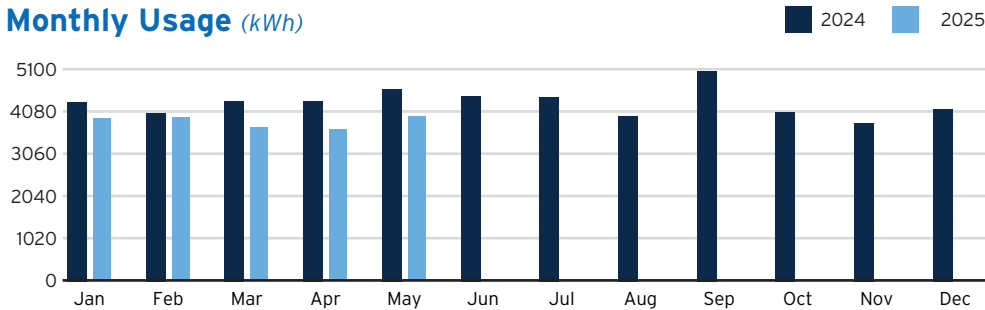
Previous Amount Due	\$577.02
Payment(s) Received Since Last Statement	-\$577.02

Current Month's Charges	\$623.18
-------------------------	----------

Amount Due by June 05, 2025	\$623.18
-----------------------------	----------

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

Monthly Usage (kWh)

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

DOWNED IS DANGEROUS!

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety



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

Account #: 211003639344

Due Date: June 05, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$623.18

Payment Amount: \$ _____

641507834391

Your account will be
drafted on June 05, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344

Statement Date: May 15, 2025

Charges Due: June 05, 2025

Meter Read

Service Period: Apr 10, 2025 - May 09, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	05/09/2025	70,331		66,364		3,967 kWh	1	30 Days

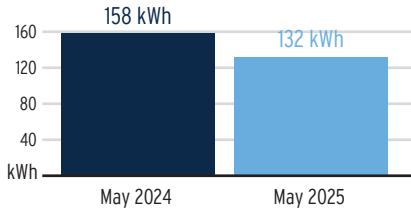
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,967 kWh @ \$0.08641/kWh	\$342.79
Fuel Charge	3,967 kWh @ \$0.03083/kWh	\$122.30
Storm Protection Charge	3,967 kWh @ \$0.00577/kWh	\$22.89
Clean Energy Transition Mechanism	3,967 kWh @ \$0.00418/kWh	\$16.58
Storm Surcharge	3,967 kWh @ \$0.02121/kWh	\$84.14
Florida Gross Receipt Tax		\$15.58
Electric Service Cost		\$623.18

Total Current Month's Charges

\$623.18

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

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

Contact Us

Online:
TampaElectric.com

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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Statement Date: July 16, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000

Amount Due: \$1,499.26

Due Date: August 06, 2025

Account #: 211003639179

DO NOT PAY. Your account will be drafted on August 06, 2025



Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due	\$1,499.26
Payment(s) Received Since Last Statement	-\$1,499.26

Current Month's Charges	\$1,499.26
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Amount Due by August 06, 2025	\$1,499.26
--------------------------------------	-------------------

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



Scan here to view your account online.

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ TAMPA ELECTRIC
AN EMERA COMPANY

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



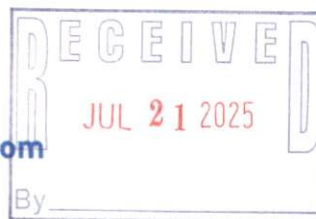
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 211003639179

Due Date: August 06, 2025

Amount Due: \$1,499.26

Payment Amount: \$ _____

632865934452

Your account will be
drafted on August 06, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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

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Service For:
MIRABELLA CR
PH 1, RIVERVIEW, FL 33579-0000

Account #: 211003639179
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Service Period: Jun 11, 2025 - Jul 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	490 kWh @ \$0.03412/kWh	\$16.72
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03363/kWh	\$16.48
Storm Protection Charge	490 kWh @ \$0.00559/kWh	\$2.74
Clean Energy Transition Mechanism	490 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	490 kWh @ \$0.01230/kWh	\$6.03
Florida Gross Receipt Tax		\$1.08
Lighting Charges		\$1,499.26

Total Current Month's Charges

\$1,499.26

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
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: July 16, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Amount Due: \$116.16

Due Date: August 06, 2025

Account #: 211003638973

DO NOT PAY. Your account will be drafted on August 06, 2025

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due \$225.29

Payment(s) Received Since Last Statement -\$225.29

Current Month's Charges \$116.16

Amount Due by August 06, 2025 \$116.16

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 **47.5% lower** than the same period last year.

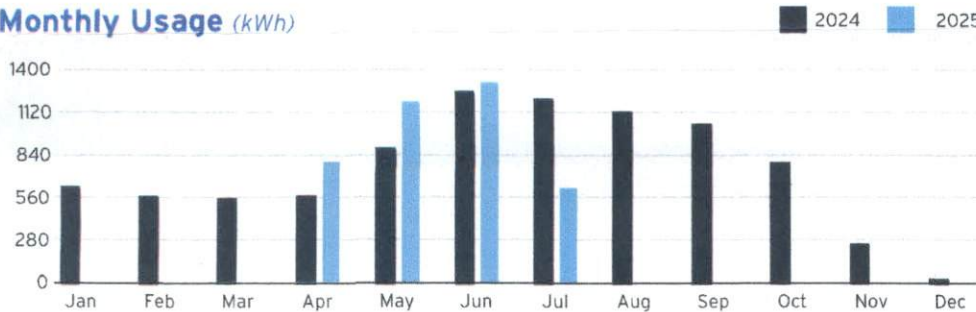


Your average daily kWh used was **48.78% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 211003638973

Due Date: August 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$116.16

Payment Amount: \$ _____

632865934451

Your account will be
drafted on August 06, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

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Service For:
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Account #: 211003638973
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Jun 11, 2025 - Jul 10, 2025

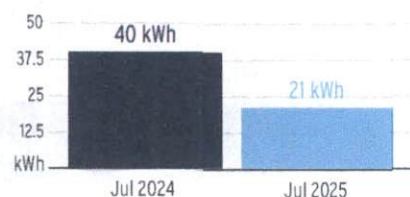
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	07/10/2025	41,784	41,161	623 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	623 kWh @ \$0.08641/kWh	\$53.83
Fuel Charge	623 kWh @ \$0.03391/kWh	\$21.13
Storm Protection Charge	623 kWh @ \$0.00577/kWh	\$3.59
Clean Energy Transition Mechanism	623 kWh @ \$0.00418/kWh	\$2.60
Storm Surcharge	623 kWh @ \$0.02121/kWh	\$13.21
Florida Gross Receipt Tax		\$2.90
Electric Service Cost		\$116.16

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$116.16

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

Ways To Pay Your Bill

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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.
- Phone**
Toll Free:
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Contact Us

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Phone:
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Residential Customer Care:
813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Amount Due: \$713.39

Due Date: August 06, 2025

Account #: 211003639344

DO NOT PAY. Your account will be drafted on August 06, 2025

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due	\$748.55
Payment(s) Received Since Last Statement	-\$748.55

Current Month's Charges	\$713.39
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Amount Due by August 06, 2025	\$713.39
-------------------------------	----------

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

Your Energy Insight

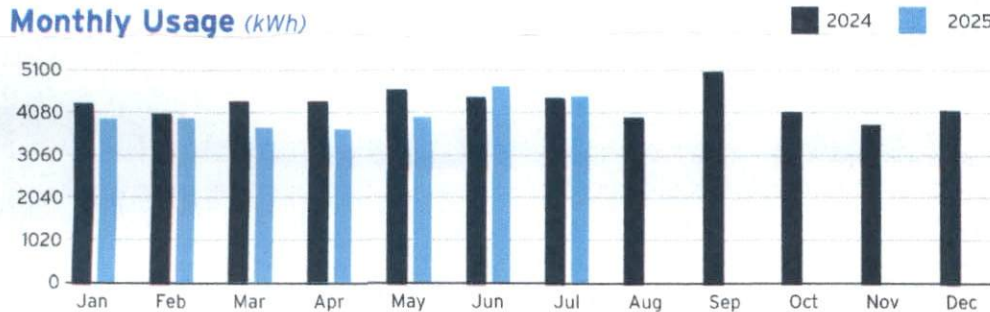
Your average daily kWh used was **2.05% higher** than the same period last year.

Your average daily kWh used was **2.05% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

STOP POWER SURGES!
50% OFF install plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | TAMPA ELECTRIC AN EMERA COMPANY



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

Account #: 211003639344

Due Date: August 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$713.39

Payment Amount: \$ _____

632865934453

Your account will be drafted on August 06, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

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Service For:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

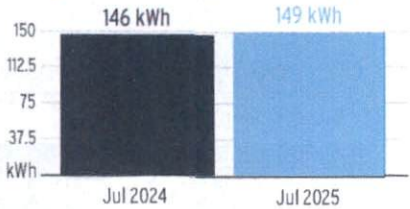
Service Period: Jun 11, 2025 - Jul 10, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	07/10/2025	79,483	75,016	4,467 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,467 kWh @ \$0.08641/kWh	\$385.99
Fuel Charge	4,467 kWh @ \$0.03391/kWh	\$151.48
Storm Protection Charge	4,467 kWh @ \$0.00577/kWh	\$25.77
Clean Energy Transition Mechanism	4,467 kWh @ \$0.00418/kWh	\$18.67
Storm Surcharge	4,467 kWh @ \$0.02121/kWh	\$94.75
Florida Gross Receipt Tax		\$17.83
Electric Service Cost		\$713.39

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$713.39**

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
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Tampa Electric
P.O. Box 111
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863-299-0800 (Polk County)
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Statement Date: July 16, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000

Amount Due: \$819.05

Due Date: August 06, 2025

Account #: 211003639526

DO NOT PAY. Your account will be drafted on August 06, 2025

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due	\$819.05
Payment(s) Received Since Last Statement	-\$819.05

Current Month's Charges	\$819.05
--------------------------------	-----------------

Amount Due by August 06, 2025	\$819.05
--------------------------------------	-----------------

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



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your account online.



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

Account #: 211003639526

Due Date: August 06, 2025

Amount Due: \$819.05

Payment Amount: \$ _____

632865934454

Your account will be
drafted on August 06, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

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Service For:
MIRABELLA
PH 2A&2B, RIVERVIEW, FL 33579-0000

Account #: 211003639526
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Service Period: Jun 11, 2025 - Jul 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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Lighting Service Items LS-1 (Bright Choices) for 30 days			
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Lighting Fuel Charge	601 kWh @ \$0.03363/kWh		\$20.21
Storm Protection Charge	601 kWh @ \$0.00559/kWh		\$3.36
Clean Energy Transition Mechanism	601 kWh @ \$0.00043/kWh		\$0.26
Storm Surcharge	601 kWh @ \$0.01230/kWh		\$7.39
Florida Gross Receipt Tax			\$1.33
Lighting Charges			\$819.05

Total Current Month's Charges **\$819.05**

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

Ways To Pay Your Bill

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

Contact Us

- Online:**
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

July 6, 2025
Invoice Number: 2504811070625
Account Number: 8337 12 029 2504811
Security Code: 3706
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 07/06/25 through 08/05/25 details on following pages

Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges	\$120.00
YOUR AUTO PAY WILL BE PROCESSED 07/23/25	
Total Due by Auto Pay	\$120.00

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-866-337-2046 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 06 07072025 NNNNNNNN 01 001020 0004

Mirabella CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



July 6, 2025

Mirabella CDD

Invoice Number: 2504811070625
Account Number: 8337 12 029 2504811
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Total Due by Auto Pay \$120.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029250481100120006

July 6, 2025

Invoice Number: 2504811070625
 Account Number: 8337 12 029 2504811
 Security Code: 3706

Mirabella CDD

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 06 07072025 NNNNNNNN 01 001020 0004

Charge Details

Previous Balance		120.00
EFT Payment	06/23	-120.00
Remaining Balance		\$0.00

Payments received after 07/06/25 will appear on your next bill.

Service from 07/06/25 through 08/05/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total **\$120.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$120.00
Total Due by Auto Pay	\$120.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call 1-866-519-1263.



2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Mirabella CDD
 2005 Pan Am Circle Suite 300
 Tampa, FL, United States 33607

Invoice #	17066
Invoice Date	07-15-25
Balance Due	\$86.00

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	4.0	\$66.00
100 Brivo Onair Mobile Passes	100 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$20.00	1.0	\$20.00

Subtotal	\$86.00
Tax	\$0.00
Invoice Total	\$86.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$86.00



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

INVOICE #: 111352715

WORK DATE: 07/24/2025

BILL-TO 4190883

Mirabella Community Center
Inframark Management Services
2654 Cypress Ridge Blvd
Ste. 101
Wesley Chapel, FL 33544-6322

Phone: 656-223-7011
Mobile: 352-874-2542 xTEXT

LOCATION 4190883

Mirabella Community Center
Lisa Castoria
14306 Romeo Blvd
Wimauma, FL 33598

Phone: 352-874-2542
Mobile: 352-874-2542 xTEXT

Time In: 07/24/2025 09:33:28 AM
Time Out: 07/24/2025 10:00:24 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

John Pollock
License #: JE267936

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	110.00	110.00
Subtotal					110.00
Tax					0.00
Total					110.00
Total Due:					110.00

Today's Service Comments

Hi Mirabella Community

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I completed your pest control service. In the process, I found and removed spiders, 1 wasp nest, spider eggs and spiderwebs from your windows and eaves. I also treated the flower beds with a bait for a earwigs, millipedes and ants. You may notice dead or dying insects around your home due to today's treatment.

Curbside Call was completed

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in August

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PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig, Millipede							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	0.8000 Ounce	
Areas Applied: All rooms, Exterior entry points							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

INVOICE #: 111352715

WORK DATE: 07/24/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Target Pests: Ants, Roaches, Silverfish, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Suspend Polyzone 101563-143 4.7500% 0.0300 Deltamethrin 7.0000 Fluid Ounce 0.0442 Fluid Ounce

Areas Applied: Exterior perimeter

Target Pests: Ants, Earwig, Millipede, Silverfish

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #

Patrol 9.7000% 0.8000 Ounce One Gallon Compressed 9:59:08 AM

100-1066 0.06000000 Spot Treatment

Target Pests: Ants, Roaches, Silverfish, Spiders

Areas Applied: All rooms; Exterior entry points

Weather: 0°, 0 MPH

Suspend Polyzone 4.7500% 7.0000 Fluid Ounce One Gallon Compressed 9:58:25 AM

101563-143 0.03000000 0.0442 Fluid Ounce Spot Treatment

Target Pests: Ants, Earwig, Millipede, Silverfish

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Demand G 0.0450% 2.0000 Pound Spreader 9:57:38 AM

100-1240 n/a 2.0000 Pound Broadcast

Target Pests: Ants, Centipede, Earwig, Millipede

Areas Applied: Mulch beds

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
144461
CUSTOMER ID
C2285
PO#

DATE
2/25/2025
NET TERMS
Net 30
DUE DATE
3/27/2025

BILL TO
Mirabella CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Capital Improvement Revenue Refunding Bonds, Series 2025 - Dissemination Services	1	Ea	500.00		500.00
Subtotal					500.00

Subtotal	\$500.00
Tax	\$0.00
Total Due	\$500.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Mirabella CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
154321

CUSTOMER ID
C2285

PO#

DATE
7/16/2025

NET TERMS
Due On Receipt

DUE DATE
7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	48	Ea	0.15		7.20
Postage	1	Ea	0.69		0.69
Subtotal					7.89

Subtotal	\$7.89
Tax	\$0.00
Total Due	\$7.89

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



1800 Pembroke Drive
Suite 170
Orlando, FL 32810

(407) 843-5406
www.mcdermittdavis.com

MIRABELLA CDD
c/o Inframark
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

Date: 6/30/2025
Invoice Number: 61280
Client: 10132.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2024.

Total Due This Invoice \$5,500.00

***We have moved. Our new address:
1800 Pembroke Drive
Suite 170
Orlando, FL 32810***

Thank you for your business.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI180548
 Invoice Date: 7/1/2025

Bill
 To: Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

Ship
 To: Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

Ship Via
 Ship Date 7/1/2025
 Due Date 7/31/2025
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 7/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Mirabella-Lake-ALL		1	1	227.00	227.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 227.00

Subtotal: 227.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 227.00

INVOICE

Mailing Address

PO Box 3553
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com
813-376-6110
www.southshorelandscapeandlawn.com



Bill to
Mirabella

Invoice details

Invoice no.: 74274
Terms: Net 30
Invoice date: 07/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for July.	1	\$1,795.20	\$1,795.20
2.	Fuel Surcharge		1	\$53.85	\$53.85

Total \$1,849.05

Note to customer

Thank you for your business!



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000

Page 57
Statement Date: June 16, 2025

Amount Due: \$819.05

Due Date: July 07, 2025

Account #: 211003639526

DO NOT PAY. Your account will be drafted on July 07, 2025

Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

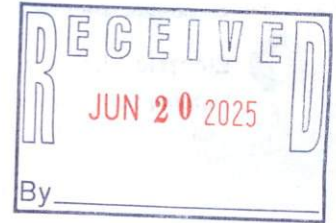
Previous Amount Due \$817.17

Payment(s) Received Since Last Statement -\$817.17

Current Month's Charges \$819.05

Amount Due by July 07, 2025 \$819.05

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 #: 211003639526

Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$819.05

Payment Amount: \$ _____

625458526973

Your account will be
drafted on July 07, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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



Service For:
MIRABELLA
PH 2A&2B, RIVERVIEW, FL 33579-0000

Account #: 211003639526
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	601 kWh @ \$0.03412/kWh	\$20.51
Fixture & Maintenance Charge	19 Fixtures	\$370.41
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	601 kWh @ \$0.03363/kWh	\$20.21
Storm Protection Charge	601 kWh @ \$0.00559/kWh	\$3.36
Clean Energy Transition Mechanism	601 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	601 kWh @ \$0.01230/kWh	\$7.39
Florida Gross Receipt Tax		\$1.33

Lighting Charges

\$819.05

Total Current Month's Charges

\$819.05

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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

Statement Date: June 16, 2025



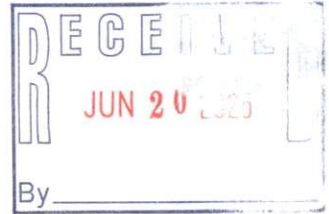
MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000

Amount Due: \$1,499.26

Due Date: July 07, 2025

Account #: 211003639179

DO NOT PAY. Your account will be drafted on July 07, 2025



Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

Previous Amount Due	\$1,497.73
Payment(s) Received Since Last Statement	-\$1,497.73

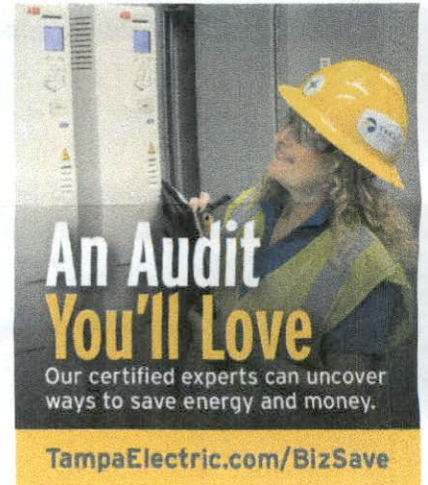
Current Month's Charges	\$1,499.26
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Amount Due by July 07, 2025	\$1,499.26
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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 #: 211003639179

Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,499.26

Payment Amount: \$ _____

625458526971

Your account will be
drafted on July 07, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

00000048-0000487-Page 7 of 18



Service For:
MIRABELLA CR
PH 1, RIVERVIEW, FL 33579-0000

Account #: 211003639179
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	490 kWh @ \$0.03412/kWh	\$16.72
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03363/kWh	\$16.48
Storm Protection Charge	490 kWh @ \$0.00559/kWh	\$2.74
Clean Energy Transition Mechanism	490 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	490 kWh @ \$0.01230/kWh	\$6.03
Florida Gross Receipt Tax		\$1.08

Lighting Charges

\$1,499.26

Total Current Month's Charges

\$1,499.26

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.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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

Statement Date: June 16, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Amount Due: \$748.55

Due Date: July 07, 2025

Account #: 211003639344

DO NOT PAY. Your account will be drafted on July 07, 2025

Your Energy Insight



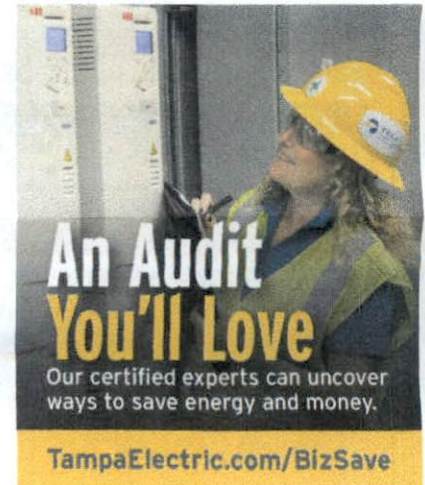
Your average daily kWh used was **5.8% higher** than the same period last year.



Your average daily kWh used was **10.61% higher** than it was in your previous period.



Scan here to view your account online.



TampaElectric.com/BizSave

Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

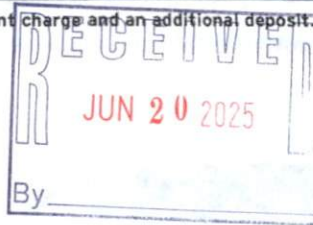
Previous Amount Due \$623.18

Payment(s) Received Since Last Statement -\$623.18

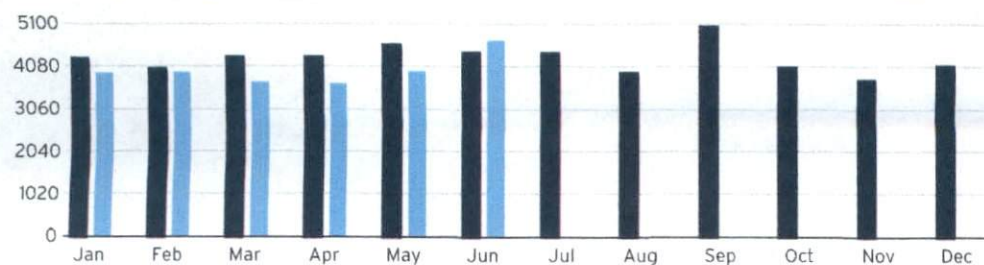
Current Month's Charges \$748.55

Amount Due by July 07, 2025 \$748.55

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



Monthly Usage (kWh)



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

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



Account #: 211003639344

Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$748.55

Payment Amount: \$ _____

625458526972

Your account will be drafted on July 07, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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



Service For:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Meter Read

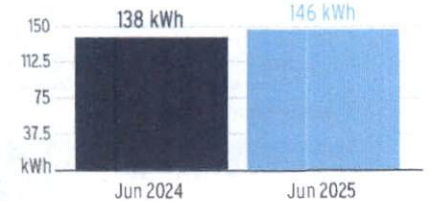
Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	06/10/2025	75,016	70,331	4,685 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,685 kWh @ \$0.08641/kWh	\$404.83
Fuel Charge	4,685 kWh @ \$0.03391/kWh	\$158.87
Storm Protection Charge	4,685 kWh @ \$0.00577/kWh	\$27.03
Clean Energy Transition Mechanism	4,685 kWh @ \$0.00418/kWh	\$19.58
Storm Surcharge	4,685 kWh @ \$0.02121/kWh	\$99.37
Florida Gross Receipt Tax		\$18.71
Electric Service Cost		\$748.55

Total Current Month's Charges

\$748.55

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

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

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

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MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Amount Due: \$225.29

Due Date: July 07, 2025

Account #: 211003638973

DO NOT PAY. Your account will be drafted on July 07, 2025

Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

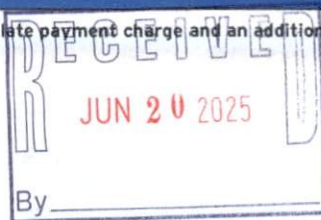
Previous Amount Due \$200.36

Payment(s) Received Since Last Statement -\$200.36

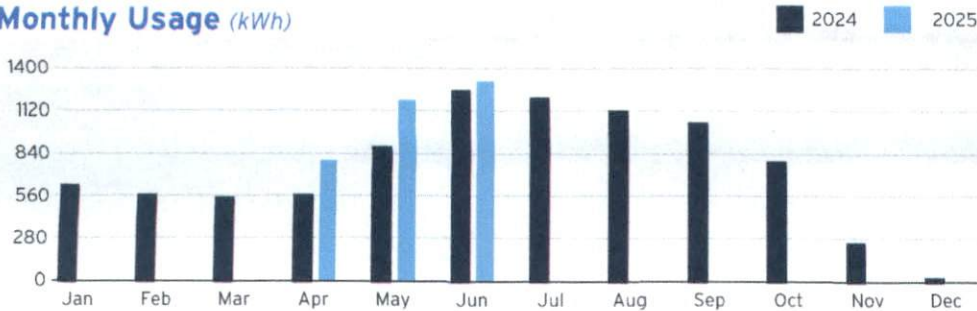
Current Month's Charges \$225.29

Amount Due by July 07, 2025 \$225.29

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



Monthly Usage (kWh)



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

Your Energy Insight

Your average daily kWh used was **5.13% higher** than the same period last year.

Your average daily kWh used was **2.5% higher** than it was in your previous period.



Scan here to view your account online.



TampaElectric.com/BizSave



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

Account #: 211003638973

Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$225.29

Payment Amount: \$ _____

625458526970

Your account will be
drafted on July 07, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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



Service For:
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Account #: 211003638973
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Meter Read

Meter Location: SIGN-IRR

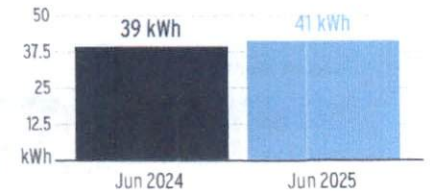
Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	06/10/2025	41,161	39,844		1,317 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,317 kWh @ \$0.08641/kWh	\$113.80
	Fuel Charge	1,317 kWh @ \$0.03391/kWh	\$44.66
	Storm Protection Charge	1,317 kWh @ \$0.00577/kWh	\$7.60
	Clean Energy Transition Mechanism	1,317 kWh @ \$0.00418/kWh	\$5.51
	Storm Surcharge	1,317 kWh @ \$0.02121/kWh	\$27.93
	Florida Gross Receipt Tax		\$5.63
	Electric Service Cost		\$225.29

Total Current Month's Charges	\$225.29
--------------------------------------	-----------------

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

Ways To Pay Your Bill

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

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

Phone
Toll Free:
866-689-6469

All Other Correspondences:
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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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Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/2/25-7/2/25	MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account
7/2/2025	Deirdre Bonett	TB121446
Total Amount Due		Invoice Number
\$1,260.75		43693-070225

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/2/25	7/2/25	43693	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x10.25 IN	\$1,258.75
					Affidavit Fee			\$2.00
7/2/25	7/2/25	43693	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x10.25 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/2/25-7/2/25	MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account
7/2/2025	Deirdre Bonett	TB121446
Total Amount Due		Invoice Number
\$1,260.75		43693-070225

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

43693

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/02/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

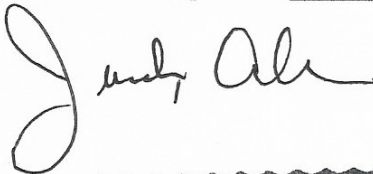
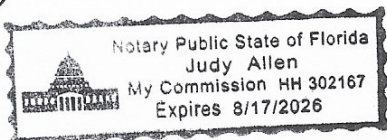
Signature of Affiant

Sworn to and subscribed before me this 07/02/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

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

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and

enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.mirabellacdd.com, or may be obtained by contacting the District Manager's office via email at Lisa.Castoria@inframark.com or via phone at (656) 223-7011.

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

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2013										
Product	Units	General Fund				Debt Service Series 2013			Total Assessments per Unit	
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025
Single Family 50'	97	\$ 2,444.70	\$ 1,740.12	\$ 704.58	40%	\$ 1,200.00	\$ 1,200.00	0%	\$ 3,644.70	\$ 2,940.12
Single Family 55'	14	\$ 2,689.17	\$ 1,914.14	\$ 775.03	40%	\$ 1,320.00	\$ 1,320.00	0%	\$ 4,009.17	\$ 3,234.14
Single Family 60'	10	\$ 2,933.64	\$ 2,088.15	\$ 845.49	40%	\$ 1,440.00	\$ 1,440.00	0%	\$ 4,373.64	\$ 3,528.15
	121									
Assessment Area Two- Series 2015										
Product	Units	O&M Per Unit				Debt Service Series 2015			Total Assessments per Unit	
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025
Single Family 50'	12	\$ 2,444.70	\$ 1,722.37	\$ 722.33	42%	\$ 1,250.00	\$ 1,250.00	0%	\$ 3,694.70	\$ 2,972.37
Single Family 55'	7	\$ 2,689.17	\$ 1,894.60	\$ 794.57	42%	\$ 1,375.00	\$ 1,375.00	0%	\$ 4,064.17	\$ 3,269.60
Daycare Center	1	\$ 13,859.47	\$ 9,764.43	\$ 4,095.04	42%	\$ -	\$ -	0%	\$ 13,859.47	\$ 9,764.43
	20									

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

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

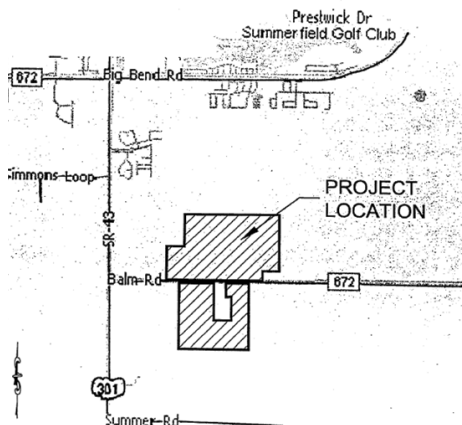
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2

business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	MIRABELLA COMMUNITY DEV. DISTR CT	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB121446
Total Amount Due	Invoice Number	
\$401.50	43694-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/9/25	7/9/25	43694	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	2	1.00x49.00 L	\$399.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB121446
Total Amount Due	Invoice Number	
\$401.50	43694-070925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

43694

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

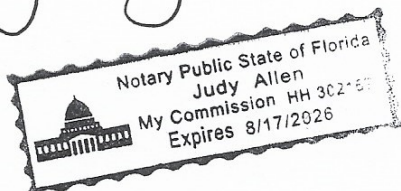
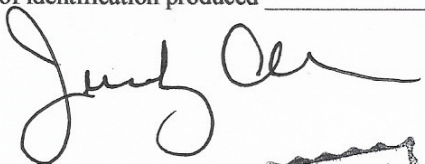
Signature of Affiant 

Sworn to and subscribed before me this 07/09/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____


**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF
THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.mirabellacdd.com/, or may be obtained by contacting the District Manager's office via email at: Lisa.Castoria@inframark.com or via phone at (656) 223-7011.

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

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

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

Lisa Castoria
District Manager
Run Date: July 9, 2025

43694


Tosca Roofing, Inc. - #CCC1327186

PO Box 1889

Valrico, FL 33595

8136811269

sales@toscaroofing.com

Invoice

BILL TO

 Inframark Community
 Management
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Lisa Castoria
 (656) 223-7011

SHIP TO

 Mirabella CDD
 14308 Romeo Blvd
 Wimauma, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5462	07/08/2025	\$25,959.00	07/08/2025	Due on receipt	

SHIP DATE
 06/23/2025

SHIP VIA
 QXO

SALES REP
 CARLOS VARGAS

PERMIT NUMBER
 HC-BTR-25-0275709

ACTIVITY	AMOUNT
1100 Removed existing roofing material and disposed of debris.	0.00
1200 Replaced bad wood sheathing @ \$85.00 per sheet: Replaced 2 sheets total @ no charge ; Credit: 1 sheet	-85.00
1210 Additional wood replaced (excluding sheathing) charged per linear foot: 10' - 2x4 @ \$8.00/FT = \$80.00 9' - Aluminum Soffit @ \$16.00/FT = \$144.00	244.00
1220 Nailed roof sheathing with #8 ring shank nails per FLBC.	0.00
1300 Installed new secondary water barrier per new 2021 FL Building Code: Owens Corning Rhino-G Ice & Water P/S	0.00
1500 Installed new 2-1/2" Face - 26 Gauge White Eave Metal Flashing.	0.00
1510 Installed new Plumbing Flashing. Installed new Peel & Stick Valley Flashing. Installed new Vent Flashing for bathroom, dryer, and kitchen.	0.00
1600.1 Installed System Lifetime Dimensional Shingles with Fungus Guard: 44 SQ - Owens Corning Duration - Driftwood	0.00
1700 Installed new Roof Ventilation: 40 FT - Owens Corning VentSure 4' Strips	0.00
T1000 Estimated Total:	25,800.00

*Payment to be made upon completion of roof work.
*A late fee of 5% will be added to invoice if payment not received with 5 days of invoice date.

BALANCE DUE

\$25,959.00

Pay invoice

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Mirabella - 10635 County Road 672

Bill to
Mirabella
10635 County Road 672
Riverview, FL 33579

Invoice details
Invoice no.: 8040
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,050.00	\$1,050.00

Total

\$1,050.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Summit Fire & Security
 9220 Palm River Rd
 Suite 103
 Tampa, FL 33619-4476
 Tel: (813) 513-9331
 Fax:



Invoice

Bill to: Inframark (MIRABELLA)
 14306 Romeo Boulevard
 Wimauma, FL 33598-0016

Date: 10/02/2024
Invoice No: 2712770
WO#: 03960570

Service at: Inframark (MIRABELLA)
 14306 Romeo Boulevard
 Wimauma, FL 33598-0016

Terms:
WO Completed: 09/30/2024

Customer ID: 744248

Reference WO#:

Description: Work Order 03960570 - Inspection - Fire Extinguisher

PO Number:

Description	Quantity	Unit Price	Amount
B500 AX DRYCHE 5# ABC AL HSE&HRN NO BRKT	1.0	\$102.25	\$102.25 T
Fire Extinguisher Annual Inspection	1.0	\$15.00	\$15.00
Truck Charge	1.0	\$75.00	\$75.00

- SA-1939435 -
 9/30/2024 Denzel Bridges: .

PLEASE NOTE NEW BANK DETAILS

ACH Payments:

Beneficiary: Summit Fire & Security, LLC
Bank: Wells Fargo Bank
ABA Number: 121000248
Account Number: 4723925715

Please send inquiries / remittance to:
 ar-sfs@summitfiresecurity.com

PLEASE NOTE NEW REMITTANCE ADDRESS

To Pay by Check or Credit Card
(866) 868-8198

Check Payments:
Summit Fire & Security, LLC
PO Box 855227
Minneapolis, MN 55485-5227

PAY ONLINE:
<https://summitfiresecurity.com/>

Subtotal:	\$192.25
Sales Tax:	\$7.67
Total Invoice:	\$199.92
Collected Onsite:	
Balance Due:	\$199.92

Cust: 744248

Inv: 2712770

**Please reference the above noted
 Customer ID and Invoice Number
 on your remittance.**

August 2025 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	7/14/2025	071425-8155 ACH	\$161.05	\$161.05	WATER
BOCC ACH	8/12/2025	081225-8155 ACH	\$94.45	\$94.45	WATER
TECO ACH	8/14/2025	081425-9344 ACH	\$653.56	\$653.56	ELECTRIC
TECO ACH	8/14/2025	081425-9526 ACH	\$819.05	\$819.05	ELECTRIC
TECO ACH	8/14/2025	081425-9179 ACH	\$1,499.26	\$1,499.26	ELECTRIC
TECO ACH	8/14/2025	081425-8973 ACH	\$151.56	\$151.56	ELECTRIC
Utilities Subtotal			\$3,378.93	\$3,378.93	
Regular Services					
BGE INC	7/30/2025	26210	\$70.00	\$70.00	DE
CHARTER COMMUNICATIONS ACH	8/6/2025	2504811080625 ACH	\$120.00	\$120.00	internet
COMPLETE I.T. CORP	8/1/2025	17319	\$225.50	\$225.50	security monitoring
COMPLETE I.T. CORP	8/15/2025	17382	\$86.00	\$86.00	access control
DAVID ALAN DZIEN	8/7/2025	DD-080725	\$200.00	\$200.00	BOARD 8/7/25
GAIL REESE	8/7/2025	GR-080725	\$200.00	\$200.00	BOARD 8/7/25
INFRAMARK LLC	8/1/2025	155299	\$64.75		inframark
INFRAMARK LLC	8/1/2025	155299	\$2,500.00	\$3,143.75	DM
JNJ CLEANING SERVICES LLC	7/28/2025	0576	\$675.00	\$675.00	AMENITY CLEANING
MINDY ROBYN JACOBSON	8/7/2025	MJ-080725	\$200.00	\$200.00	BOARD 8/7/25
SOLITUDE LAKE MANAGEMENT, LLC	8/1/2025	PSI189032	\$227.00	\$227.00	pond contract
SOUTH SHORE LANDSCAPE & LAWN	8/5/2025	74303	\$1,849.05	\$1,849.05	LANDSCAPE MAINT
STRALEY ROBIN VERICKER	7/29/2025	26875	\$636.50	\$636.50	PROF SVCS
TRIVIA M. KIMBROUGH	8/7/2025	TK-080725	\$200.00	\$200.00	BOARD 8/7/25
U.S. BANK	7/25/2025	7835524	\$2,155.00	\$2,155.00	TRUSTEE FEES

August 2025 Meeting

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$9,987.80	\$9,987.80	
Additional Services					
COMPLETE I.T. CORP	6/9/2025	16732	\$5,878.99	\$5,878.99	50% DEPOSIT
CORLIN SERVICES LLC	7/29/2025	0000268	\$201.00	\$201.00	R&M
Additional Services Subtotal			\$6,079.99	\$6,079.99	
TOTAL			\$19,446.72		



Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD		0712968155	07/14/2025	08/04/2025

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	06/10/2025	16552	07/10/2025	16631	7900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$23.86
Water Base Charge	\$20.91
Water Usage Charge	\$8.14
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$51.51

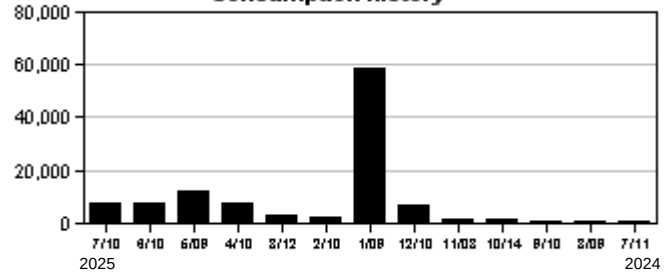
Summary of Account Charges

Previous Balance	\$155.76
Net Payments - Thank You	\$-155.76
Total Account Charges	\$161.05
AMOUNT DUE	\$161.05

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



MIRABELLA CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

429 0

DUE DATE

08/04/2025

**Auto Pay Scheduled
DO NOT PAY**



0007129681552 00000161059



Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD		0712968155	08/12/2025	09/02/2025

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	07/10/2025	16631	08/08/2025	16647	1600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$4.83
Water Base Charge	\$20.91
Water Usage Charge	\$1.65
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$10.43

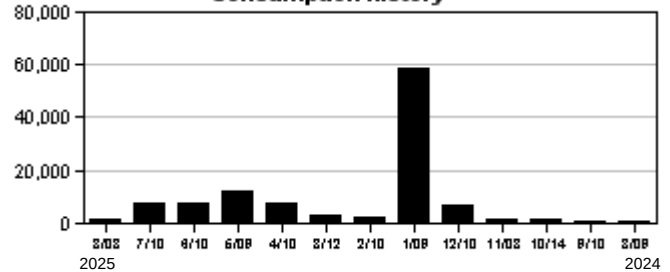
Summary of Account Charges

Previous Balance	\$161.05
Net Payments - Thank You	\$-161.05
Total Account Charges	\$94.45
AMOUNT DUE	\$94.45

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



MIRABELLA CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

428 0

DUE DATE

09/02/2025

**Auto Pay Scheduled
DO NOT PAY**



0007129681552 00000094458

Statement Date: August 14, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Amount Due: \$653.56

Due Date: September 04, 2025

Account #: 211003639344

DO NOT PAY. Your account will be drafted on September 04, 2025

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$713.39
Payment(s) Received Since Last Statement	-\$713.39

Current Month's Charges	\$653.56
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Amount Due by September 04, 2025	\$653.56
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

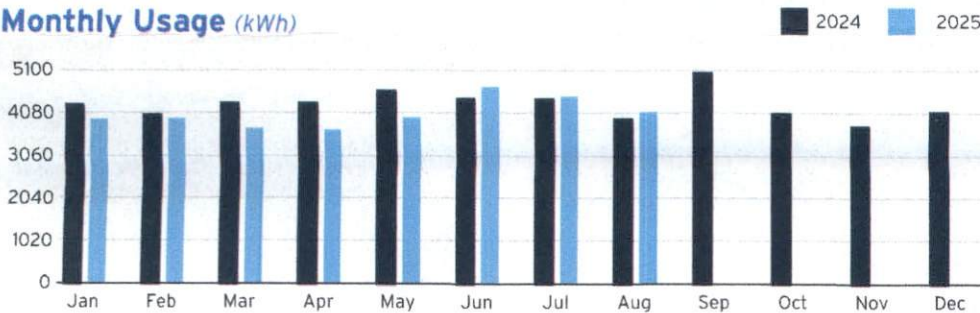
Your average daily kWh used was **4.44% higher** than the same period last year.

Your average daily kWh used was **5.37% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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



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

Log in at TECOaccount.com and select "ON" to enroll.



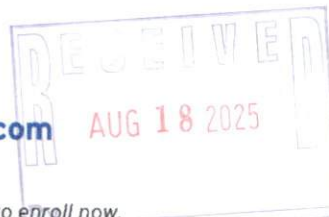
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 211003639344

Due Date: September 04, 2025

Amount Due: \$653.56

Payment Amount: \$ _____

613112923961

Your account will be drafted on September 04, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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



Service For:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Meter Read

Service Period: Jul 11, 2025 - Aug 08, 2025

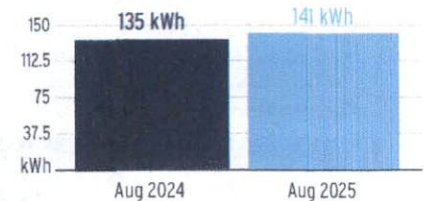
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000439099	08/08/2025	83,569	79,483	4,086 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4,086 kWh @ \$0.08641/kWh	\$353.07
Fuel Charge	4,086 kWh @ \$0.03391/kWh	\$138.56
Storm Protection Charge	4,086 kWh @ \$0.00577/kWh	\$23.58
Clean Energy Transition Mechanism	4,086 kWh @ \$0.00418/kWh	\$17.08
Storm Surcharge	4,086 kWh @ \$0.02121/kWh	\$86.66
Florida Gross Receipt Tax		\$16.34
Electric Service Cost		\$653.56

Avg kWh Used Per Day



Important Messages

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

Quarterly Fuel Source

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

Total Current Month's Charges

\$653.56

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

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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

Statement Date: August 14, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000

Amount Due: \$819.05

Due Date: September 04, 2025

Account #: 211003639526

DO NOT PAY. Your account will be drafted on September 04, 2025

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$819.05
Payment(s) Received Since Last Statement	-\$819.05

Current Month's Charges	\$819.05
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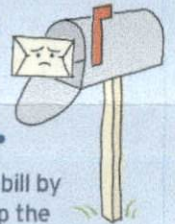
Amount Due by September 04, 2025	\$819.05
---	-----------------

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



Scan here to view
your account online.

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



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

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and select "ON" to enroll.

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



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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.

Account #: 211003639526

Due Date: September 04, 2025

Amount Due: \$819.05

Payment Amount: \$ _____

613112923962

Your account will be
drafted on September 04, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

00000048-0000489-Page 7 of 18



Service For:
MIRABELLA
PH 2A&2B, RIVERVIEW, FL 33579-0000

Account #: 211003639526
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

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

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



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	601 kWh @ \$0.03412/kWh	\$20.51
Fixture & Maintenance Charge	19 Fixtures	\$370.41
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	601 kWh @ \$0.03363/kWh	\$20.21
Storm Protection Charge	601 kWh @ \$0.00559/kWh	\$3.36
Clean Energy Transition Mechanism	601 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	601 kWh @ \$0.01230/kWh	\$7.39
Florida Gross Receipt Tax		\$1.33
Lighting Charges		\$819.05

Total Current Month's Charges **\$819.05**

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

Ways To Pay Your Bill

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

Contact Us

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

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

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

Statement Date: June 16, 2025



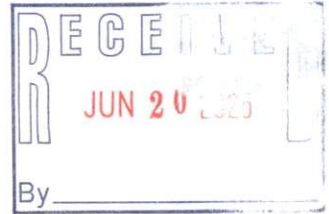
MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000

Amount Due: \$1,499.26

Due Date: July 07, 2025

Account #: 211003639179

DO NOT PAY. Your account will be drafted on July 07, 2025



Account Summary

Current Service Period: May 10, 2025 - June 10, 2025

Previous Amount Due	\$1,497.73
Payment(s) Received Since Last Statement	-\$1,497.73

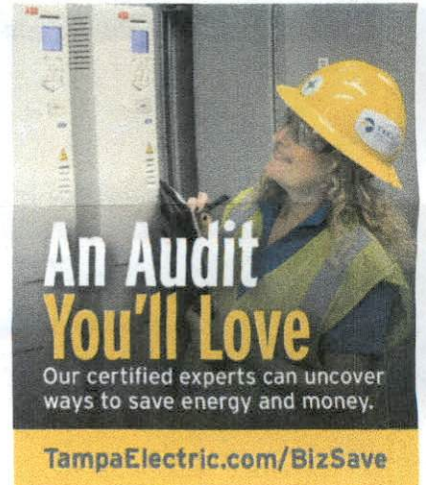
Current Month's Charges	\$1,499.26
--------------------------------	-------------------

Amount Due by July 07, 2025	\$1,499.26
------------------------------------	-------------------

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 #: 211003639179

Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,499.26

Payment Amount: \$ _____

625458526971

Your account will be
drafted on July 07, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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

00000048-0000487-Page 7 of 18



Service For:
MIRABELLA CR
PH 1, RIVERVIEW, FL 33579-0000

Account #: 211003639179
Statement Date: June 16, 2025
Charges Due: July 07, 2025

Service Period: May 10, 2025 - Jun 10, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	490 kWh @ \$0.03412/kWh	\$16.72
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03363/kWh	\$16.48
Storm Protection Charge	490 kWh @ \$0.00559/kWh	\$2.74
Clean Energy Transition Mechanism	490 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	490 kWh @ \$0.01230/kWh	\$6.03
Florida Gross Receipt Tax		\$1.08

Lighting Charges **\$1,499.26**

Total Current Month's Charges

\$1,499.26

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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Statement Date: August 14, 2025



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Amount Due: \$151.56

Due Date: September 04, 2025

Account #: 211003638973

DO NOT PAY. Your account will be drafted on September 04, 2025

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$116.16
Payment(s) Received Since Last Statement	-\$116.16

Current Month's Charges	\$151.56
-------------------------	----------

Amount Due by September 04, 2025	\$151.56
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **23.68% lower** than the same period last year.

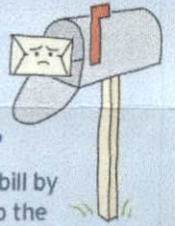


Your average daily kWh used was **38.1% higher** than it was in your previous period.



Scan here to view your account online.

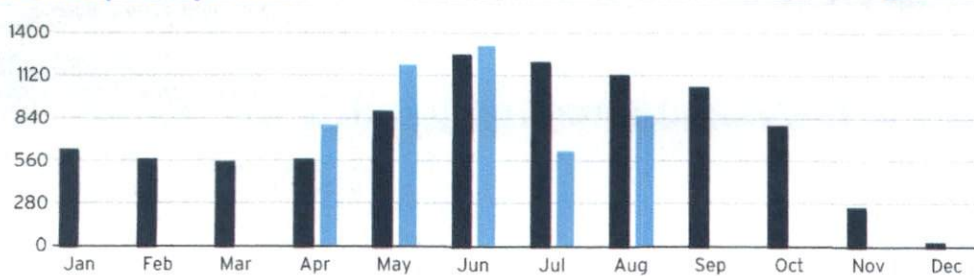
Let's be honest.
You don't need me anymore.



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

Log in at TECOaccount.com and select "ON" to enroll.

Monthly Usage (kWh)



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



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



Pay your bill online at TampaElectric.com

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

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

Account #: 211003638973

Due Date: September 04, 2025

Amount Due: \$151.56

Payment Amount: \$ _____

613112923959

Your account will be drafted on September 04, 2025

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

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



Service For:
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Account #: 211003638973
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551750	08/08/2025	42,639	41,784	855 kWh	1	29 Days

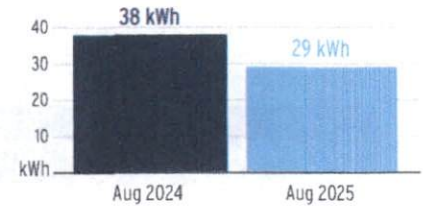
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	855 kWh @ \$0.08641/kWh	\$73.88
Fuel Charge	855 kWh @ \$0.03391/kWh	\$28.99
Storm Protection Charge	855 kWh @ \$0.00577/kWh	\$4.93
Clean Energy Transition Mechanism	855 kWh @ \$0.00418/kWh	\$3.57
Storm Surcharge	855 kWh @ \$0.02121/kWh	\$18.13
Florida Gross Receipt Tax		\$3.79
Electric Service Cost		\$151.56

Avg kWh Used Per Day



Important Messages

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

Quarterly Fuel Source

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

Total Current Month's Charges

\$151.56

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



INVOICE

Lisa Castoria
 Mirabella Community Development District
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544

July 30, 2025
 Project No: 00014695-00
 Invoice No: 26210

Project 00014695-00 Mirabella CDD District Engineering Services
 Coordinate with contractor regarding pond erosion repairs.

Services current through July 25, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	.25	280.00	70.00	
Totals	.25		70.00	
Total Labor				70.00
		Total this Invoice		\$70.00

BBE/L
 inframarkcms@payableslockbox.com; lisa.castoria@inframark.com

Billing Backup

BGE, Inc. Invoice 26210 Dated 7/30/2025

Wednesday, July 30, 202510:38:22 AM

Project00014695-00Mirabella CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	7/22/2025		.25	280.00	70.00	
Totals			.25		70.00	
Total Labor						70.00
					Total this Project	\$70.00
					Total this Report	\$70.00

August 6, 2025
Invoice Number: 2504811080625
Account Number: 8337 12 029 2504811
Security Code: 3706
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.



Summary

Service from 08/06/25 through 09/05/25
details on following pages

Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges	\$120.00
YOUR AUTO PAY WILL BE PROCESSED 08/23/25	
Total Due by Auto Pay	\$120.00

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 06 08072025 NNNNNNNN 01 000969 0004

Mirabella CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



August 6, 2025

Mirabella CDD

Invoice Number: 2504811080625
Account Number: 8337 12 029 2504811
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Total Due by Auto Pay \$120.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029250481100120006

August 6, 2025

Invoice Number: 2504811080625
 Account Number: 8337 12 029 2504811
 Security Code: 3706

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 06 08072025 NNNNNNNN 01 000969 0004

Charge Details

Previous Balance		120.00
EFT Payment	07/23	-120.00
Remaining Balance		\$0.00

Payments received after 08/06/25 will appear on your next bill.

Service from 08/06/25 through 09/05/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total **\$120.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$120.00

Total Due by Auto Pay \$120.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Mirabella CDD
14306 Romeo Boulevard Suite 300
Wimauma, FL, United States 33598

Invoice #	17319
Invoice Date	08-01-25
Balance Due	\$225.50

Item	Description	Unit Cost	Quantity	Line Total
EEN CMVR 520 Rental	Includes Limited lifetime manufacturer warranty under rental agreement	\$120.00	1.0	\$120.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
EEN 2-Way Intercom License	Eagle Eye VMS Speaker/Intercom M30 Monthly	\$20.00	1.0	\$20.00

Subtotal	\$225.50
Tax	\$0.00
Invoice Total	\$225.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$225.50

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Mirabella CDD
 14306 Romeo Boulevard Suite 300
 Wimauma, FL, United States 33598

Invoice #	17382
Invoice Date	08-15-25
Balance Due	\$86.00

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	4.0	\$66.00
100 Brivo Onair Mobile Passes	100 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$20.00	1.0	\$20.00

Subtotal	\$86.00
Tax	\$0.00
Invoice Total	\$86.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$86.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: August 7, 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	x	\$200
2	Mindy Jacobson	x	\$200
3	David Dzien	x	\$200
4	Gail Reese	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria 8/8/2025

District Manager Signature Date

** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: August 7, 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	x	\$200
2	Mindy Jacobson	x	\$200
3	David Dzien	x	\$200
4	Gail Reese	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria 8/8/2025

District Manager Signature Date

** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Mirabella CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
155299
CUSTOMER ID
C2285
PO#

INVOICE

DATE
8/1/2025
NET TERMS
Due On Receipt
DUE DATE
8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	643.75		643.75
District Management	1	Ea	2,500.00		2,500.00
Subtotal					3,143.75

Subtotal	\$3,143.75
Tax	\$0.00
Total Due	\$3,143.75

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE



JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0576
Invoice Date: Jul 28, 2025
Due Date: Aug 15, 2025



\$675.00 USD
AMOUNT DUE

BILL TO
Mirabella CDD c/o Inframark
2005 Pan Am Circle, Suite 300, Tampa, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$675.00	\$675.00
		Subtotal	\$675.00
		TOTAL	\$675.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - July 2025

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: August 7, 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	x	\$200
2	Mindy Jacobson	x	\$200
3	David Dzien	x	\$200
4	Gail Reese	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>8/8/2025</u>
District Manager Signature	Date

** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI189032
Invoice Date: 8/1/2025

Bill
To: Mirabella
C/O Meritus
2005 Pan Am Circle #300
Tampa, FL 33607

Ship
To: Mirabella
C/O Meritus
2005 Pan Am Circle #300
Tampa, FL 33607

Ship Via
Ship Date 8/1/2025
Due Date 8/31/2025
Terms Net 30

Customer ID 8108
P.O. Number
P.O. Date 8/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	227.00	227.00
August Billing					
8/1/2025 - 8/31/2025					
Mirabella-Lake-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 227.00

Subtotal: 227.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 227.00

INVOICE

Mailing Address

PO Box 3553
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com
813-376-6110
www.southshorelandscapeandlawn.com



Bill to
Mirabella

Invoice details

Invoice no.: 74303
Terms: Net 30
Invoice date: 08/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for August.	1	\$1,795.20	\$1,795.20
2.	Fuel Surcharge		1	\$53.85	\$53.85

Total \$1,849.05

Note to customer

Thank you for your business!

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Mirabella CDD
 c/o Inframark
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

July 29, 2025

Client: 001295

Matter: 000001

Invoice #: 26875

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/9/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$335.50
6/9/2025	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST LETTER; PREPARE AUDIT RESPONSE LETTER.	0.5	\$87.50
6/9/2025	KCH	REVIEW MAILED NOTICE LETTER OF POTENTIAL BUDGET INCREASE; REVIEW LONG AND SHORT AD FOR PUBLIC HEARING NOTICE; REVIEW PROPOSED BUDGET.	0.7	\$213.50
Total Professional Services			2.3	\$636.50

July 29, 2025
Client: 001295
Matter: 000001
Invoice #: 26875

Page: 2

Total Services	\$636.50	
Total Disbursements	\$0.00	
Total Current Charges		\$636.50
Previous Balance		\$925.00
Less Payments		(\$925.00)
PAY THIS AMOUNT		\$636.50

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: August 7, 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	x	\$200
2	Mindy Jacobson	x	\$200
3	David Dzien	x	\$200
4	Gail Reese	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria 8/8/2025

District Manager Signature Date

** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**



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

Invoice Number: 7835524
Invoice Date: 07/25/2025
Account Number: 275175000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$2,000.00
Incidental Expenses 07/01/2025 to 06/30/2026	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,155.00

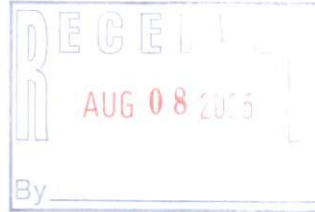




Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7835524
Account Number:	275175000
Invoice Date:	07/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Mirabella Community Development Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States



MIRABELLA CDD 2015

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	\$2,155.00
------------------	------------

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.

MIRABELLA CDD 2015

Invoice Number:	7835524
Account Number:	275175000
Current Due:	\$2,155.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275175000
Invoice # 7835524
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Mirabella CDD
 14306 Romeo Boulevard Suite 300
 Wimauma, FL, United States 33598

Invoice #	16732
Invoice Date	06-09-25
Balance Due	\$5,878.99

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== 50% Remainder Invoice for Project == Cameras - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	\$5,878.99	1.0	\$5,878.99

Subtotal	\$5,878.99
Tax	\$0.00
Invoice Total	\$5,878.99
Payments	\$0.00
Credits	\$0.00
Balance Due	\$5,878.99



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Mirabella
Inframark

Date of Issue
07/29/2025

Due Date
08/28/2025

Invoice Number
0000268

Amount Due (USD)
\$201.00

Description	Rate	Qty	Line Total
Expedited service- clearing clogged waste line at pool bathrooms	\$80.00	1	\$80.00
replacing commercial toilet seat and flush handle in mens room	\$80.00	1	\$80.00
cost of toilet seat and flush handle	\$41.00	1	\$41.00

Subtotal 201.00

Tax 0.00

Total 201.00

Amount Paid 0.00

Amount Due (USD) \$201.00



Work Order	00891708	Account	Mirabella
Work Order	00891708	Contact	Lisa Castoria
Number		Address	14326 Fissore Blvd Riverview, FL 33598 United States
Created Date	10/9/2025		

Work Details

Specialist	Treated ponds for Torpedo grass alligator weed	Prepared By	Michael Polson
Comments to	primrose and sesbania		
Customer			

Work Order Assets

Asset	Status	Product Work Type
Mirabella-Lake-ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Mirabella-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Mirabella-Lake-ALL	SHORELINE WEED CONTROL	
Mirabella-Lake-ALL	LAKE WEED CONTROL	
Mirabella-Lake-ALL	ALGAE CONTROL	
Mirabella-Lake-ALL		Treated ponds for floating and shoreline vegetation

**Mirabella Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Mirabella Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Mirabella Community Development District



Memorandum

To: Board of Supervisors

From: District Management

Date: December 5, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

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

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Mirabella Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Mirabella Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Mirabella Community Development District

ESTIMATE

MIKES FLOOR COVERING
12872 Commodity Pl
Tampa, FL 33626-3101

mikesflooring813@yahoo.com
+1 (813) 380-2768

MIRABELLA CDD CASTORIA

Bill to
MIRABELLA CDD
14306 ROMEO BLVD
WIMAUMA, FL 33598

Estimate details

Estimate no.: 1150
Estimate date: 07/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	LVP Installation	COST TO REMOVE AND DISPOSE OF EXISTING COMMERCIAL CARPET AND INSTALL CHESAPEAKE PRO SOLUTIONS 20 GLUE DOWN LVT INCLUDING PRESSURE SENSITIVE ADHESIVE AND MATCHING TRANSITION MOLDINGS . MATERIALS AND LABOR INCLUDED .	1	\$4,750.00	\$4,750.00
2.	BASEBOARDS	COST TO INSTALL NEW COVE BASE . MATERIALS AND LABOR INCLUDED .	1	\$375.00	\$375.00
3.	FLOOR PREP	UNFORESEEN FLOOR PREP AFTER FLOOR DEMO MAY BE NECESSARY. COST MAY VARY DEPENDING ON EXTENT OF PREP NECESSARY TO LEVEL SUBFLOOR PRIOR TO INSTALLATION.	1	\$0.00	\$0.00
Total					\$5,125.00

Accepted date

Accepted by

Proposal



Bob's Carpet & Flooring
27607 State Road 56
Wesley Chapel, FL 33544
813-591-1100

Proposal #: **4300**
Sale Date: **9/18/2025**
Next Install:
Sales Rep: **Michael Norris**

Page 1
9/18/2025 2:23:02 PM

SOLD TO:

Attn Samantha Mirabella Clubhouse
14306 Romeo Blvd
Wimauma FL 33598
813-679-4679 samantha.zanoni@inframark.com

SHIPPED TO

Attn Samantha Mirabella Clubhouse
14306 Romeo Blvd
Wimauma FL 33598

MATERIALS

- | | |
|--|-------------------------------|
| 1 Chesapeake Lvt Pro Solutions 12 7 X 48 | Afterglow |
| 32.72sf/ct 85ct/pa-32.72 | |
| 3 3n1 Vinyl Adhesive 4gallon GI-1.00 | 4 Gal 1000sf Per Pai-kvone-40 |
| 5 Cove Base 4in X 120ft W/ Toe - .080in-1.00 | White |

LABOR

- 1 Vinyl Plank
- 2 Take Up - Carpet Glue Down
- 4 Trip Charge
- 5 Cove Base
- 6 Cove Base - Removal

Comments:

SubTotal: \$4,249.00
Misc Chg: \$0.00
Total: \$4,249.00
Payments: \$0.00
Balance: \$4,249.00

APPROVAL TO CHARGE BALANCE TO
MY CREDIT CARD ON DAY OF INSTALL.

CUSTOMER INITIALS _____

Pay Now

COMPLETELY INSTALLED

THIS SALES CONTRACT OVERRIDES ANY PREVIOUS VERBAL CONTRACT OR AGREEMENT. This sale is subject to the terms and conditions appearing herein and on the additional pages of this contract which the buyer acknowledges reading and agrees to be bound by all of the terms and conditions.

INSTALLATION: PLAN TO BE HOME THE ENTIRE DAY OF YOUR INSTALLATION AS WE CANNOT SCHEDULE A SPECIFIC ARRIVAL TIME. Installation date can only be confirmed after all materials have arrived. We do not pay for inconvenience (loss of work, revenue, time, etc., due to rescheduling, weather or any other circumstances).

UNFORESEEN FLOOR PREP AND SUBFLOOR MOISTURE CONTENT: Unforeseen floor preparation may be needed at the time of installation. If additional materials or labor are required, customer will be made aware of what is needed and the approximate cost associated. Customer is responsible for moisture issues arising from their floors. Moisture issues can affect the flooring installation and performance of installed material and must be determined and remedied prior to the installation of the flooring.

WARRANTY: Labor is warranted by Bob's Carpet & Flooring. All materials are warranted by the manufacturer. We are not responsible for problems arising from any material not installed by us.

REFUNDS, RETURNS & CANCELLATIONS POLICY: Please verify the material being ordered is to your specifications. There are no refunds or exchanges for special ordered material. A cut waste factor is calculated into orders for hard surface material to allow for a complete installation. Extra material should be anticipated. This excess is necessary and, as such, is non-refundable. No refunds on stock carpet once it is cut. Stock hard surface material may be refunded if returned in original, unopened, undamaged cartons within 15 days of the date of purchase. Material returned after 15 days but less than 30 days is eligible for a store credit only. No returns accepted after 30 days. Clearance material and remnants are sold as-is and are non-refundable.

THIS SALES CONTRACT MUST BE PAID IN FULL PRIOR TO INSTALLATION.

Authorized Signature of Customer

The transactions between Butler Carpet Company, a Florida corporation d/b/a Bob's Carpet & Flooring (the "Company") and the customer listed on the reverse side of this sales contract (the "customer") are governed by the following terms and conditions:

1. **Payment Terms.** Payment is due as follows: 50% down upon execution of this sales contract and the remaining balance due prior to installation. Customer agrees that any balances not paid in accordance with these terms and conditions are subject to a 1.5% service charge per month (18% APR). Customer shall pay for all costs of delivery of the goods. Customer shall pay any and all sales, use, excise or similar taxes or other charges that the Company is required to pay or collect upon the sale and/or installation of the goods. Customer agrees that title to all materials, notwithstanding their attachment to the premises, is retained by Butler Carpet Company until full payment of this contract has been made. Customer covenants not to remove any of the materials from the installation site until full payment of this contract has been made, and Customer assumes all risk of loss or damage to the materials sold, whether from fire or other causes, occurring after delivery to the Customer, and no such loss or damage shall affect any rights of Butler Carpet Company. Customer shall have no right of offset or withholding of any amounts due from customer to the Company.

2. **Order Subject to Change.** A quote, or estimate, is made to the best of the ability of the Company's sales representatives to be an accurate representation of total project cost and scope of work. Quotes are valid for 30 days from date of issuance and are subject to change in the event of manufacturer price increases, labor increases, or unexpected events that may affect the cost of goods or services. Additional costs may be incurred in order for a job to be completed or for proper installation. If additional materials or labor are required, customer will be made aware of what is needed and the approximate cost associated. The customer is responsible for these additional costs with, or without, a change order document being filed. A verbal authorization of approval for additional work is considered an "official" agreement. If the sales contract is based upon measurements or blueprints furnished by the customer, the price indicated in the sales contract shall be subject to change, including an extra trip charge should the actual measurements vary from those submitted. Should a condition exist, or be found at the site of installation, whether before, during or after installation that affects the installation and/or materials, and which was not readily apparent to the Company or the installer at the time of purchase, measurement or installation, this order may be modified, at the Company's option, and the Company may increase or decrease the price indicated in this sales contract based upon such condition. This contract is subject to correction for clerical or mathematical errors. Refunds or credits due will be issued to the customer within fifteen (15) business days.

3. **Cancellation of Sales Contract.** THE PARTIES AGREE THAT IT WOULD BE IMPRACTICABLE AND EXTREMELY DIFFICULT TO ASCERTAIN THE ACTUAL DAMAGES SUFFERED BY THE COMPANY AS A RESULT OF CUSTOMER'S CANCELLATION OF THIS SALES CONTRACT, AFTER ANY REQUIRED MATERIALS HAVE BEEN CUT OR ORDERED. THEREFORE IN THE EVENT CUSTOMER CANCELS THIS SALES CONTRACT AFTER ANY MATERIALS REQUIRED FOR THIS SALES CONTRACT HAVE BEEN CUT OR ORDERED BY THE COMPANY, CUSTOMER AGREES THAT THE COMPANY WILL NOT BE REQUIRED TO PROVIDE ANY REFUND OF ANY AMOUNT TO THE CUSTOMER NOR SHALL THE COMPANY BE REQUIRED TO EXCHANGE THE MATERIALS PURCHASED FOR OTHER MATERIALS. FURTHER THE CUSTOMER AND THE COMPANY EXPRESSLY AGREE THAT THE COMPANY SHALL BE ENTITLED TO RETAIN ALL MONIES PREVIOUSLY PAID BY THE CUSTOMER UNDER THIS SALES CONTRACT, WHETHER FOR DEPOSITS OR OTHERWISE, AS REASONABLE AND LIQUIDATED DAMAGES WHICH THE PARTIES AGREE REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH THE COMPANY WOULD INCUR AS A RESULT OF ANY SUCH CANCELLATION.

4. **Delivery and Acceptance.** Customer must ensure all goods listed within the sales contract are accurate, including carpet cushion and underlayment. The installation of any goods will constitute customer's acceptance "as is." Customer must inspect all orders upon arrival and advise Company of any issues prior to use or installation. ALL SPECIAL BUY, CLOSE OUT, AND CLEARANCE MERCHANDISE AS WELL AS CASH AND CARRY SALES ARE FINAL. REMNANTS, AND MERCHANDISE MARKED "AS IS" OR "FINAL SALE" IS SOLD WITHOUT WARRANTY AND MAY NOT BE RETURNED FOR ANY REASON. The Company's performance under this sales contract is subject in all instances to the availability of products/goods/materials.

5. **Installation.** Labor is performed by a licensed and insured independent contractor of the Company. The independent contractor status of the installer will not change the quality or extent of the Company's warranty of such labor. The installers DO NOT move, disconnect or reconnect toilets, gas appliances, refrigerators, aquariums, breakables, or disassembling and assembling beds or anything that may be fragile. Customer is responsible for moving all furniture out of the work area unless otherwise agreed to by the Company in writing. Installers will exercise every care possible in removing and reinstalling moldings and transitions, but neither the Company nor the installers shall be responsible for breakage or other damage to moldings. Installers may remove doors to install flooring, but Company assumes no responsibility for replacing, adjusting or cutting doors if the new flooring does not provide adequate clearance. Stairs are covered from wall to spindles, unless otherwise specified in the sales contract. If railings are to be removed, customer must do so before the installer arrives. Scoring or abrasions of baseboards, door frames, walls or other marring when flooring is moved through the home or cut or tucked for tackless installation will occur and, to some degree, is to be expected. Customer must detach any intricate wiring, such as stereos, TV, cable, surround sound systems, and any computer equipment, or the like, prior to installation. Customer is solely responsible for any and all damage occurring to any wiring that runs

under floor coverings, and the Company shall have no responsibility or liability relating thereto. Placing of all seams shall be left to the discretion of the installer unless otherwise specified herein in writing. Seams are not invisible, but will be done to the standards of the Carpet and Rug Institute guidelines. Patterns will be matched as closely as possible but cannot be guaranteed. Color match to samples may vary from dye lot to dye lot within industry standards. Rugs are unbound, unless otherwise specified, and are delivered only and not spread or placed by the Company at the property. Manufacturers change backings from time to time, and customer recognizes that this will not affect quality and accepts any such changes. Customer acknowledges that a two percent (2%) variance in carpet width is within mill tolerance and is acceptable. Shading, shedding, fluffing, missing tufts and pile crushing are not manufacturing defects, but inherent characteristics of all fabrics. If Company agrees to handle a claim for missing tufts, the Company shall do so by reinserting such missing tufts by reburly without charge of labor or materials. The Company, at its discretion, may agree to handle claims for sprouting, high loops, flecks, oily ends, oily yarns, wool knots, cotton or jute slubs, and in such event, if such conditions cannot be corrected by the Company, they may be classified as manufacturing defects.

6. **Limited Labor Warranty.** Company expressly warrants all residential labor and workmanship for two (2) years from the date of installation. Company expressly warrants all commercial installations for one (1) year. The foregoing warranty covers only the installation of the flooring by the Company or its installer. Customer must notify the Company in writing within three (3) days of discovery of any alleged defect, and must allow the Company a reasonable amount of time to investigate the complaint. If any repair or replacement is required and covered up by this limited warranty, the Company shall only be responsible for the cost of the materials and labor to repair or replace the defect. Any such repair or replacement shall be effected by the Company after reasonable notice and an opportunity to repair or replace. The Customer recognizes that it must give the Company an opportunity to honor its warranty and to repair or replace the defective materials or installation. The Customer agrees that unless the Company is first provided with a reasonable opportunity to repair or replace the subject flooring or the installation, all warranties provided hereunder shall be null and void. Repair or replacement does not renew or extend the terms of this warranty. Any warranty expires two (2) years from the date of the initial installation or forty-five (45) days from the date of the repair/replacement, whichever is later. There is no guarantee that the same or a similar product to the original flooring will be available at the time the repairs are made and customer agrees to accept a reasonable replacement product if it becomes necessary. This warranty does not cover damage caused by insects, pets, foundation settling, abuse, neglect, improper use, cleaning agents, tape-down, loose lay or form fit installations, moisture (or lack of moisture), site and environmental conditions, special or unconventional installations, natural wood characteristics, color and shade variation or discounted flooring. This warranty only applies to the original purchaser. THE COMPANY MAKES NO OTHER WARRANTIES OR REPRESENTATIONS TO CUSTOMER OR ANY OTHER PERSON OF ANY KIND, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE GOODS AND SERVICES, AND THE COMPANY SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY DOES NOT WARRANT AND CANNOT GUARANTEE THE LENGTH OF WEAR OR SERVICE OF COVERING FOR ANY PRODUCTS. Product defects in the material and/or flooring may be covered by a manufacturer's warranty. Any warranty offered by the manufacturer is direct from the manufacturer and not the Company. Carpet manufacturers mandate that you have your carpets professionally cleaned using hot water extraction every 12 to 18 months to maintain your carpet's warranty. Proof of such cleaning is required.

7. **Limitation of Liability.** IN NO EVENT SHALL THE COMPANY BE LIABLE TO CUSTOMER FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, STATUTORY, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, LOSS OF USE, LOSS OF TIME, OR INCONVENIENCE, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN. The maximum liability of the Company to customer for any breach or default under this sales contract shall be expressly limited to the amount paid by customer to Company under this sales contract.

8. **Miscellaneous.** These terms and conditions constitute the entire agreement between the parties. Any dispute between the Company and customer shall be governed exclusively by the laws of the State of Florida. Venue for all purposes shall be deemed to exclusively lie within the county, state or federal courts located in Pinellas County, Florida.

9. **Jury Trial Waiver.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS TO A JURY TRIAL, OR TRIAL BY JURY OF ANY ISSUE, CONCERNING OR ARISING OUT OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, ANY ACTION TO ENFORCE ANY PART OR PROVISION OF THIS AGREEMENT.

CUSTOMER INITIALS _____

Mirabella Clubhouse Flooring Quote

Scope of Work:

- Demo and disposal of existing carpet.
- Subfloor preparation.
- Installation of new LVT and cove base in the clubhouse, closet, and office area.

Materials Included:

- **Flooring:** 820 sq ft of Chesapeake LVT Pro Solutions 12 7 x 48 Afterglow
- **Cove Base:** 140 linear feet of white cove base
- **Adhesive:** 6 gallons of TEC Texeira glue
- **Patch:** 2 bags of floor patch

Total Project Cost: \$4,750

Payment Schedule:

- **70% upfront payment:** \$3,325 (due before project start to cover material costs)
- **30% remaining balance:** \$1,425 (due upon project completion)

This quote includes a **1-year warranty** on installation issues, giving you peace of mind. We look forward to working with you to complete this project.

If you have any questions or would like to proceed, please don't hesitate to reach out.

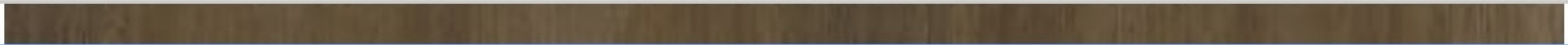
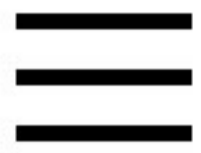
Sincerely,

The Team at Top-Tier Flooring Tampa

info@toptierflooringtampa.com

3750 Gunn Highway Suite 306 #B162 Tampa, FL 33618

813-421-0551



ProSolutions 12 in Afterglow

SKU PS8915

Color: Afterglow





Home > All Products > Commercial > ProSolutions 12



No.11- 8/7/2025

Louis Smith Electric, Inc.

P. O. Box 7181

Wesley Chapel, FL 33544

Ph 813-767-9296 LouisSmithElectricInc.com Lic: EC0002201

Proposal for Marabella CDD Install Four 84" Outdoor Rated Ceiling Fans

Louis Smith Electric, Inc does propose to supply, wire, and install the following scope of work in contract with Inframark - Marabella CDD, with the noted provisions and exceptions:

- a. Remove 4 in-operative ceiling fans
- b. Replace each with an 84" outdoor rated ceiling fan
 - Strong Aluminum Reinforced Blades will be longer lasting
 - Ultra Quite and Powerful Pure Copper DC motor
 - Motor is 6 speed and reversible
 - 8", 15" or 24" downrods
 - Motors are Guaranteed for Life
 - Whole Fan 2 year warranty
 - Lost Remote 2 year free replacement guarantee
- c. Fans are 436.50 ea, with 300 Labor ea
- d. Louis Smith Will provide a 2 year labor warranty

Provisions and Exceptions:

1. Any work not specifically listed is not included

Louis Smith Electric, Inc., does propose to do the above listed work for a price of \$2,946. Terms are simply balance due immediately upon completion, a finance charge of 18% per annum will be charged on all overdue invoices.

Louis Smith, President

08/07/25
Date

The signing of this proposal will create a legal and binding contract between Louis Smith Electric, Inc. and Inframark, Marabella CDD, whom by signing this contract is saying he/she is in fact the owner, president, or agent for owner, and will personally guarantee funds for this contract.

Owner or Agent for Owner

Date



ESTIMATE

EST-001954

Estimate Date: Sep 15, 2025

Expiry Date: Oct 13, 2025

FROM:**Tactical Pressure Washing & Paver Sealing**

License: 113533

33501 Prospect Road

Dade City, FL, 33525

Email: david@tacticalpressurewashing.com

Phone: (813) 551-0966

TO:**Inframark, Mirabella**

Attn: Samantha Ford

14306 Romeo Blvd

Wimauma, FL, 33598

JOB LOCATION:

14306 Romeo Blvd

Wimauma, FL, 33598

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Paver Power Wash (pool deck) High pressure power wash with a dedicated surface cleaner to remove existing sand, stains, organic material, and loose sealer.	9800.00	\$0.15	\$0.00	No Tax	\$1,470.00
2	Sidewalk Cleaning (square foot) All common sidewalks and underside of clubhouse, mailbox area Chemical soak and high pressure wash	4800.00	\$0.12	\$0.00	No Tax	\$576.00
3	Parking barriers and curb pressure wash	1.00	\$125.00	\$0.00	No Tax	\$125.00
Subtotal						\$2,171.00
Grand Total (\$)						\$2,171.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

We would be happy to have an opportunity to work with you.



signed on 15-Sep-2025
by Tactical Pressure Washing & Paver Sealing

Business powered by [Markate.com](https://markate.com)



MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL **407.566.1935** or

EMAIL **maintenance@inframark.com**

www.inframark.com/community-management/#maintenance





Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 09/10/2025

Work Order # WOMIR09222025

Customer ID: MIRABELLA CDD

Quotation valid until 10/10/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Thermostat lock box inside clubhouse	L&M	\$120	1	\$120
Outdoor ceiling fans replaced @ veranda to closely match existing	L&M	\$299	4	\$1,196
Pressure Washing all sidewalks at clubhouse, all pool deck pavers, covered patio and breezeway areas		\$.21/sf	9,720 sf	\$2,041.20
Subtotal				\$3,357.2
Service Fee				-
Disposal Fee			fans	\$99
Total	Labor and Materials			\$3,456.20

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:

Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 09/10/2025

Date: _____

Inframark

MIRABELLA CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.

Mirabella CDD Field Inspection Proposal



Field Inspection Services

INFRAMARK shall provide the following field services for the DISTRICT:

1. Monthly Property Inspection

Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.

2. Follow-Up Inspections

Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

3. Inspection Reports

Prepare and provide detailed monthly inspection reports, including:

- Photographs
- Analysis of findings
- Recommendations for corrective actions or improvements

4. Vendor Deficiency Notification

Notify District vendors of any deficiencies in service or performance discovered during inspections.

5. Staff Coordination

Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

6. Vendor Progress Monitoring

Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

7. Budget Input

Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

8. Project Proposal Procurement

Utilize industry experience to obtain competitive proposals for various District projects and services.

9. Procurement Assistance

Assist in drafting procurement documents, including:

- Instructions to proposers
- Scope of services
- Related materials for competitive bidding
- Conduct pre-application meetings with interested proposers as necessary.

10. Meeting Attendance

Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

Vendor Compensation

Pricing Category	Proposed Yearly Pricing
Field Service/Inspection Year	\$7,500
Total	\$7,500



ACS Home Services
Headquarters: 1712 E Seward St,
Tampa, FL 33604
813-618-5631
EC13008068
CAC1818754
CFC1431812

Estimate 134857947
Job 134851160
Estimate Date 9/26/2025
Customer PO

Billing Address
Samantha Zaroni
14306 Romeo Boulevard
Wimauma, FL 33598 USA

Job Address
Samantha Zaroni
14306 Romeo Boulevard
Wimauma, FL 33598 USA

Estimate Details

Upon arrival to call, noticed the overflow safety reservoir was full of water and the float, which was active causing Unit not to run because the drain line is plugged : Convert drain system to a condensate pump with tubing install.

Service #	Description	Quantity	Your Price	Your Total
CP INSTALL2	230V CONDENSATE PUMP INCLUDES 20' OF 3/8" CLEAR VINYL TUBING TP-CP-20T-230	1.00	\$1,108.00	\$1,108.00
ACSCMRP	Rental Property Only	1.00	\$14.95	\$14.95
\$99 Discounted Diagnostic Fee For All Trades				
*Receive 4 Annual Home Visits				
2 Heating & Cooling Maintenance's- bi-annual				
1 complimentary plumbing inspection				
1 complimentary electrical inspection				
*Receive 30% Off on any repairs needed in home				
*Front-of-the-Line Scheduling				
Club members come first when service is needed.				
*Exclusive Club Member Promotions				
Special offers for club members only.				
*Convenient Auto Renewal				
Never worry about your agreement expiring.				
			Member Savings	\$196.00
			Sub-Total	\$1,122.95
			Tax	\$0.00
			Total	<u>\$1,122.95</u>

By signing, I acknowledge that the company has provided me an estimate for the services to be performed in the amount of \$1,122.95

1. ACS Home Services, a Florida Corporation, shall hereafter be referred to as Contractor.
2. Contractor shall furnish only the labor and materials necessary to perform the agreed upon labor and materials of this AGREEMENT. Any deviation from or addition to the agreed upon labor and materials must be in writing and signed by both contractor and customer. In the event unforeseen circumstances, including compliance with code requirements, labor and/or materials were not contemplated in the proposed price, the proposed price shall be increased. Unforeseen drywall repairs shall be billed separately and in no event will they be deemed included in the purchase price, unless noted in this agreement.
3. Buyers agree to provide Contractor with a safe and readily accessible work site.
4. Completion and start dates are not guaranteed. Delays in completion and starts beyond Contractors control shall not be grounds for cancellation of this agreement. Contractor shall not be liable for any delay in the performance of the agreement or for any damages suffered by customer by reason of such delay, if such delay is, directly or indirectly, caused by, or in any manner arises from fires, floods, accidents, shortage of labor, fuel power, materials, or supplies, transportation delays or any other cause or causes (whether or not similar in nature to any of these herein before specified) beyond its control.
5. Customer shall pay the Contract Price in full at the time Contractor completes its work. Completion is defined as the time when equipment is installed and operating. Defects, if any, are to be corrected under Contractor's warranty and shall not be reason for delay in payment. Contractor's billing period ends the 25th of each month, and reserves the right to periodically invoice for portions of work completed to date.
6. Customer shall pay a finance charge of 2.5% per month (or the maximum amount allowed by law) on the balance of the contract price not paid at completion, or for other services performed, to include all future services. Invoices are due upon receipt.
7. In the event that collection is deemed necessary by Contractor, Buyer agrees to pay all reasonable collection costs, attorney fees, interest charges (stated above) and court fees.
8. In the event contractor arranges finances through 2nd parties, all agreements are through finance company and customer, and shall have no responsibility on contractor. All financing is with approved credit. In the event that customer is found to be not credit worthy, at any time through this agreement, it shall be the customer's responsibility to secure funds to service all debts.
9. Contractor warrants that all labor and materials shall be free of defects for one (1) . All warranty work must be done by Contractor. Customer will not be compensated for work done by other companies. All warranty work shall be done during normal business hours (8:00 a.m. - 4:00 p.m. weekdays). Customer will be charged for warranty work done other than normal business hours. The foregoing warranty is exclusive and in lieu of all other warranties, of whether written, oral or implied (including any warranty of merchant ability or fitness for purpose). The warranty provided in this paragraph and the obligations and liabilities of contractor hereunder are exclusive and in lieu of and customer hereby waives all other remedies, warranties, guarantees or liabilities, expressed or implied, arising by law or otherwise (including without limitation any obligations of contractor with respect to fitness, merchantability and consequential damages) or whether or not occasioned by contractor's negligence. This warranty shall not be extended, altered or varied except by a written instrument signed by the contractor's president and customer. The foregoing warranty will not be honored if the customer has not timely paid all accounts Customer has had with Contractor. "Consequential damages" as used herein shall include Customer's time missed from work for which Contractor shall not be liable.
10. Contractor hereby assigns to Customer all warranties given to Contractor by any manufacturer. Contractor shall have no liability concerning any manufacturer's warranty.
11. Customer shall pay for all house calls regardless of whether Contractor performs any work (including equipment and labor that is under the warranty). If it has been determined the call was not related to Contractors warranty.
12. Contractor recommends annual maintenance and periodic inspections. Failure to follow manufacturer's instructions will void warranties. Other companies or persons performing service on Contractor's equipment shall void warranty.
13. Unless specifically included in the contract price, contractor will not conceal pipes, ducts and wires or include drywall patching and framing. All work is done in accordance with local industry customs and practices. Unless customer gives specific instructions reflective in this agreement, they will not be honored.
14. Customer acknowledges that temperatures may vary from room to room and in different levels of the house and that contractor shall have no liability for such variance.
15. Customer understands that new equipment will make different sounds and provide a different type of heat than other inefficient equipment.
16. Contractor shall not be liable for existing duct systems and/or any problems caused by the same.
17. Customer acknowledges that from time to time, Contractor may offer discounts as a promotional device. Promotions, of any kind, will not affect this agreement in any manner. This offer shall not be valid with any other offer.
18. Contractor shall not be responsible for any covenants, zoning or other like laws, ordinances or agreement that may affect Customer property. Customer agrees to hold Contractor harmless from liability in connection with the same.
19. Customer shall indemnify and hold Contractor harmless from all liability to include but not limited to any connection with regulated or hazardous substances in or on the property. In the event any regulated substances are encountered, Contractor shall terminate work until the matter is resolved and the completion date shall be extended, to include any and all costs associated with the same.
20. This is a home solicitation sale for home improvements or repairs, and if you do not want the goods or services, you may cancel this agreement by providing written notice to seller by certified mail postmarked by midnight of the third day after you sign the agreement. Saturday is considered a business day and is included in the three days. This letter must indicate that you do not want the goods or services. You will be subject to reasonable labor charges for work already performed. The address the letter should be mailed to: ACS Home Services, 1712 E. Seward St, Tampa FL 33604.
21. SELLER CANCELLATION: Seller shall have the right to terminate this agreement at any time, for any reason, in such event, Contractor shall be paid for work and materials to the termination date. Any extra costs to complete said agreement by other companies are not the responsibility of Contractor, and Customer shall hold contractor harmless.
22. This Agreement contains the entire understanding and agreement between the parties and all of their prior written and oral agreements, understandings or arrangements are merged herein. No amendment or modification hereof shall be binding upon either party unless in writing and signed by the party to be charged therewith.
23. In the event Contractor retains an attorney this agreement, customer shall pay all reasonable attorneys fees and costs incurred by the Contractor.

All parts as recorded are warranted as per manufacturer specifications. If repairs later become necessary due to other defective parts, they will be charged separately. We guarantee that all repairs are done right. If a repair fails during the season, we will repair it again absolutely free.

If this is an In-Home Sales Transaction, there is a three day right to cancel this transaction as a buyer. If services have been rendered, upon cancellation, the customer is still responsible to pay reasonable compensation for labor performed. (See Back for Details)
Installed Electrical Parts are non-refundable.
I acknowledge form of payment and terms.