

**MIRABELLA
COMMUNITY
DEVELOPMENT DISTRICT**

**December 4, 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
Michael Pannullo, Assistant Secretary

Staff:

Samantha Zanoni, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Howard Heal, Field Services Director
Nancy Hix, District Accountant
Tabitha Blackwelder, Administrative Assistant

Meeting Agenda

Thursday, December 4, 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. Consent Agenda**
 - A. Consideration of Meeting Minutes of October 23, 2025 Page 3
 - B. Consideration of September 2025 & October 2025 O&M Reports..... Page 8
- 5. Staff Reports**
 - A. Accountant Report
 - B. Aquatics Report (under other cover)
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
- 6. Business Items**
 - A. Consideration of Resolution 2026-02; Designation of Officers Page 97
 - B. Consideration of Coastal Creations Pool Renovation Proposal #1030..... Page 98
 - C. Consideration of Hanley Pools LLC Pool Renovation Proposal Page 106
 - D. Consideration of Inframark Fan Proposal #WOMIR09222025..... Page 108
 - E. Consideration of Louis Smith Electric, Inc Fan Proposal #11-8/7/2025 Page 111
 - F. Ratification of Zebra Water Valve and Float Assembly Repair Proposal #1060 .. Page 112
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

The next meeting is scheduled for Wednesday, February 5, 2026, 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

**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, October 23, 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
Michael Pannullo	Assistant Secretary

Also, either in person or via Teams Communications present were:

Samantha Zanoni	District Manager
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Ms. Reese seconded by Mr. Dzien, with all in favor, motion to approve the October 23, 2025, meeting agenda, carried.

THIRD ORDER OF BUSINESS

Audience Comments

There were no public comments.

FOURTH ORDER OF BUSINESS

Special Business Items

A. Consideration of Michael Pannullo's Resume for Vacant Seat

October 23, 2025

MIRABELLA CDD

On MOTION by Mr. Reese, seconded by Ms. Jacobson with all in favor,
motion to appoint Michael Pannullo to the Vacant Seat #5, carried.

Mr. Pannullo read oath of office on record and accepted pay.

B. Consideration of Wayne Sutherland's Resume for Vacant Seat

Not approved.

C. Consideration of Resolution 2026-01; Amendment to Fiscal Year 2025 Budget

On MOTION by Ms. Jacobson, seconded by Ms. Reese with all in favor,
motion to approve Resolution 2026-01; Amendment to Fiscal Year 2025
Budget, carried.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Meeting Minutes of August 7, 2025

B. Consideration of July – August 2025 O&M Report

On MOTION by Ms. Jacobson, seconded by Ms. Reese with all in favor,
motion to approve the Consent Agenda, carried.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The Board reviewed the aquatics report and had no questions.

B. District Engineer

i. Update to Pond Erosion Project

Mr. Chang was not present. Ms. Zanoni provided the Board with an update on the pond
erosion project stating that it has been completed.

C. District Counsel

There being none, the next item followed.

D. District Manager

Ms. Zanoni announced the next meeting scheduled for December 4, 2025.

October 23, 2025

MIRABELLA CDD

SEVENTH ORDER OF BUSINESS**Business Items****A. Review of Fiscal Year 2025 Goals and Objectives**

All Fiscal Year 2025 Goals and Objectives have been completed; the Board had no questions.

B. Consideration of Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, motion to approve the Fiscal Year 2026 Goals and Objectives, carried.

C. Consideration of Mikes Floor Covering Proposal #1150

Proposal not approved.

D. Consideration of Bob's Carpet & Flooring Proposal #4300

On MOTION by Ms. Kimbrough, seconded by Mr. Pannullo, with all in favor, motion to approve Bob's Carpet & Flooring Proposal #4300 if Bob's will include floor patch at the proposed price of \$4,249.00, carried.

E. Consideration of Top-Tier Flooring Proposal

On MOTION by Ms. Kimbrough, seconded by Mr. Pannullo, with all in favor, motion to approve Top-Tier Flooring Proposal if Bob's will not include floor patch at the proposed price of \$4,249.00, carried.

F. Consideration of Luis Smith Ceiling Fan Proposal #11-8/7/2025

This proposal was tabled, the Board would like to know if the electrical work has been completed before they approve the fan replacement.

G. Consideration of Tactical Pressure Washing Proposal #1954

This proposal was tabled.

H. Consideration of Inframark Work & Repair Proposal #WOMIR09222025

October 23, 2025

MIRABELLA CDD

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, motion to approve Inframark Work & Repair Proposal #WOMIR09222025 for the AC lock only, carried.

I. Consideration of Inframark Field Inspection Service Proposal

This proposal was tabled.

J. Ratification of ACS Home Services Proposal #134857947

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, motion to approve Ratification of ACS Home Services Proposal #134857947, carried.

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Ms. Reese requested two workshops be added to the schedule.

On MOTION by Ms. Reese, seconded by Mr. Dzien, with all in favor, motion to add two workshops for the dates of January 8, 2026, and May 7, 2026, from 6:30-7:30 p.m., carried.

Mr. Dzien provided an update to the report regarding mailbox issues and raised concerns that the community may not need security all day.

Ms. Jacobson requested that Ms. Zanoni look at part-time security guard options for the hours of 7:30 a.m. - 9:30 a.m. and 2:30 p.m. – 4:30 p.m. Monday through Friday. With the addition of security for Sumner High School home football games, security will be needed until the game is over.

NINTH ORDER OF BUSINESS

Audience Comments

A member of the audience requested an update on pond erosion and the Fiscal Year 2026 budget. Conversation ensued between the Board and the audience.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

October 23, 2025

MIRABELLA CDD

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On MOTION by Ms. Jacobson, seconded by Mr. Dzien, with all in
favor, the meeting was adjourned at 7:20 p.m.

_____	_____
Assistant Secretary	Chairperson/Vice Chairperson

September 2025 Meeting

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	9/6/2025	2504811090625-ACH	\$120.00	\$120.00	Sept 2025- Internet
COMPLETE I.T. CORP	9/1/2025	17638	\$225.50	\$225.50	Sept 2025- Complete IT
COMPLETE I.T. CORP	9/15/2025	17690	\$86.00	\$86.00	Sept 2025- Complete IT
HOME TEAM PEST DEFENSE INC.	9/4/2025	113030426	\$110.00	\$110.00	Sept 2025- Pest Control
HOME TEAM PEST DEFENSE INC.	8/18/2025	112184567	\$110.00	\$110.00	Aug 2025- Pest Control
INFRAMARK LLC	9/5/2025	158156	\$643.75		Sept 2025- District Management Services
INFRAMARK LLC	9/5/2025	158156	\$2,500.00	\$3,143.75	July 2025- Irrigation repairs
JNJ CLEANING SERVICES LLC	8/27/2025	INV0003	\$675.00	\$675.00	Sept 2025- Amenity Services
SOLITUDE LAKE MANAGEMENT, LLC	9/1/2025	PSI197223	\$226.94	\$226.94	Sept 2025- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	9/2/2025	74342	\$1,849.05	\$1,849.05	Sept 2025- Landscape Contract
ZEBRA CLEANING TEAM	9/10/2025	8163	\$1,050.00	\$1,050.00	Sept 2025- Pool Service
ZEBRA CLEANING TEAM	9/10/2025	8162	\$1,050.00	\$1,050.00	Aug 2025- Pool Service
Monthly Contract Subtotal			\$8,646.24	\$8,646.24	
Variable Contract					
TIMES PUBLISHING COM	9/22/2025	56324-092125	\$585.00	\$585.00	Sept 2025- Legal Advertising
Variable Contract Subtotal			\$585.00	\$585.00	
Utilities					
BOCC ACH	9/11/2025	091125-8155-ACH	\$119.82	\$119.82	Aug/Sept- Water
TECO ACH	7/16/2025	071625-8973-ACH	\$116.16	\$116.16	June/July 2025- Electric
Utilities Subtotal			\$235.98	\$235.98	
Regular Services					
ANCHOR AIR CONDITIONING INC	9/22/2025	83796	\$75.00	\$75.00	Sept 2025- AC repair
BGE INC	9/2/2025	28554	\$623.66	\$623.66	Sept 2025- District Engineer Site Visit
EGIS INSURANCE	8/25/2025	28936	\$13,555.00	\$13,555.00	FY26- Renewal Policy
FIELDS CONSULTING GROUP LLC	9/1/2025	3646	\$550.00	\$550.00	Sept 2025- Mike's Sign

September 2025 Meeting

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FINN OUTDOOR LLC	8/15/2025	2932	\$5,850.00	\$5,850.00	Sept 2025- Pond Erosion
INFRAMARK LLC	9/22/2025	159281	\$240.42	\$240.42	July 2025- Mailed Notices
JNJ CLEANING SERVICES LLC	9/22/2025	INV0016	\$675.00	\$675.00	AMENITY CLEANING
SIGNAL 88, LLC	5/9/2025	US 35121	\$1,089.40	\$1,089.40	May 2025- Patrol Tours
SOUTH SHORE LANDSCAPE & LAWN	9/9/2025	74353	\$229.13	\$229.13	July 2025- Irrigation repairs
SOUTH SHORE LANDSCAPE & LAWN	9/23/2025	74359	\$2,000.00	\$2,000.00	Sept 2025- Mulch
SOUTH SHORE LANDSCAPE & LAWN	9/23/2025	74358	\$900.00	\$900.00	Sept 2025- Landscape Clean Up
STRALEY ROBIN VERICKER	8/27/2025	27032	\$187.50	\$187.50	Aug 2025- District Counsel
STRALEY ROBIN VERICKER	9/26/2025	27184	\$157.00	\$157.00	August 2025- District Counsel
Regular Services Subtotal			\$26,132.11	\$26,132.11	
TOTAL			\$35,599.33	\$35,599.33	

September 6, 2025

Invoice Number: 2504811090625

Account Number: 8337 12 029 2504811

Security Code: 3706

Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

Summary

Service from 09/06/25 through 10/05/25
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 09/23/25	
Total Due by Auto Pay	\$120.00

NEWS AND INFORMATION

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.

Thank you for choosing Spectrum Business.

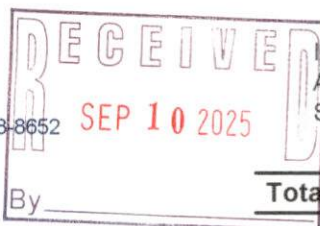
We appreciate your prompt payment and value you as a customer.

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 09072025 NNNNNNNN 01 001015 0004

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



September 6, 2025

Mirabella CDD

Invoice Number: 2504811090625

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



Invoice Number: 2504811090625
 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 09072025 NNNNNNNN 01 001015 0004

Charge Details

Previous Balance		120.00
EFT Payment	08/23	-120.00
Remaining Balance		\$0.00

Payments received after 09/06/25 will appear on your next bill.

Service from 09/06/25 through 10/05/25

Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
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 #	17638
Invoice Date	09-01-25
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 #	17690
Invoice Date	09-15-25
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 #: 113030426

WORK DATE: 09/04/2025

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: 09/04/2025 08:04:16 AM
Time Out: 09/04/2025 08:34:21 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 October

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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 #: 113030426

WORK DATE: 09/04/2025

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
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Areas Applied: Exterior perimeter

Target Pests: Ants, Millipede, Roaches, Silverfish, 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 Sprayer	8:32:56 AM
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100-1066	0.06000000		Spot Treatment	
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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 Sprayer	8:32:21 AM
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101563-143	0.03000000	0.0442 Fluid Ounce	Spot Treatment	
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Target Pests: Ants, Millipede, Roaches, Silverfish, Spiders

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Demand G	0.0450%	2.0000 Pound	Spreader	8:32:33 AM
100-1240	n/a	2.0000 Pound	Broadcast	

Target Pests: Ants, Centipede, Earwig, Millipede

Areas Applied: Mulch beds

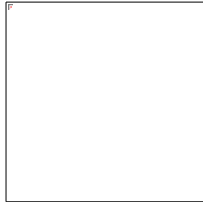
Weather: 0°, 0 MPH

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.



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

INVOICE

Bill To [4190883]

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

Service Address [4190883]

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

Invoice # 112184567

Invoice Date 08/18/25

Service Date 08/18/25

Technician John Pollock

License # JE267936

Terms DUE UPON RECEIPT

Purchase
Order

Service	Description	Quantity	Price	Subtotal
PS	Pest Control Service	1.00	\$110.00	\$110.00
Subtotal				\$110.00
Tax				\$0.00
Total				\$110.00
Amount Paid				\$0.00
Balance				\$110.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

**Order/Service
Instructions**

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 reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. 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 September



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
155299
CUSTOMER ID
C2285
PO#

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

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

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.



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

Page 21
INVOICE
INV0003
DATE
08/27/2025
DUE DATE
09/15/2025
BALANCE DUE
USD \$675.00

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

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$675.00	1	\$675.00
TOTAL			\$675.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE
USD \$675.00

Amenity cleaning services - August 2025

**Please submit payment to the new address showing on invoice!
Thank you!

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

September 26, 2025
Client: 001295
Matter: 000001
Invoice #: 27184

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			0.6	\$157.00
Total Services			\$157.00	
Total Disbursements			\$0.00	
Total Current Charges				\$157.00
Previous Balance				\$187.50
Less Payments				(\$187.50)
PAY THIS AMOUNT				\$157.00

Please Include Invoice Number on all Correspondence



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#

159281

CUSTOMER ID

C2285

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-15-25 \$239.68	1	Ea	239.68		239.68
Postage	1	Ea	0.74		0.74
Subtotal					240.42

Subtotal	\$240.42
-----------------	----------

Tax	\$0.00
------------	--------

Total Due	\$240.42
------------------	----------

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.

**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: PSI197223
 Invoice Date: 9/1/2025

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 9/1/2025
 Due Date 10/1/2025
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 9/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 Mirabella-Lake-ALL		1	1	226.94	226.94

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 226.94

Subtotal: 226.94
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 226.94

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.: 74342
Terms: Net 30
Invoice date: 09/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for September.	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!

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.: 8163
Terms: Net 30
Invoice date: 09/10/2025
Due date: 10/10/2025

#	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

Note to customer

September service - missed 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.: 8162
Terms: Net 15
Invoice date: 09/10/2025
Due date: 09/25/2025

#	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

Note to customer
Missed invoice for August

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
9/21/25-9/21/25	MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account
9/22/2025	Deirdre Bonett	TB121446
Total Amount Due	Invoice Number	
\$585.00	56324-092125	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/21/25	9/21/25	56324	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Meeting Schedule	2	1.00x55.00 L	\$583.00
					Affidavit Fee			\$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	Advertiser Name	
9/21/25-9/21/25	MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account
9/22/2025	Deirdre Bonett	TB121446
Total Amount Due	Invoice Number	
\$585.00	56324-092125	

DO NOT SEND CASH BY MAIL

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

56324

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 Meeting Schedule was published in said newspaper by print in the issues of 09/21/25 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.

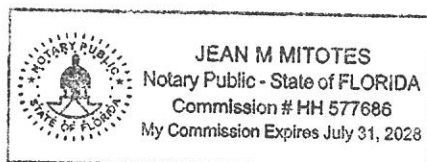
Signature of Affiant


Sworn to and subscribed before me this **09/21/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced



**NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Mirabella Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held on Thursday every two months at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598 on the following dates and time.:

FISCAL YEAR 2026

October 23, 2025,	6:00 P.M.
December 4, 2025,	6:00 P.M.
February 5, 2026,	6:00 P.M.
March 16, 2026,	6:00 P.M. Budget Workshop
April 2, 2026,	6:00 P.M.
June 4, 2026,	6:00 P.M. Proposed Budget Approval
August 6, 2026,	6:00 P.M. Budget Adoption/Public Hearing

* = Meetings may be subject to change location depending on meeting facility availability.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

September 21, 2025

56324



Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD		0712968155	09/11/2025	10/02/2025

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	08/08/2025	16647	09/09/2025	16687	4000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$12.08
Water Base Charge	\$20.91
Water Usage Charge	\$4.12
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$26.08

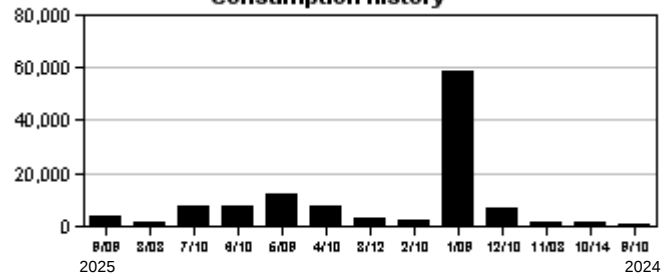
Summary of Account Charges

Previous Balance	\$94.45
Net Payments - Thank You	\$-94.45
Total Account Charges	\$119.82
AMOUNT DUE	\$119.82

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

420 0

DUE DATE

10/02/2025

**Auto Pay Scheduled
DO NOT PAY**



0007129681552 00000119826

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

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.

Account Summary

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

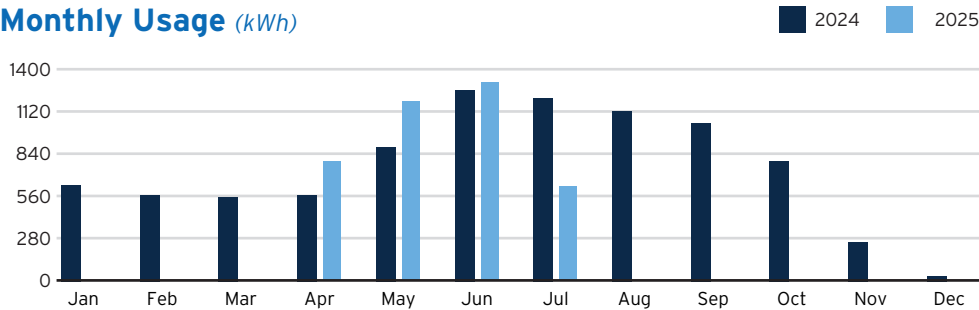
Previous Amount Due	\$225.29
Payment(s) Received Since Last Statement	-\$225.29

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.

Monthly Usage (kWh)



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

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS™ 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.



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.



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

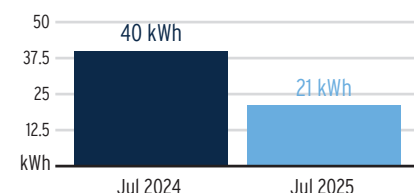
Rate Schedule: General Service - Non Demand

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 to learn more.

Total Current Month's Charges

\$116.16

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.



Anchor Air Conditioning, Inc.

Mirabella CDD
14306 Romeo Blvd
Wimauma, FL 33598

✉ lisa.castoria@inframark.com

INVOICE	#83796
SERVICE DATE	Sep 22, 2025
INVOICE DATE	Sep 22, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 23, 2025
AMOUNT DUE	\$75.00

CONTACT US

8635 W Hillsborough Ave, #373
Town 'n' Country, FL 33615

☎ (813) 260-1017
✉ service@anchorair.com

Service completed by: Bryan Van De Waarsenburg

INVOICE

Services	qty	unit price	amount
Service Call	1.0	\$75.00	\$75.00
per unit			

Subtotal	\$75.00
Job Total	\$75.00
Amount Due	\$75.00

09/22/2025, 4:32pm

found float turned sideways causing float to have unit off fixed it upright and the system is now operating to spec at this time could not locate drain outside temp came down from 88 to 86 while on site

See our [Terms & Conditions](#)



INVOICE

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

September 2, 2025
 Project No: 00014695-00
 Invoice No: 28554

Project 00014695-00 Mirabella CDD District Engineering Services

Site visit to verify completion of pond repairs

Services current through August 22, 2025

Professional Personnel

	Hours	Rate	Amount	
Engineer I	4.00	145.00	580.00	
Totals	4.00		580.00	
Total Labor				580.00

Reimbursable Expenses

R-Project Travel & Subsist.			43.66	
Total Reimbursables			43.66	43.66

Total this Invoice	\$623.66
---------------------------	-----------------

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

Billing Backup

Tuesday, September 2, 2025

BGE, Inc.

Invoice 28554 Dated 9/2/2025

10:44:33 AM

Project	00014695-00	Mirabella CDD District Engineering Services
---------	-------------	---

Professional Personnel

			Hours	Rate	Amount	
Engineer I						
Pinson II, William	8/20/2025		.75	145.00	108.75	
Pinson II, William	8/21/2025		3.25	145.00	471.25	
	Totals		4.00		580.00	
	Total Labor					580.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000079422	8/21/2025	 Pinson II, William / Site Visit/Construction			43.66	
		Inspection / Site Visit, Construction				
		Inspection / 56.70 miles @ 0.70				
	Total Reimbursables				43.66	43.66
				Total this Project		\$623.66
				Total this Report		\$623.66

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

INVOICE



Mirabella Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Customer	Mirabella Community Development District
Acct #	796
Date	08/25/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 13,555.00
Payment Amount	
Payment for:	Invoice#28936
100125725	

Thank You

Please detach and return with payment



Customer: Mirabella Community Development District

Invoice	Effective	Transaction	Description	Amount
28936	10/01/2025	Renew policy	Policy #100125725 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/25/2025	13,555.00

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

Total

\$ 13,555.00

Thank You

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

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

08/25/2025

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Mirabella CDD
Attn: Lisa Castoria
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3646
Terms: Due on receipt
Invoice date: 09/01/2025
Due date: 09/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Notice Area Under Video Surveillance" (18x12) metal sign. Installed on wall	2	\$100.00	\$200.00
2.	Install (Signage)	"Attention This Area Under Video Surveillance" (18x18) metal sign. Installed on 8-ft 2# u-channel post (painted black)	2	\$175.00	\$350.00

Total \$550.00

Overdue 09/01/2025

INVOICE**Finn Outdoor LLC**

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075

**Bill to**

Mirabella CDD

Ship to

Mirabella CDD

Invoice details

Invoice no.: 2932

Terms: Due on receipt

Invoice date: 08/15/2025

Due date: 08/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Restore small eroding area of pond bank on the South bank of Pond 1 using imported fill, geotextile fabric, and sod to match surroundings	1	\$950.00	\$950.00
2.		MES Maintenance	Restore erosion undermining MES structures -- Fill and compact under MES with a mixture of high clay-content fill soil and #57 limestone gravel; Install geotextile fabric and limestone rip rap surrounding MES; Sod to NWL	2	\$1,800.00	\$3,600.00
3.		MES Maintenance	Excavate and expose the mitered end section (structure 14) to ensure free flow of storm water from roadway storm system	1	\$1,300.00	\$1,300.00

Total**\$5,850.00****Note to customer**

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
159281
CUSTOMER ID
C2285
PO#

DATE
9/22/2025
NET TERMS
Due On Receipt
DUE DATE
9/22/2025

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-15-25 \$239.68	1	Ea	239.68		239.68
Postage	1	Ea	0.74		0.74
Subtotal					240.42

Subtotal	\$240.42
Tax	\$0.00
Total Due	\$240.42

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.



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INV0016

DATE

09/22/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$675.00

BILL TO

Mirabella CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$675.00	1	\$675.00
TOTAL			\$675.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$675.00

September 2025 amenity cleaning service

****Please submit payment to the new address showing on invoice!**
Thank you!



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Mirabella CDD

14306 Romeo Blvd.
Wimauma, FL 33598

INVOICE

Invoice Number: US_35121
Invoice Date: 2025-05-09
Due Date: 2025-05-24
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$1,089.40

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-05-02- 2025-05-08	Roving Patrol Tours - Daytime Patrol: : Service Location: Mirabella CDD	20	\$54.47	\$1,089.40

Subtotal	\$1,089.40
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (0.5)	\$0.00
Total	\$1,089.40

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.

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.: 74353
Terms: Net 30
Invoice date: 09/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Maintenance and Repair	Repairs for July's irrigation audit.	1	\$0.00	\$0.00
2.	Materials	drip fittings	4	\$0.67	\$2.68
3.	Materials	Rain Bird nozzles	4	\$1.66	\$6.64
4.	Materials	1/2" male adapter	1	\$0.91	\$0.91
5.	Materials	Hunter bubbler	1	\$6.40	\$6.40
6.	Labor		2.5	\$85.00	\$212.50

Total \$229.13

Note to customer
Thank you for your business!

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.: 74359
Terms: Net 30
Invoice date: 09/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Mulch	Install 25 yards of Pine Bark mulch at the entrance to the property and the pool house.	25	\$80.00	\$2,000.00

Total \$2,000.00

Note to customer
Thank you for your business!

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.: 74358
Terms: Net 30
Invoice date: 09/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Scope of Work	Clean out old debris next to the pool.	1	\$900.00	\$900.00

Total \$900.00

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

August 27, 2025

Client: 001295

Matter: 000001

Invoice #: 27032

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	\$35.00
7/14/2025	KCH	REVIEW RESOLUTION ADOPTING BUDGET; REVIEW RESOLUTION IMPOSING ANNUAL ASSESSMENTS.	0.5	\$152.50
Total Professional Services			0.7	\$187.50
Total Services			\$187.50	
Total Disbursements			\$0.00	
Total Current Charges				\$187.50
Previous Balance				\$636.50
Less Payments				(\$636.50)
PAY THIS AMOUNT				\$187.50

Please Include Invoice Number on all Correspondence

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

September 26, 2025
Client: 001295
Matter: 000001
Invoice #: 27184

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			0.6	\$157.00
Total Services			\$157.00	
Total Disbursements			\$0.00	
Total Current Charges				\$157.00
Previous Balance				\$187.50
Less Payments				(\$187.50)
PAY THIS AMOUNT				\$157.00

Please Include Invoice Number on all Correspondence

October 2025 Meeting

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	10/6/2025	2504811100625 ACH	\$120.00	\$120.00	Oct 2025- Spectrum
COMPLETE I.T. CORP	10/1/2025	17942	\$225.50	\$225.50	Oct 2025- Email vault
HOME TEAM PEST DEFENSE INC.	10/3/2025	113909199	\$110.00	\$110.00	Oct 2025- Pest control
INFRAMARK LLC	10/8/2025	160694	\$666.66		Oct 2025- Management fees
INFRAMARK LLC	10/8/2025	160694	\$3,250.00	\$3,916.66	Oct 2025- Management fees
SIGNAL 88, LLC	8/11/2025	US_68383	\$3,357.60	\$3,357.60	Aug 2025- Security Officer
SIGNAL 88, LLC	9/1/2025	US_77838	\$5,036.40	\$5,036.40	Sept 2025- Security Patrol
SIGNAL 88, LLC	10/1/2025	US_88505	\$5,260.24	\$5,260.24	Oct 2025- Community Patrols
SOLITUDE LAKE MANAGEMENT, LLC	10/2/2025	PSI212532	\$233.81	\$233.81	Oct 2025- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	10/1/2025	74378	\$1,849.05	\$1,849.05	Oct 2025- Landscape
ZEBRA CLEANING TEAM	10/1/2025	8182	\$1,250.00	\$1,250.00	Oct 2025- Pool Service
Monthly Contract Subtotal			\$21,359.26	\$21,359.26	
Variable Contract					
BGE INC	10/2/2025	30416	\$1,870.00	\$1,870.00	Sept 2025- District engineer services
Variable Contract Subtotal			\$1,870.00	\$1,870.00	
Utilities					
BOCC ACH	10/14/2025	101425-8155 ACH	\$95.50	\$95.50	WATER
HILLSBOROUGH COUNTY	10/14/2025	101425-8155 ACH	\$95.50	\$95.50	Water- 9/9-10/10
TECO ACH	9/15/2025	091525-9179-ACH	\$1,499.26	\$1,499.26	Aug/Sept 2025- Electric
TECO ACH	9/15/2025	091525-8973-ACH	\$203.22	\$203.22	Aug/Sept 2025- Electric
TECO ACH	9/15/2025	091525-9526-ACH	\$819.05	\$819.05	Aug/Sept 2025- Electric
TECO ACH	9/15/2025	091525-9344-ACH	\$652.24	\$652.24	Aug/Sept 2025- Electric
TECO ACH	10/14/2025	101425-9179 ACH	\$1,499.26	\$1,499.26	Electric 9/10-10/8
TECO ACH	10/14/2025	101425-9344 ACH	\$614.87	\$614.87	Electric 9/10-10/8
TECO ACH	10/14/2025	101425-9526 ACH	\$818.29	\$818.29	Electric 9/10-10/8
TECO ACH	10/14/2025	101425-8973 ACH	\$179.23	\$179.23	Electric 9/10-10/8

October 2025 Meeting

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$6,476.42	\$6,476.42	
Regular Services					
COMPLETE I.T. CORP	10/15/2025	18003	\$86.00	\$86.00	Oct- Complete IT
DAVID ALAN DZIEN	10/23/2025	DD-102325	\$200.00	\$200.00	BOARD 10/23/25
FLORIDACOMMERCE	10/1/2025	93007	\$175.00	\$175.00	FY24-25 FEES
GAIL REESE	10/23/2025	GR-102325	\$200.00	\$200.00	BOARD 10/23/25
INFRAMARK LLC	10/24/2025	161830	\$11.19	\$11.19	Oct 2025- Domain Renewal
MICHAEL PANNULLO	10/23/2025	MP-102325	\$200.00	\$200.00	BOARD 10/23/25
MINDY ROBYN JACOBSON	10/23/2025	MJ-0102525	\$200.00	\$200.00	BOARD 10/23/25
SOUTH SHORE LANDSCAPE & LAWN	10/7/2025	74394	\$228.14	\$228.14	Oct 2025- Irrigation repairs
TRIVIA M. KIMBROUGH	10/23/2025	TK-102325	\$200.00	\$200.00	BOARD 10/23/25
ZEBRA CLEANING TEAM	10/15/2025	8225	\$175.00	\$175.00	Oct- Hydraulic Roof Jack for Vac Pac
ZEBRA CLEANING TEAM	10/21/2025	8234	\$49.60	\$49.60	Oct 2025- Pool Repairs
Regular Services Subtotal			\$1,724.93	\$1,724.93	
TOTAL			\$31,430.61	\$31,430.61	

October 6, 2025
Invoice Number: 2504811100625
Account Number: 8337 12 029 2504811
Security Code: 3706
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Auto Pay Notice

Contact Us

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

Summary

Service from 10/06/25 through 11/05/25
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 10/23/25	
Total Due by Auto Pay	\$120.00

NEWS AND INFORMATION

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 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 10072025 NNNNNNNN 01 000998 0004

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



October 6, 2025

Mirabella CDD

Invoice Number: 2504811100625
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

October 6, 2025

Invoice Number: 2504811100625
 Account Number: 8337 12 029 2504811
 Security Code: 3706

Mirabella CDD

2504811100625

8337 12 029 2504811

3706

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 06 10072025 NNNNNNNN 01 000998 0004

Charge Details

Previous Balance		120.00
EFT Payment	09/23	-120.00
Remaining Balance		\$0.00

Payments received after 10/06/25 will appear on your next bill.

Service from 10/06/25 through 11/05/25

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 #	17942
Invoice Date	10-01-25
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



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

INVOICE #: 113909199

WORK DATE: 10/03/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Areas Applied: All rooms, Exterior entry points
Target Pests: Ants, Millipede, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
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Termidor SC		7969-210-AA	9.1000%	0.0300	Fipronil	0.4000 Gallon	0.0013 Gallon
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Areas Applied: Exterior perimeter
Target Pests: Ants, Millipede, Roaches, Silverfish, Spiders

PRODUCTS APPLIED

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

Onslaught - Fastcap	6.4000%	10.0000 Ounce	One Gallon Compressed Sprayer	12:46:44 PM
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1021-2574	0.06200000	0.6200 Ounce	Handheld compression sprayer	
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Target Pests: Ants, Millipede, Roaches, Spiders
Areas Applied: All rooms; Exterior entry points

Weather: 0°, 0 MPH

Termidor SC	9.1000%	0.4000 Gallon	Backpack Compressed Sprayer	12:45:40 PM
7969-210-AA	0.03000000	0.0013 Gallon	Perimeter	

Target Pests: Ants, Millipede, Roaches, Silverfish, Spiders
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Demand G	0.0450%	2.0000 Pound	Spreader	12:45:23 PM
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.



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

INVOICE #: 113909199

WORK DATE: 10/03/2025

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: 10/03/2025 12:13:01 PM
Time Out: 10/03/2025 12:47:39 PM

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 center

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 January

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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
Onslaught - Fastcap		1021-2574	6.4000%	0.0620	cyano methyl-4-chloro-alpha-benzeneacetate	10.0000 Ounce	0.6200 Ounce

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#
160694
CUSTOMER ID
C2285
PO#

DATE
10/8/2025
NET TERMS
Due On Receipt
DUE DATE
10/8/2025

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	666.66		666.66
District Management	1	Ea	3,250.00		3,250.00
Subtotal					3,916.66

Subtotal	\$3,916.66
Tax	\$0.00
Total Due	\$3,916.66

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

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

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

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



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Inframark - Mirabella CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_68383
Invoice Date: 2025-08-11
Due Date: 2025-08-26
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$3,357.60

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-11- 2025-08-31	Dedicated Security Officer - Dedicated: : Service Location: Mirabella CDD	120	\$27.98	\$3,357.60

Subtotal	\$3,357.60
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$3,357.60

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Inframark - Mirabella CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_77838
Invoice Date: 2025-09-01
Due Date: 2025-09-16
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$5,036.40

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-09-01- 2025-09-30	Bicycle Patrols - Dedicated: : Service Location: Mirabella CDD	168	\$27.98	\$4,700.64
2025-09-01- 2025-09-30	Bicycle Patrols - Dedicated - Holiday: : Service Location: Mirabella CDD	8	\$41.97	\$335.76

Subtotal	\$5,036.40
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$5,036.40

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Inframark - Mirabella CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_88505
Invoice Date: 2025-10-01
Due Date: 2025-10-16
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$5,260.24

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-10-01- 2025-10-31	Bicycle Patrols - Dedicated: : Service Location: Mirabella CDD	176	\$27.98	\$4,924.48
2025-10-01- 2025-10-31	Bicycle Patrols - Dedicated - Holiday: : Service Location: Mirabella CDD	8	\$41.97	\$335.76

Subtotal	\$5,260.24
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$5,260.24

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

**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: PSI212532
 Invoice Date: 10/2/2025

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 10/2/2025
 Due Date 11/1/2025
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 10/2/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	233.81	233.81
October Billing					
10/1/2025 - 10/31/2025					
Mirabella-Lake-ALL					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 233.81

Subtotal: 233.81
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 233.81

INVOICE

Mailing Address
219 Flamingo Drive PMB 3553
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com
+1 (813) 376-6110
www.southshorelandscapeandlawn.com



Bill to
Mirabella

Invoice details
Invoice no.: 74378
Terms: Net 30
Invoice date: 10/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for October.	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!

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.: 8182
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,250.00	\$1,250.00

Total

\$1,250.00

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



Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD		0712968155	10/14/2025	11/04/2025

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	09/09/2025	16687	10/10/2025	16704	1700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.13
Water Base Charge	\$20.91
Water Usage Charge	\$1.75
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$11.08

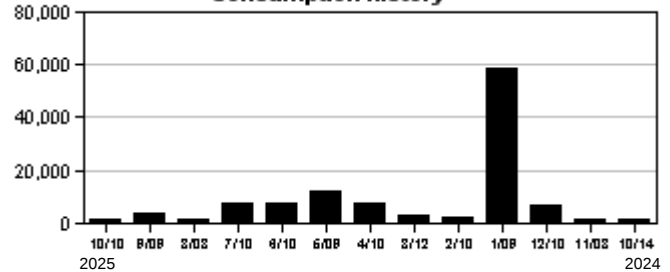
Summary of Account Charges

Previous Balance	\$119.82
Net Payments - Thank You	\$-119.82
Total Account Charges	\$95.50
AMOUNT DUE	\$95.50

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

418 0

DUE DATE

11/04/2025

**Auto Pay Scheduled
DO NOT PAY**



0007129681552 00000095505



Hillsborough
County Florida

CUSTOMER NAME		ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD		0712968155	10/14/2025	11/04/2025

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	09/09/2025	16687	10/10/2025	16704	1700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.13
Water Base Charge	\$20.91
Water Usage Charge	\$1.75
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$11.08

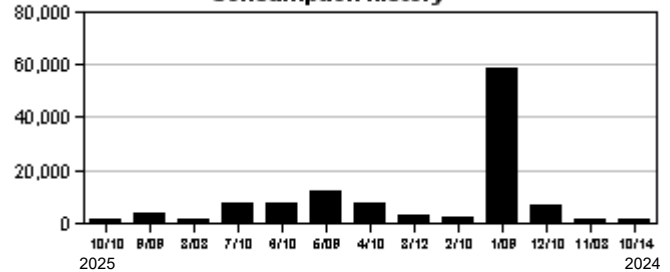
Summary of Account Charges

Previous Balance	\$119.82
Net Payments - Thank You	\$-119.82
Total Account Charges	\$95.50
AMOUNT DUE	\$95.50

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

706 0

DUE DATE

11/04/2025

**Auto Pay Scheduled
DO NOT PAY**



0007129681552 00000095505



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

Statement Date: September 15, 2025

Amount Due: \$1,499.26

Due Date: October 06, 2025

Account #: 211003639179

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

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

Previous Amount Due \$1,499.26

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

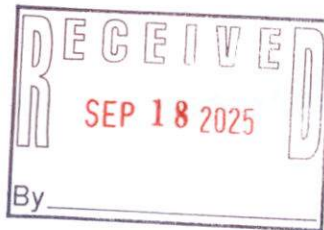
Current Month's Charges \$1,499.26

Amount Due by October 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.SEE HOW YOU
CAN SAVEwith tips
from our
energy
experts.

TampaElectric.com/BizSavingsTips

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: October 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: \$1,499.26

Payment Amount: \$ _____

616816609406

Your account will be
drafted on October 06, 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.



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

Account #: 211003639179
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Service Period: Aug 09, 2025 - Sep 09, 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

00000050-0000515-Page 16 of 18

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.



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.



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

Statement Date: September 15, 2025

Amount Due: \$203.22

Due Date: October 06, 2025

Account #: 211003638973

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

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

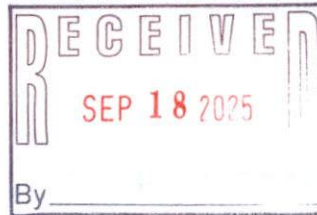
Previous Amount Due \$151.56

Payment(s) Received Since Last Statement -\$151.56

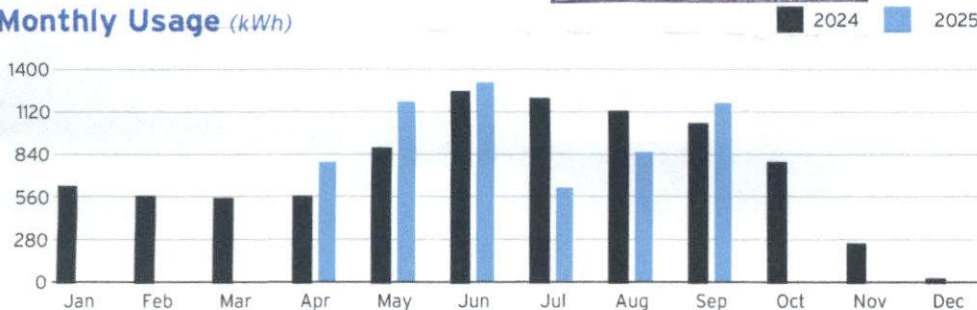
Current Month's Charges \$203.22

Amount Due by October 06, 2025 \$203.22

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 **19.35% higher** than the same period last year.

Your average daily kWh used was **27.59% higher** than it was in your previous period.



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211003638973

Due Date: October 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: \$203.22

Payment Amount: \$ _____

616816609405

Your account will be drafted on October 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.



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

Account #: 211003638973
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Aug 09, 2025 - Sep 09, 2025

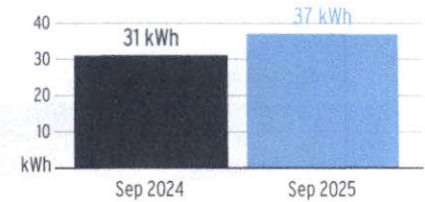
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	09/09/2025	43,814	42,639	1,175 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,175 kWh @ \$0.08641/kWh	\$101.53
	Fuel Charge	1,175 kWh @ \$0.03391/kWh	\$39.84
	Storm Protection Charge	1,175 kWh @ \$0.00577/kWh	\$6.78
	Clean Energy Transition Mechanism	1,175 kWh @ \$0.00418/kWh	\$4.91
	Storm Surcharge	1,175 kWh @ \$0.02121/kWh	\$24.92
	Florida Gross Receipt Tax		\$5.08
	Electric Service Cost		\$203.22

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$203.22**

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
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In-Person
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
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](https://www.tecoaccount.com). Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

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

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

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Statement Date: September 15, 2025



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

Amount Due: \$819.05

Due Date: October 06, 2025

Account #: 211003639526

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

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

Previous Amount Due \$819.05

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

Current Month's Charges \$819.05

Amount Due by October 06, 2025 \$819.05

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



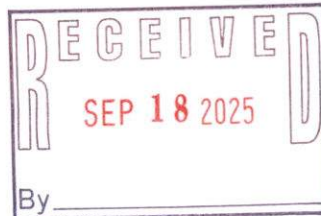
Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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: October 06, 2025

Amount Due: \$819.05

Payment Amount: \$ _____

616816609408

Your account will be drafted on October 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.

00000050-0000511-Page 7 of 18



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

Account #: 211003639526
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Service Period: Aug 09, 2025 - Sep 09, 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

0000050-0000511-Page 8 of 18

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

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In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

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

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

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

Statement Date: September 15, 2025

Amount Due: \$652.24

Due Date: October 06, 2025

Account #: 211003639344

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

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

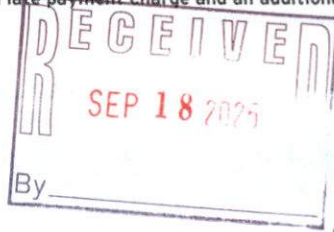
Previous Amount Due \$653.56

Payment(s) Received Since Last Statement -\$653.56

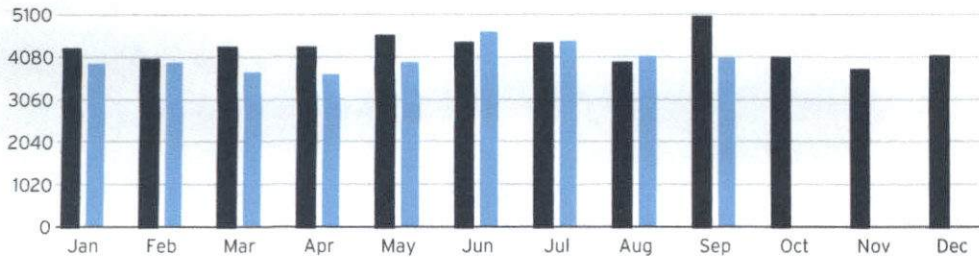
Current Month's Charges \$652.24

Amount Due by October 06, 2025 \$652.24

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 **16.45% lower** than the same period last year.

Your average daily kWh used was **9.93% lower** than it was in your previous period.



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211003639344

Due Date: October 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: \$652.24

Payment Amount: \$ _____

616816609407

Your account will be drafted on October 06, 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: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Service Period: Aug 09, 2025 - Sep 09, 2025

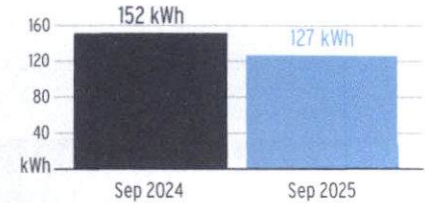
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	09/09/2025	87,634	83,569	4,065 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,065 kWh @ \$0.08641/kWh	\$351.26
Fuel Charge	4,065 kWh @ \$0.03391/kWh	\$137.84
Storm Protection Charge	4,065 kWh @ \$0.00577/kWh	\$23.46
Clean Energy Transition Mechanism	4,065 kWh @ \$0.00418/kWh	\$16.99
Storm Surcharge	4,065 kWh @ \$0.02121/kWh	\$86.22
Florida Gross Receipt Tax		\$16.31
Electric Service Cost		\$652.24

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$652.24**

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

Ways To Pay Your Bill

- Bank Draft**
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
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](https://www.tecoaccount.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

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

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

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

Statement Date: October 14, 2025



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

Amount Due: \$1,499.26

Due Date: November 04, 2025

Account #: 211003639179

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

Account Summary

Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due \$1,499.26

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

Current Month's Charges \$1,499.26

Amount Due by November 04, 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.

DON'T BE FOOLED!

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

TampaElectric.com/Scam.



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: November 04, 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: \$ _____

622989459933

Your account will be
drafted on November 04, 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.



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

Account #: 211003639179
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Service Period: Sep 10, 2025 - Oct 08, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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

00000049-0000510-Page 15 of 18

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



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866-689-6469

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Tampa, FL 33601-0111

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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
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Statement Date: October 14, 2025

Amount Due: \$614.87

Due Date: November 04, 2025

Account #: 211003639344

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

Account Summary

Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due	\$652.24
Payment(s) Received Since Last Statement	-\$652.24

Current Month's Charges	\$614.87
--------------------------------	-----------------

Amount Due by November 04, 2025	\$614.87
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

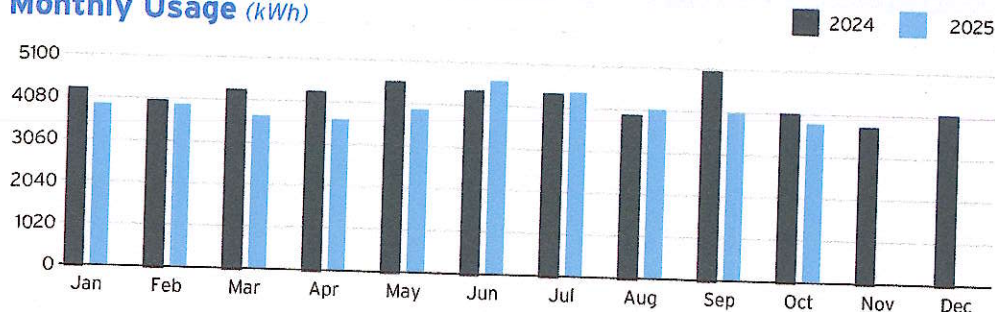
Your average daily kWh used was **5.04% lower** than the same period last year.

Your average daily kWh used was **3.94% 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

DON'T BE FOOLED!

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



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

Account #: 211003639344

Due Date: November 04, 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: \$614.87

Payment Amount: \$ _____

622989459934

Your account will be drafted on November 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:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Meter Read

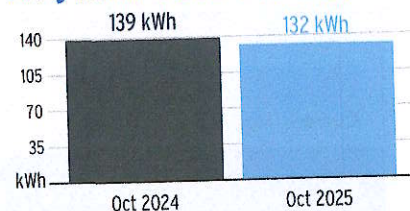
Service Period: Sep 10, 2025 - Oct 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000439099	10/08/2025	91,471	87,634	3,837 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,837 kWh @ \$0.08641/kWh	\$331.56
Fuel Charge	3,837 kWh @ \$0.03391/kWh	\$130.11
Storm Protection Charge	3,837 kWh @ \$0.00577/kWh	\$22.14
Clean Energy Transition Mechanism	3,837 kWh @ \$0.00418/kWh	\$16.04
Storm Surcharge	3,837 kWh @ \$0.02121/kWh	\$81.38
Florida Gross Receipt Tax		\$15.37
Electric Service Cost		\$614.87

Total Current Month's Charges

\$614.87

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

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In-Person

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Mail A Check

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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.



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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: October 14, 2025



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

Amount Due: \$818.29

Due Date: November 04, 2025

Account #: 211003639526

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

Account Summary

Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due \$819.05

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

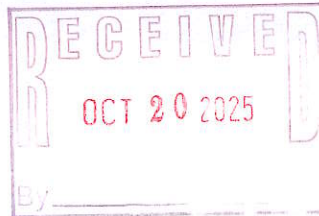
Current Month's Charges \$818.29

Amount Due by November 04, 2025 \$818.29

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



Scan here to view your account online.

DON'T
BE FOOLED!

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

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

Account #: 211003639526

Due Date: November 04, 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: \$818.29

Payment Amount: \$ _____

622989459935

Your account will be
drafted on November 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:
MIRABELLA
PH 2A&2B, RIVERVIEW, FL 33579-0000

Account #: 211003639526
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Service Period: Sep 10, 2025 - Oct 08, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	573 kWh @ \$0.03412/kWh	\$19.55
Fixture & Maintenance Charge	19 Fixtures	\$372.13
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	573 kWh @ \$0.03363/kWh	\$19.27
Storm Protection Charge	573 kWh @ \$0.00559/kWh	\$3.20
Clean Energy Transition Mechanism	573 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	573 kWh @ \$0.01230/kWh	\$7.05
Florida Gross Receipt Tax		\$1.26

Lighting Charges

\$818.29

Total Current Month's Charges

\$818.29

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

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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

Statement Date: October 14, 2025

Amount Due: \$179.23

Due Date: November 04, 2025

Account #: 211003638973

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

Account Summary

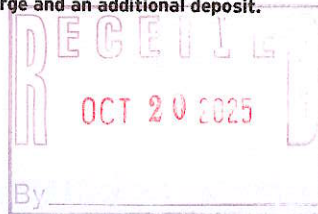
Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due	\$203.22
Payment(s) Received Since Last Statement	-\$203.22

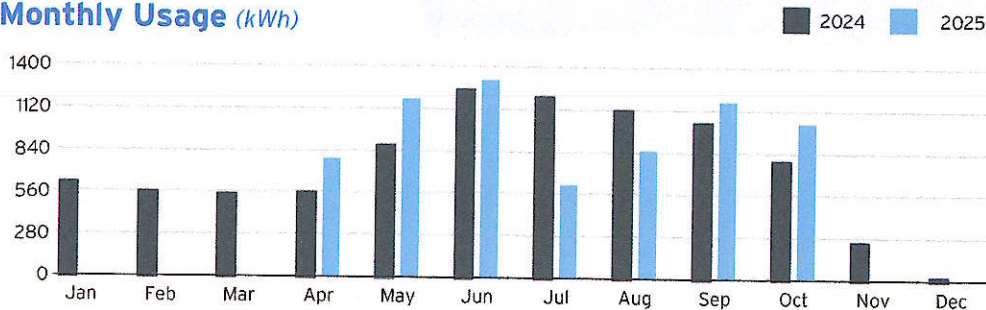
Current Month's Charges	\$179.23
--------------------------------	-----------------

Amount Due by November 04, 2025 **\$179.23**

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 #: 211003638973

Due Date: November 04, 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: \$179.23

Payment Amount: \$ _____

622989459932

Your account will be
drafted on November 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.

Your Energy Insight

Your average daily kWh used was **33.33% higher** than the same period last year.

Your average daily kWh used was **2.7% lower** than it was in your previous period.



Scan here to view
your account online.

DON'T BE FOOLED!

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

TampaElectric.com/Scam.





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

Account #: 211003638973
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Sep 10, 2025 - Oct 08, 2025

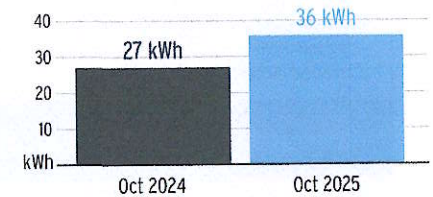
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	10/08/2025	44,847	43,814	1,033 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	1,033 kWh @ \$0.08641/kWh	\$89.26
	Fuel Charge	1,033 kWh @ \$0.03391/kWh	\$35.03
	Storm Protection Charge	1,033 kWh @ \$0.00577/kWh	\$5.96
	Clean Energy Transition Mechanism	1,033 kWh @ \$0.00418/kWh	\$4.32
	Storm Surcharge	1,033 kWh @ \$0.02121/kWh	\$21.91
	Florida Gross Receipt Tax		\$4.48
	Electric Service Cost		\$179.23

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$179.23

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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 #	18003
Invoice Date	10-15-25
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: October 23rd 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	X	\$200.00
2	Mindy Jacobson	X	\$200.00
3	Gail Reese	X	\$200.00
4	David Dzien	X	\$200.00
5	Michael Pannullo	X	\$200.00

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

Approved for payment:

Saamntha Zanoni
District Manager Signature

10/23/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Date Invoiced: 10/01/2025				Invoice No: 93007
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Mirabella Community Development District

Mr. Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



By

OCT 06 2025

2. Telephone: 813-397-5121 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: mirabellacdd.com
8. County(ies): Hillsborough
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/10/2006
11. Creation Document on File: 04/10/2006
12. Date Established: 03/10/2006
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 06-7
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

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

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

Registered Agent's Signature: [Signature] Date 10/7/25

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

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

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

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

Department Use Only: Approved: _____ Denied: _____ Reason: _____

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

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: October 23rd 2025

	Name	In Attendance Please X	Paid
1	Trivia Kimbrough	X	\$200.00
2	Mindy Jacobson	X	\$200.00
3	Gail Reese	X	\$200.00
4	David Dzien	X	\$200.00
5	Michael Pannullo	X	\$200.00

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

Approved for payment:

Saamntha Zanoni
District Manager Signature

10/23/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
161830
CUSTOMER ID
C2285
PO#

DATE
10/24/2025
NET TERMS
Due On Receipt
DUE DATE
10/24/2025

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 8-25-25 DNH*GODADDY : domain renewal \$11.19	1	Ea	11.19		11.19
Subtotal					11.19

Subtotal	\$11.19
Tax	\$0.00
Total Due	\$11.19

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Mirabella</u>
Board Meeting Date:	<u>October 23rd 2025</u>

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Approved for payment:

<u>Saamntha Zanoni</u>	<u>10/23/2025</u>
District Manager Signature	Date

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Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: October 23rd 2025

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

Approved for payment:

Saamntha Zanoni
District Manager Signature

10/23/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

INVOICE

Mailing Address
219 Flamingo Drive PMB 3553
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com
+1 (813) 376-6110
www.southshorelandscapeandlawn.com



Bill to
Mirabella

Invoice details
Invoice no.: 74394
Terms: Net 30
Invoice date: 10/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Maintenance and Repair	Irrigation repairs from audit.	1	\$0.00	\$0.00
2.	Materials	1/2" male adapter	1	\$0.91	\$0.91
3.	Materials	Hunter bubbler	1	\$6.40	\$6.40
4.	Materials	Rain Bird nozzles	3	\$1.66	\$4.98
5.	Materials	drip fittings	5	\$0.67	\$3.35
6.	Labor		2.5	\$85.00	\$212.50

Total \$228.14

Note to customer
Thank you for your business!

IRRIGATION AUDIT LOCATION: MirabellaDATE: 08/05/2025

ZONE 1: zone is working properly
ZONE 2: replaced one ½" male adapter and one bubbler
ZONE 3: replaced one nozzle
ZONE 4: zone is working properly
ZONE 5: zone is working properly
ZONE 6: zone is working properly
ZONE 7: zone is working properly
ZONE 8: zone is working properly
ZONE 9: replaced one nozzle
ZONE 10: zone is working properly
ZONE 11: zone is working properly
ZONE 12: zone is working properly
ZONE 13: zone is working properly
ZONE 14: zone is working properly
ZONE 15: replaced one nozzle
ZONE 16: zone is working properly
ZONE 17: zone is working properly
ZONE 18: replaced two drip couplings
ZONE 19: replaced three drip couplings

ZONE 20: zone is working properly
ZONE 21: zone is working properly
ZONE 22: zone is working properly
ZONE 23:
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NOTES:

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Mirabella

Board Meeting Date: October 23rd 2025

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4	David Dzien	X	\$200.00
5	Michael Pannullo	X	\$200.00

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

Approved for payment:

Saamntha Zanoni
District Manager Signature

10/23/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

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.: 8225
Terms: Net 30
Invoice date: 10/15/2025
Due date: 11/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	3	Hydraulic Roof Jack for Vac Pac	1	\$175.00	\$175.00

Total

\$175.00

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

Note to customer

Only 1 arm. We need to another piece for the second arm. That will be billed when we get it in.

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.: 8234
Terms: Net 30
Invoice date: 10/21/2025
Due date: 11/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Pump Tube	tubes changed out to chemical pump	2	\$24.80	\$49.60

Total

\$49.60

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

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

<u>Trivia Kimbrough</u>	Chair
<u>Mindy Jacobson</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Samantha Zaroni</u>	Assistant Secretary
<u>Gail Reese</u>	Assistant Secretary
<u>David Dzien</u>	Assistant Secretary
<u>Michael Pannullo</u>	Assistant Secretary

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

PASSED AND ADOPTED this 4th day of December 2025.

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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



Coastal Creations Pools & Lagoons

7282 55th Ave. E. | Ste. 135 | Bradenton, Florida 34203

Main Office: 941-779-7007 | CoastalCreationsfla@gmail.com |

www.coastalcreationspoolsandlagoons.com

RECIPIENT:

Mirabella

10635 County Road 672

Riverview, Florida 33579

Quote #1030

Sent on Nov 06, 2025

Lead Type Repair

Quote Type Renovation

Total \$88,731.11

Product/Service	Description	Qty.	Unit Price	Total
Aqua Cool StoneScapes® Mini Pebbles	4680 sqft	1	\$63,700.00	\$63,700.00*
Pool Renovation Prep	Our team will expertly drain the pool, release the hydrostatic plug, and carefully drill holes in the structure to facilitate effective groundwater drainage. We will precisely saw cut around existing lights, tile lines, and fittings, ensuring a seamless integration of the new materials. The pool shell will undergo a thorough inspection for structural integrity and identification of any hollow spots. Following this, the pool will be acid washed and bond coated in preparation for the new finish.	1	\$5,000.00	\$5,000.00*
Skum Gutter Chip Out		1	\$3,500.00	\$3,500.00*
Tile Removal & Installation		710	\$17.00	\$12,070.00*
Tile Tier 1		120	\$12.00	\$1,440.00*
6x6 Mud Cap Blueberry		120	\$12.00	\$1,440.00*
2x6 Blueberry Non-Skid Mud Cap Tile		180	\$5.00	\$900.00*
2x6 Skid Proof Tile	NON-MUDCAP swim lane tile	300	\$5.25	\$1,575.00*
Ladder - relevel/reset		3	\$500.00	\$1,500.00
Smooth Depth Markets	Smooth Depth Markets for pool walls (3) - "3" (11) - "4" (3) - "5" (4) - "6" 17 - "FT" (5) - "IN" (19) - No Diving	62	\$9.77597	\$606.11



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Product/Service	Description	Qty.	Unit Price	Total
Owner Provided Start-Up	Following the completion of interior plaster installation, the homeowner assumes full responsibility for the initial pool start-up process in accordance with National Plasterers Council (NPC) guidelines. The homeowner must either: 1.Perform the start-up themselves in strict adherence to current NPC start-up procedures, or 2.Hire a licensed and insured professional pool service company to perform the start-up on their behalf.	1	\$0.00	\$0.00*
Swim Lane Tile	Black tile set in plaster	75	\$12.00	\$900.00
Swim Lane Tile Install		150	\$14.00	\$2,100.00

* Non-taxable

A deposit of \$26,619.33 will be required to begin.

Subtotal	\$94,731.11
Discount	- \$6,000.00
Total	\$88,731.11

Reviews

Samantha Dukes



Daniele Theiss



Stephen Lanigan



Owen and the crew did excellent work/ They took our old fiberglass non working pool and turned it into a desired swimming spot. Now we get to use the pool daily and have enjoyed every minute. Thank you Owen and Crew!



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Payment Schedule

30%	Acceptance - Required Quote Deposit	\$26,619.33
30%	Commencement	\$26,619.33
30%	Day of Plaster	\$26,619.33
10%	Retainer	\$8,873.11

Coastal Creations Pools and Lagoons

Swimming Pool Construction, Renovation & Service Agreement
 Florida State Contractor License Number: CPC1461058
 Florida LP Gas License Number: LI45304

This quote is valid for 30 days from issuance. Prices are subject to change thereafter.

For financing options, visit: Lyon Financial

<https://www.lyonfinancial.net/apply/?lid=11-07213>

1a. Credit / Debit Card Authorization

If the Customer elects to place a credit or debit card on file with CCPL, the Customer authorizes CCPL to:

Charge deposits, progress payments, and final balances as per agreement.

Collect payments on completed invoices.

Apply charges for approved changes (in writing or email).

Terms:

All charges preceded by invoice or written notification.

Declined/returned/disputed transactions may result in a \$35 fee; Customer remains liable for outstanding balance.

Authorization remains valid until revoked in writing.

Disputes must be raised within 7 business days.

Customer is responsible for updated card details prior to expiration.

1. Scope of Work

CCPL shall furnish all labor, materials, equipment, and supervision required to perform the work described in the approved proposal. Modifications must be documented via signed Change Order. Additional work will be billed separately.

2. Project Schedule & Delays

Project timelines are estimates, subject to weather, permit processing, inspections, supply chain, and third-party coordination.



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www.coastalcreationspoolsandlagoons.com

Weather-related delays automatically extend project timelines and are not grounds for refunds or termination.

CCPL is not liable for loss of rental or vacation income during construction.

Delays outside CCPL's control are not grounds for reimbursement or breach claims.

3. Warranties

3.1 Interior Finish, Tile & Coping (1 Year)

Warranted for 1 year from application date. If applicator's warranty exceeds 1 year, that warranty applies.

Exclusions:

Cracks from ground movement/settling/dehydration.

Stains from metals, organics, inorganics, calcium scale, or poor chemistry.

Damage from improper maintenance, abuse, or physical impact.

Lost rental income during warranty repairs.

3.2 Interior Finish Start-Up

Hydration/curing begins immediately; first 28 days are critical.

Startup must follow National Plaster Council (NPC) guidelines.

Owner may perform or hire CCPL (for a fee).

Failure to comply voids warranty.

3.3 Pool Surface – Exclusions

Not covered:

Improper water chemistry

Heavy metal contamination

Organic staining (leaves, algae, mulch, tannins)

Inorganic staining (fertilizer, runoff, construction debris)

Scale/efflorescence

Algae growth (any type)

3.4 Equipment & Accessories

Pumps, filters, motors, heaters, automation, lights (excluding bulbs), ladders, and diving boards: 1-year warranty.

Labor warranty: 30 days.

Manufacturer warranties that exceed CCPL's term shall prevail.



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Misuse, poor chemistry, tampering, or acts of God void all coverage.

Important: CCPL is not liable for damage to equipment (including but not limited to heaters, salt cells, pumps, filters, and automation systems) caused by improper water chemistry or Owner neglect.

3.5 Screen Enclosures

Warranted for 12 months against defects in workmanship.

Exclusions: storms, natural disasters, settling, impact damage, animals, or unauthorized modifications.

3.6 Decks & Pavers

Texturing/sealing: 1 year warranty.

Natural cracks from expansion/contraction are excluded.

Paver decks:

Installed with base & sand.

Polymeric sand only if specified.

No sealing within 6 months.

Efflorescence and minor shifting are normal, not warrantable.

3.7 Painting Disclaimer

Pool painting is not warranted due to natural fading, chalking, blistering, and chemical breakdown. CCPL recommends resurfacing instead.

4. Screen Enclosure Design & Engineering

Final design subject to engineering (beams, panels, doors, panoramic openings).

Homeowner receives engineered copy for approval.

Post-approval design changes require Change Order + fees.

5. Structural & Repair Work

5.1 Pool Surface-Only Replacement

CCPL not responsible for damage to tiles during plaster removal.

Owner must supply matching tile or agree to full replacement at adjusted cost.

5.2 Skimmer Replacement

Not liable for damage to tile, coping, or decking.

Paver decks: reinstalled to original condition.

Concrete decks: 2.5'x2.5' cut & backfill.

Owner responsible for matching surface textures/colors.



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5.3 Draining Risks

Warranties void unless hydrostatic plugs are removed/visible and pool is refilled immediately after reinstallation.

Risks assumed by Owner:

Floating shell

Plaster cracking

Injuries from falls

Overheated fixtures

If no hydrostatic valve exists, Owner must authorize drilling at their cost.

5.4 Pre-Existing Leaks & Leak Detection

CCPL is not responsible for leaks that existed prior to renovation but were undisclosed or undetected at the time of construction.

CCPL strongly recommends a professional leak detection be performed prior to resurfacing or renovation to identify hidden damages or leaks.

Plastering or resurfacing does not guarantee resolution of existing leaks. Any necessary repairs identified after resurfacing will be billed separately.

6. Landscaping & Irrigation Disclaimer

CCPL is not responsible for sod, irrigation, or ornamental damage. Homeowner must identify/remove irrigation prior to start.

7. Owner Responsibilities

Maintain water chemistry (NPC/NPT standards).

Provide access, water, and power.

Begin refill immediately when directed.

Pay invoices per terms.

Failure may void warranties.

8. Site Conditions

Owner warrants pool location is within property lines, access is clear, and they hold legal authority.

CCPL not liable for incidental access damage to driveways, curbs, or landscaping.

9. Electrical, Gas & Utility Work

Unless specified, trenching, electrical upgrades, and gas/utility connections must be performed by licensed third parties.

10. Payment Terms

Invoices due upon receipt.



Coastal Creations Pools & Lagoons

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 Main Office: 941-779-7007 | CoastalCreationsfla@gmail.com |
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Past due after 5 days.

\$50 late fee/month after 30 days.

Invoices unpaid after 60 days may result in lien/legal action.

CCPL may charge card on file for unpaid balances >7 days.

11. Cancellation Policy & Non-Refundable Deposit

All deposits are non-refundable unless approved by CCPL.

If canceled after contract execution but before material purchase:

10% cancellation fee applies.

Any non-recoverable costs (permits, engineering, subcontractor deposits) will be deducted.

Subcontractor deposits may be non-refundable.

If materials have already been purchased, CCPL reserves the right to deduct the cost of such materials in addition to the above fees.

12. Price Adjustments

If material/labor increases by >5%, CCPL may issue Change Order. Work continues only with Owner approval. If not approved, CCPL may pause/cancel without liability.

13. Plumbing & Code Compliance

All plumbing will comply with ANSI/APSP/ICC-5 and local codes. Required upgrades shall be added via Change Order with notice to Owner.

14. Default

Non-payment or breach allows CCPL to:

Demand full remaining balance.

Stop work.

Pursue lien/legal action and attorney's fees.

Repossess unpaid-for items.

15. Dispute Resolution

Disputes unresolved through negotiation shall proceed to mediation. If unsuccessful, both parties agree to binding arbitration under AAA rules. Jury trial rights are waived.

16. Plaster Color and Variation Disclaimer:

Owner acknowledges and understands that all plaster finishes are subject to natural variation in color, shade, and texture once applied. Samples provided are for general reference only and are not guaranteed to be an exact match to the finished surface. Each batch of plaster material may vary due to differences in raw materials, mixing, and application conditions. Coastal Creations Pools and Lagoons makes no warranty, expressed or implied, that the final plaster color or appearance will be uniform or identical to samples, photographs, or prior installations.



Coastal Creations Pools & Lagoons

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17. Entire Agreement

This Agreement, together with the approved proposal/estimate, represents the full understanding. No prior discussions are binding. Amendments require written approval. Invalid clauses do not affect the remainder.

18. Acknowledgment

By signing, the Owner acknowledges:

They have read and understood all terms.

They accept responsibility for water care, maintenance, and site access.

They agree to all warranties, disclaimers, and limitations.

Signature: _____ **Date:** _____

Proposal to NO.

Mirabella remodel and repairs

DATE2025-10-25



CONTRACT / PROPOSAL	
CONTACT	
NAME	Mirabella
ADDRESS	14306 Romeo Boulevard in Waimama
JOB SITE:	
EMAIL	
TEL	

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Prepare pool to NPC standards		
Install exposed aggregate surface to approximately 2329		\$38,428.00
Install new line tile approximately 229 ft		\$9,618.00
Install new gutter line tile		\$9,618.00
Install exposed aggregate to gutter surface		\$5,725.00
Install new gutter fitting covers		\$400.00
Install new floor return covers		\$400.00
Install 2- 12 in main drain covers, file paperwork with health department		\$800.00
Replace lane marker tile		\$6,264.00
Install new code compliant step tile		\$2,088.00
Repair 3 ladder deck cups		\$675.00
Install new depth markers		\$750.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL) With payments to be made as follows: If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875 Or call 813-839-7665 during business hours. If paying by check: Make checks payable to: Hanley Pools LLC L# CPC1461025 Hanley Pools LLC PO Box 6004 Sun City Center, FL 33571 Phone 813-839-7665 info@flapools.com L# CPC1461025	Payment structure	
	Down payment 10%	\$7,476.60
	Start of work 40%	\$29,906.40
	Completion 40%	\$29,906.40
	Final 10%	\$7,476.60
TOTAL		\$74,766.00

Respectfully submitted by

Pat Hanley

INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

DATE _____

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees



MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

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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.

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- 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

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EMAIL **maintenance@inframark.com**

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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.

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

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

Estimate details

Estimate no.: 1060
Estimate date: 11/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Water Leveler Float Assembly	Already Replaced	1	\$257.10	\$257.10
2.	Water Valve	We still need to replace this as soon as the part comes in	1	\$152.00	\$152.00
3.	Hose Bib	Already Replaced	1	\$32.00	\$32.00
4.	Vacuum Breaker	Already Replaced for per Florida Rules	1	\$31.25	\$31.25
Total					\$472.35

Accepted date

Accepted by

DocuSigned by:

11/24/2025

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