



# *Mirabella Community Development District*

February 5, 2026

## Agenda Package

313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# 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, February 5, 2026 – 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 December 4, 2025.....Page 3
  - B. Consideration of Workshop Minutes of January 8, 2026 .....Page 6
  - C. Consideration of November - December 2025 O&M Report.....Page 7
- 5. Staff Reports**
  - A. Accountants Report
  - B. Aquatics Report .....Page 88
  - C. District Engineer
  - D. District Counsel
  - E. District Manager
    - i. Discussion on Direct Deposit Form .....Page 89
- 6. Business Items**
  - A. Ratification of Ewing Pools Equipment Packs Proposal #1372 .....Page 90
  - B. Ratification of Ewing Pools Gutter Repair Proposal #1384 .....Page 91
  - C. Consideration of Resolution 2026-03; Removing and Designating New Treasurer .....Page 92
- 7. Supervisor Requests**
- 8. Audience Comments – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Monday, March 16, 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**

1 The Public Hearing and regular meetings of the Board of the Supervisors of Mirabella Community  
2 Development District were held on Thursday, December 4, 2025, and called to order at 6:08 p.m.  
3 at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

4

5 Present and constituting a quorum were:

6

7 Trivia M. Kimbrough	Chairperson
8 Mindy Jacobson	Vice Chairperson
9 David Dzien	Assistant Secretary ( <i>via phone</i> )
10 Gail Reese	Assistant Secretary
11 Michael Pannullo	Assistant Secretary

12

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

14

15 Samantha Zanoni	District Manager
16 Residents and Members of the Public	

17

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

21

**22 FIRST ORDER OF BUSINESS Call to Order/Roll Call**

23

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

24

**25 SECOND ORDER OF BUSINESS Motion to Approve Agenda**

26

27 On MOTION by Ms. Kimbrough, seconded by Ms. Reese, with all
28 in favor, the motion to approve the December 4, 2025, meeting
29 agenda carried.

29

**30 THIRD ORDER OF BUSINESS Audience Comments on Agenda Items**

31

There being none, the next order of business followed.

32

**33 FOURTH ORDER OF BUSINESS Consent Agenda**

34

**A. Consideration of Meeting Minutes from October 23, 2025**

35

**B. Consideration of September 2025 & October 2025 O&M Reports**

36

37

Mirabella CDD  
December 4, 2025

38 On MOTION by Ms. Reese, seconded by Mr. Pannullo, with all in  
39 favor, the motion to approve the consent agenda with the correction  
40 to October 23, 2025, meeting minutes removing Mercades Harrison  
41 and adding Mindy Jacobson as assistant secretary carried.

42

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
44 **A. Accountants Report**  
45 Ms. Zanoni provided the Board with an update on where the district sits financially as of  
46 October 31, 2025.

47

48 **B. Aquatics Report (Under Other Cover)**  
49 The Board reviewed the aquatics report and had no questions.

50

51 **C. District Counsel**  
52 District Counsel not present. There being no report, the next item followed.

53

54 **D. District Engineer**  
55 District Engineer not present. There being no report, the next item followed.  
56  
57 **E. District Manager**  
58 Ms. Zanoni provided the Board with updates on the pool leak and will reach out to vendors  
59 regarding leak detection. Ms. Zanoni also announced that the next meeting scheduled will be  
60 held on January 8, 2026, at 6:30 p.m.

61 Mr. Dzien provided the Board with an update on the signal security reports and will continue  
62 to monitor throughout the fiscal year to justify the expense for the District.

63

64 **SIXTH ORDER OF BUSINESS** **Business Items**  
65 **A. Consideration of Resolution 2026-02; Designation of Officers**

66 On MOTION by Ms. Kimbrough, seconded by Ms. Reese, with all  
67 in favor, motion to approve Resolution 2026-02; Designation of  
68 Officers carried.

69

70 **B. Consideration of Coastal Creations Pool Renovation Proposal #1030**  
71 Proposal tabled

72

73

## Mirabella CDD December 4, 2025

74       **C. Consideration of Hanley Pools LLC Pool Renovation Proposal**  
75       Proposal tabled.

77 **D. Consideration of Inframark Fan Proposal #WOMIR09222025**  
78 On MOTION by Mr. Pannullo, seconded by Ms. Jacobson, with all  
79 in favor, motion to approve Inframark Fan Proposal  
80 #WOMIR09222025 carried.

82       **E. Consideration of Louis Smith Electric, Inc Fan Proposal #11-8/7/2025**  
83       Proposal not approved by the Board.

85                   **F. Ratification of Zebra Water Valve and Floor Assembly Repair Proposal #1060**  
86                   On MOTION by Ms. Kimbrough, seconded by Ms. Reese, with all  
87                   in favor, motion to Ratify Zebra Water Valve and Floor Assembly  
88                   Repair Proposal #1060 carried.

90 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**  
91 Ms. Reese requested that staff look into TECO invoices for more details on billing structure  
92 and increase.

94 **EIGHTH ORDER OF BUSINESS** Audience Comments  
95 Resident asked about the pool leak and requested that the community be updated on repairs  
96 and any possible closures.

## 98 NINTH ORDER OF BUSINESS Adjournment

99 On MOTION by Ms. Kimbrough, seconded by Mr. Pannullo, with  
100 all in favor, the meeting was adjourned at 6:38 p.m.

---

**Secretary/Assistant Secretary**

---

**Chairperson/Vice Chairperson**

**MINUTES OF MEETING  
MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

1 The workshop of the Board of the Supervisors of Mirabella Community Development District was  
2 held on Thursday, January 8, 2026, and called to order at 6:30 p.m. at the Mirabella Clubhouse  
3 located at 14306 Romeo Blvd., Wimauma, FL 33598.

4

5 Present and constituting a quorum were:

6

7 Trivia M. Kimbrough	Chairperson
8 Gail Reese	Assistant Secretary
9 Michael Pannullo	Assistant Secretary

10

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

12

13 Residents and Members of the Public

14

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

18

19 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

20 Ms. Kimbrough called the meeting to order and conducted roll call.

21

22 **SECOND ORDER OF BUSINESS** **Open Discussion**

23 Mr. Wayne talked about adding a playground near the lake. The Board explained that the  
24 district would need to look into insurance and discuss the matter with the engineers. The Board  
25 stated that the pool area was their main point of focus at this time. Mr. Wayne asked if the District  
26 could have a walking trial. The Board advised this was something that could be considered. Mr.  
27 Wayne stated his desire to have a walking trail near the lake.

28 Discussion ensued regarding the leaving and coming into the parking lot. It was suggested that  
29 putting the iron piece down would make a smoother transition.

30 The question was asked if residents could get memberships for the Southfork playground sense  
31 Mirabella doesn't have a playground.

32 Discussion ensued regarding the expenditure of the pool. This is the first priority of the Board.  
33 The fixing of the pool, pool maintenance, drainage and resurfacing the pool are listed items for  
34 this project.

35

36 **SIXTH ORDER OF BUSINESS** **Adjournment**

37 The workshop was adjourned at 6:45 p.m.

38

39

---

40 Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

41

## November 2025 Meeting

MIRABELLA CDD Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
CHARTER COMMUNICATIONS ACH	11/6/2025	2504811110625 ACH	\$120.00			SVC PRD 11/06-12/05/25
COMPLETE I.T. CORP	11/1/2025	18238	\$225.50			Nov 2025- Complete IT
COMPLETE I.T. CORP	11/15/2025	18294	\$86.00		\$311.50	Nov 2025- Complete IT
INFRAMARK LLC	11/11/2025	163535	\$666.67			Nov 2025- Management fee
INFRAMARK LLC	11/11/2025	163535	\$3,250.00	\$3,916.67	\$3,916.67	Nov 2025- Management fee
ORKIN LLC	9/17/2025	286182823	\$86.00			Sept 2025- Pest Control
ORKIN LLC	10/23/2025	286182824	\$86.00			Oct 2025- Pest Control
ORKIN LLC	8/18/2025	286182822	\$86.00		\$258.00	Aug 2025- Pest Control
SIGNAL 88, LLC	11/4/2025	US_99405	\$4,700.64			Nov 2025- Security
ZEBRA CLEANING TEAM	11/1/2025	8243	\$1,250.00			Nov 2025- Pool Service
<b>Monthly Contract Subtotal</b>			<b>\$10,556.81</b>			
<b>Variable Contract</b>						
BGE INC	11/3/2025	32732	\$90.63			Sept 2025- Site visit
STRALEY ROBIN VERICKER	11/20/2025	27516	\$122.00			Oct 2025- District Counsel
<b>Variable Contract Subtotal</b>			<b>\$212.63</b>			
<b>Utilities</b>						
BOCC ACH	11/12/2025	111225-8155 ACH	\$552.89			WATER
<b>Utilities Subtotal</b>			<b>\$552.89</b>			
<b>Regular Services</b>						
BUSINESS OBSERVER INC	11/7/2025	25-03441H	\$54.69			Oct 2025- Legal Advertising
DISCLOSURE TECHNOLOGY SERVICES LLC	10/30/2025	1555	\$500.00			2026 Disclosures
ELI PREMIER SERVICES LLC	10/26/2025	INV0033	\$675.00			Nov 2025- Cleaning Services
FIELDS CONSULTING GROUP LLC	10/27/2025	3680	\$250.00			Oct 2025- Pool rules sign
LERNER REPORTING SERVICES	11/7/2025	381	\$2,500.00			FY 2026- Disclosure Fee
ZEBRA CLEANING TEAM	10/28/2025	8237	\$368.50			Oct 2025- Pool tile repairs
<b>Regular Services Subtotal</b>			<b>\$4,348.19</b>			

## November 2025 Meeting

MIRABELLA CDD						
Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Additional Services</b>						
MIRABELLA CDD	11/3/2025	11032025 - 01	\$772.42			SERIES 2023 DS
MIRABELLA CDD	11/3/2025	11032025 - 02	\$127.42		\$899.84	SERIES 2015 DS
<b>Additional Services Subtotal</b>			<b>\$899.84</b>			
<b>Miscellaneous</b>						
VOID	11/4/2025	VOID	\$0.01			Postage and Freight
<b>Miscellaneous Subtotal</b>			<b>\$0.01</b>			
<b>TOTAL</b>			<b>\$16,570.37</b>			

November 6, 2025  
 Invoice Number: 2504811110625  
 Account Number: 8337 12 029 2504811  
 Security Code:   
 Service At: 14306 ROMEO BLVD  
 WIMAUMA FL 33598-0016

**Auto Pay Notice**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 11/06/25 through 12/05/25  
details on following pages*

Previous Balance	120.00
Payments Received -Thank You!	-120.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges	\$120.00
<b>YOUR AUTO PAY WILL BE PROCESSED 11/23/25</b>	
<b>Total Due by Auto Pay</b>	<b>\$120.00</b>

**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**

**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.

November 6, 2025

**Mirabella CDD**

Invoice Number: 2504811110625  
 Account Number: 8337 12 029 2504811  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA FL 33598-0016

**Total Due by Auto Pay** **\$120.00**



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 06 11072025 NNNNNNNN 01 001024 0004

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



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712029250481100120006

Invoice Number: 2504811110625  
 Account Number: 8337 12 029 2504811  
 Security Code: [REDACTED]

Mirabella CDD

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 06 11072025 NNNNNNNN 01 001024 0004

**Charge Details**

Previous Balance	120.00
EFT Payment	10/23
<b>Remaining Balance</b>	<b>\$0.00</b>

**Payments received after 11/06/25 will appear on your next bill.**

**Service from 11/06/25 through 12/05/25**

**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
	<b>\$120.00</b>
<b>Spectrum Business™ Internet Total</b>	<b>\$120.00</b>

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$120.00</b>
<b>Total Due by Auto Pay</b>	<b>\$120.00</b>

**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](http://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](http://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**.

Page 5 of 6

November 6, 2025

Invoice Number: 2504811110625  
Account Number: 8337 12 029 2504811  
Security Code: [REDACTED]

Mirabella CDD

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 06 11072025 NNNNNNNN 01 001024 0004

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Page 6 of 6

November 6, 2025

Invoice Number:  
Account Number::  
Security Code:

Mirabella CDD  
2504811110625  
8337 12 029 2504811  
[REDACTED]

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 06 11072025 NNNNNNNN 01 001024 0004



## Get TV Designed for Your Business.

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for one year

OR

### Business TV

**\$40** per month  
for one year

- **90+** HD channels of news and top entertainment
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- No cable box required

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- Use a cable box or stream on the Spectrum TV App

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Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-BTV

SA8PF1QA

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 #	18238
Invoice Date	11-01-25
Balance Due	<b>\$225.50</b>

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

---

<b>Subtotal</b>	<b>\$225.50</b>
Tax	\$0.00
Invoice Total	\$225.50
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$225.50</b>

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 #	18294
Invoice Date	11-15-25
Balance Due	<b>\$86.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data from 1-2 on the account) Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader 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

---

<b>Subtotal</b>	<b>\$86.00</b>
Tax	\$0.00
Invoice Total	\$86.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$86.00</b>



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
163535

**DATE**  
11/11/2025

**CUSTOMER ID**  
C2285

**NET TERMS**  
Due On Receipt

**PO#**

**DUe DATE**  
11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	666.67		666.67
District Management	1	Ea	3,250.00		3,250.00
<b>Subtotal</b>					<b>3,916.67</b>

<b>Subtotal</b>	\$3,916.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,916.67</b>

**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.*

Orkin  
 P O BOX 740473  
 CINCINNATI, OH 45274-0473

**Dated 9/17/2025**

MIRABELLA CDD  
 13406 ROMEO BLVD  
 WIMAUMA, FL 33598

Acct # 39175224

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

**For service at: MIRABELLA CDD 13406 ROMEO BLVD WIMAUMA, FL 33598**

PC Standard - Monthly - PC Standard	\$80.00	\$0.00	\$6.00	\$86.00
-------------------------------------	---------	--------	--------	---------

Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$86.00</b>
---------------------	----------------

Phone #: (727) 526-9450

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
**For service at: 13406 ROMEO BLVD WIMAUMA, FL 33598**  
 Phone #: (727) 526-9450

Orkin  
 P O BOX 740473  
 CINCINNATI, OH 45274-0473

Acct # 39175224  
 MIRABELLA CDD

**INVOICE 286182823 Dated 9/17/2025**  
**PLEASE REMIT \$86.00**

Orkin  
 P O BOX 740473  
 CINCINNATI, OH 45274-0473

**Dated 10/23/2025**

MIRABELLA CDD  
 13406 ROMEO BLVD  
 WIMAUMA, FL 33598

Acct # 39175224

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

**For service at: MIRABELLA CDD 13406 ROMEO BLVD WIMAUMA, FL 33598**

PC Standard - Monthly - PC Standard	\$80.00	\$0.00	\$6.00	\$86.00
-------------------------------------	---------	--------	--------	---------

Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$86.00</b>
---------------------	----------------

Phone #: (727) 526-9450

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
**For service at: 13406 ROMEO BLVD WIMAUMA, FL 33598**  
 Phone #: (727) 526-9450

Orkin  
 P O BOX 740473  
 CINCINNATI, OH 45274-0473

Acct # 39175224  
 MIRABELLA CDD

**INVOICE 286182824 Dated 10/23/2025**  
**PLEASE REMIT \$86.00**

Orkin  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**Dated 8/18/2025**

MIRABELLA CDD  
13406 ROMEO BLVD  
WIMAUMA, FL 33598

Acct # 39175224

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

**For service at: MIRABELLA CDD 13406 ROMEO BLVD WIMAUMA, FL 33598**

PC Standard - Monthly - PC Standard	\$80.00	\$0.00	\$6.00	\$86.00
-------------------------------------	---------	--------	--------	---------

Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$86.00</b>
---------------------	----------------

Phone #: (727) 526-9450

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
**For service at: 13406 ROMEO BLVD WIMAUMA, FL 33598**  
 Phone #: (727) 526-9450

Orkin  
P O BOX 740473  
CINCINNATI, OH 45274-0473

Acct # 39175224  
MIRABELLA CDD

**INVOICE 286182822 Dated 8/18/2025**  
**PLEASE REMIT \$86.00**



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

**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Inframark - Mirabella CDD**

2005 Pan Am Circle  
Tampa, FL 33607

**INVOICE**

Invoice Number: US\_99405  
Invoice Date 2025-11-04  
Due Date: 2025-11-19  
Terms: NET15  
Customer ID: 102824  
Customer PO:

**Amount Due: \$4,700.64**

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
2025-11-01- 2025-11-30	Bicycle Patrols - Dedicated: : Service Location: Mirabella CDD	144	\$27.98	\$4,029.12
2025-11-01- 2025-11-30	Bicycle Patrols - Dedicated - Holiday: : Service Location: Mirabella CDD	16	\$41.97	\$671.52
				Subtotal \$4,700.64
				Sales tax \$0.00
				1) FLORIDA FL STATE TAX (6) \$0.00
				2) HILLSBOROUGH FL COUNTY TAX (1.5) \$0.00
				Total \$4,700.64

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: [Billing@teamsignal.com](mailto: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.

**INVOICE**

**Zebra Cleaning Team**      lancewood1970@gmail.com  
 PO Box 3456      +1 (813) 279-0437  
 Apollo Beach, FL 33572-1003      zebrapoolteam.com

**Mirabella - 10635 County Road 672**

**Bill to**  
 Mirabella  
 10635 County Road 672  
 Riverview, FL 33579

**Invoice details**

Invoice no.: 8243  
 Terms: Net 15  
 Invoice date: 11/01/2025  
 Due date: 11/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Commercial Pool Service</b>	Monthly Full Service	1	\$1,250.00	\$1,250.00
			<b>Total</b>	<b>\$1,250.00</b>	

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



# INVOICE

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

November 3, 2025  
 Project No: 00014695-00  
 Invoice No: 32732

<b>Invoice Total</b>	<b>\$90.63</b>
----------------------	----------------

Project 00014695-00 Mirabella CDD District Engineering Services  
 Reimbursable mileage expenses related to previous month's site visits (to assess issue with reported clubhouse leak/wet carpet).

**Services current through October 24, 2025**

**Reimbursable Expenses**

R-Project Travel & Subsist.	90.63
<b>Total Reimbursables</b>	<b>90.63</b>
<b>Total this Invoice</b>	<b>\$90.63</b>

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

# Billing Backup

Monday, November 3, 2025

BGE, Inc.

Invoice 32732 Dated 11/3/2025

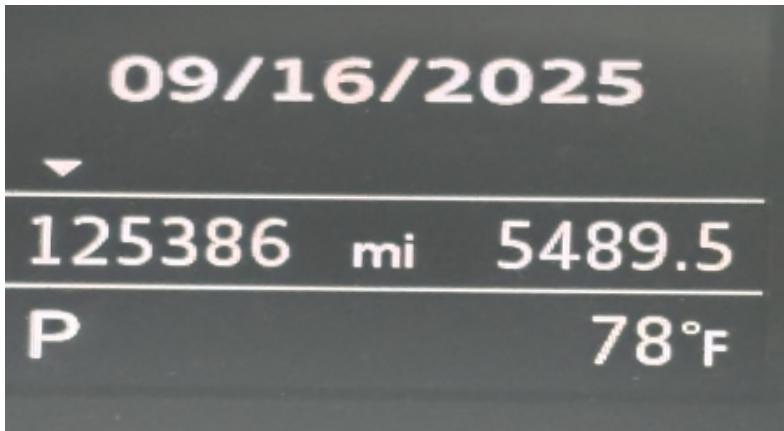
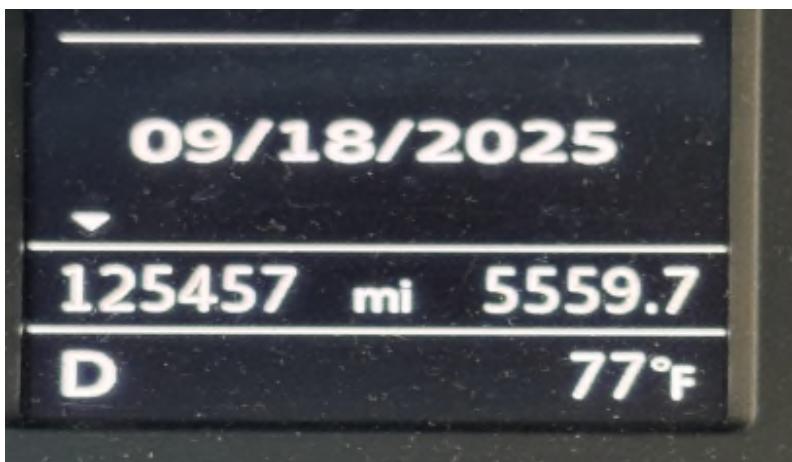
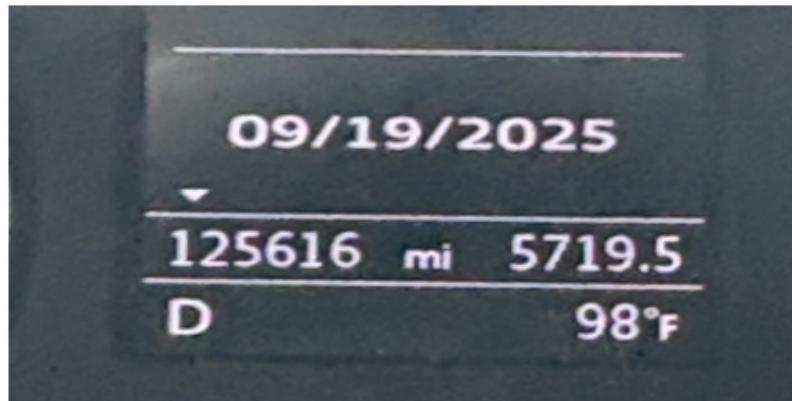
11:30:28 AM

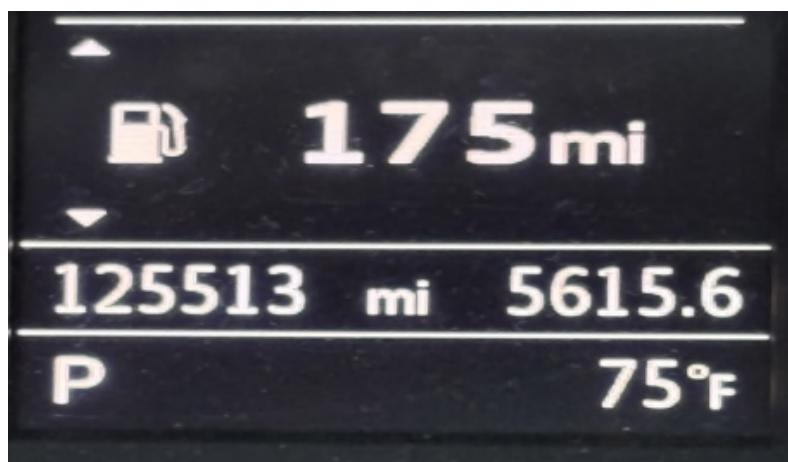
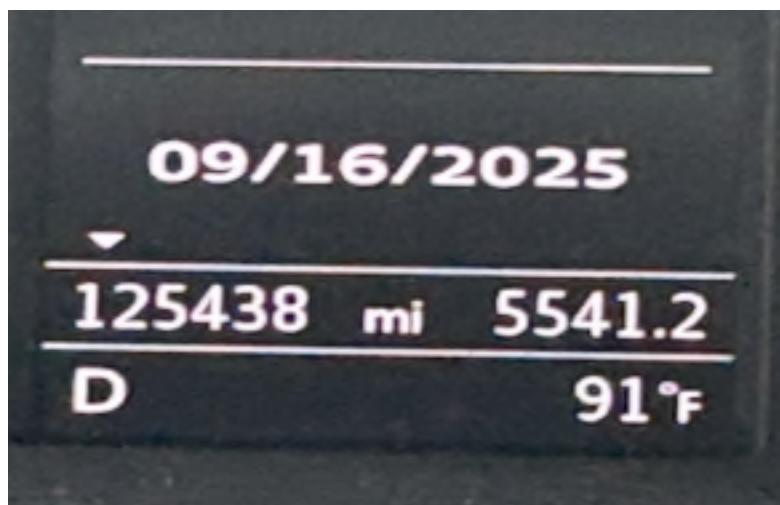
Project 00014695-00 Mirabella CDD District Engineering Services

**Reimbursable Expenses**

R-Project Travel &amp; Subsist.

000000080496	9/16/2025	<input type="checkbox"/> Huerta, Kent / Mirabella CDD / Inspect the drains and grading. / 51.70 miles @ 0.70	39.81
000000080464	9/25/2025	Chang, Philip / Mirabella CDD - Clubhouse Visit / Site visit to Mirabella CDD clubhouse to assess water issue at entry to clubhouse. / 66.00 miles @ 0.70	50.82
		<b>Total Reimbursables</b>	<b>90.63</b>
		<b>Total this Project</b>	<b>\$90.63</b>
		<b>Total this Report</b>	<b>\$90.63</b>







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
MIRABELLA CDD	0712968155	11/12/2025	12/03/2025

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	10/10/2025	16704	11/07/2025	17056	35200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$106.30
Water Base Charge	\$22.68
Water Usage Charge	\$113.63
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$248.86

#### Summary of Account Charges

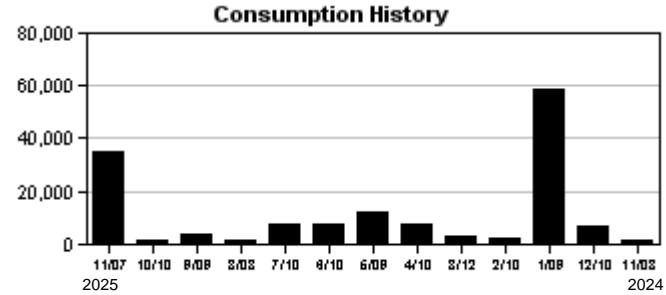
Previous Balance	\$95.50
Net Payments - Thank You	\$-95.50
Total Account Charges	\$552.89
<b>AMOUNT DUE</b>	<b>\$552.89</b>

#### Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

#### 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.



Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155



Hillsborough  
County Florida



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

8770

DUE DATE	12/03/2025
<b>Auto Pay Scheduled DO NOT PAY</b>	

0007129681552 00000552893



# Business Observer

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

## INVOICE

### Legal Advertising

Invoice # 25-03441H

Date 11/07/2025

**Attn:**  
Mirabella CDD - Inframark  
2005 PAN AM CIRCLE SUITE 300  
TAMPA FL 33607

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

Description	Amount
Serial # 25-03441H	\$54.69
<b>Notice of Special Workshop</b>	
RE: Mirabella CDD Board of Supervisors Special Workshops	
Published: 11/7/2025	

<b>Important Message</b>	<b>Paid</b>	<b>()</b>
Please include our Serial # on your check	<b>Total</b>	<b>\$54.69</b>

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

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

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

**NOTICE OF SPECIAL WORKSHOP**  
**MIRABELLA COMMUNITY**  
**DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of The Mirabella Community Development District will hold two Special Workshops to address any and all business which may properly come before them on **Thursday, January 7, 2026, at 6:30 p.m.**, and on **Thursday May 7, 2026, at 6:30 p.m.**, at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598. These workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

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

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 Management Office at (813) 397-5120, at least 48 hours before the meeting. 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.

Samantha Zanoni, District Manager  
November 7, 2025 25-03441H

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

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**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
 Boca Raton, FL 33481 US  
 +1 3059034654  
 accounting@dtsmuni.com

**INVOICE**

BILL TO  
 Inframark  
 CDD:  
 Mirabella Community Development District

INVOICE 1555  
 DATE 10/30/2025

BOND SERIES ...  
 Capital Imp Rev Refunding Bonds 2025

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	500.00

Wire: City National Bank of Florida  
 ABA/Routing- 066004367  
 Account #- 30000615862  
 Account Name-Disclosure Technology Services LLC

BALANCE DUE

**\$500.00**

Checks: Disclosure Technology Services, LLC  
 PO Box 812681  
 Boca Raton, FL 33481

# ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539

8139270178

elipremierservices@gmail.com

Page 31

INVOICE

INV0033

DATE

10/26/2025

DUE DATE

11/01/2025

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

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$675.00

### BY CHECK

ELI PREMIER SERVICES LLC

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

Thank you!

**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: Samantha Zanoni  
 2005 Pan Am Circle #300  
 Tampa, FL 33607

**Invoice details**

Sales Rep: Mike Fields

Invoice no.: 3680  
 Terms: Due on receipt  
 Invoice date: 10/27/2025  
 Due date: 11/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	"Pool Rules" (24x36) metal sign. Installed on wall with tapcons.	1	\$250.00	\$250.00
<b>Total</b>					<b>\$250.00</b>

**Invoice**

Lerner Reporting Services, Inc.  
 5711 Yeats Manor Dr, #401  
 Tampa, FL 33616  
 (813) 786-2094

Date	Invoice #
11/7/2025	381

Bill To
Mirabella CDD c/o Bryan Radcliff, Meritus Districts 5680 W. Cypress Street, Suite A Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Amount
	Mirabella CDD Annual Disclosure Fee	2,500.00

Please wire to:  
 Valley National Bank  
 P.O. Box 558  
 Wayne, NJ 07474-0558  
 Routing #: 021201383  
 Lerner Reporting Services, Inc.  
 Account #: 5000074414

Or mail to:  
 5711 Yeats Manor Drive, # 401  
 Tampa, FL 33616  
 Direct all questions to:  
 Scott Campbell  
 scampbell@lerneradvisors.com  
 (813) 898-0284

**Total** \$2,500.00

**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 CDD

10635 County Road 672

Riverview, FL 33579

**Invoice details**

Invoice no.: 8237

Terms: Net 15

Invoice date: 10/28/2025

Due date: 11/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>3</b>	This is to replace broken non-slip numbered tile around the pool. Price includes removal of broken tile, tiles, grout 6 non-slip tile (1) 6 tile (1) FT tile (2) IN tile (1) No Diving	6	\$19.75	\$118.50
2.	<b>Labor</b>	2 hours	2	\$125.00	\$250.00
			<b>Total</b>		<b>\$368.50</b>

Mail payments to:

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

Zelle to: (813) 279-0437

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/3/2025

**Payable To** Mirabella CDD

**Check Amount** \$772.42

**Check Description** 2025 DS 11/3/2025

**Post to:** 201.103200

*Nancy*

---

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/3/2025

**Payable To** Mirabella CDD

**Check Amount** 127.42

**Check Description** 2015 DS 11/3/2025

**Post to:** 203.103200

*Nancy*

---

Authorization

DM	<hr/>	
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

## December 2025 Meeting

MIRABELLA CDD						
Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
COMPLETE I.T. CORP	12/1/2025	18516	\$225.50			Dec 2025- Complete IT
COMPLETE I.T. CORP	12/15/2025	18579	\$86.00		\$311.50	Dec 2025- Complete IT
ELI PREMIER SERVICES LLC	11/25/2025	INV0038	\$675.00			Dec 2025- Amenity Cleaning
INFRAMARK LLC	12/1/2025	165661	\$666.67			Dec 2025- Management Fees
INFRAMARK LLC	12/1/2025	165661	\$3,250.00	\$3,916.67	\$3,916.67	Dec 2025- Management Fees
SIGNAL 88, LLC	12/4/2025	US_110604	\$2,126.48			Nov 2025- Signal
SOLITUDE LAKE MANAGEMENT, LLC	11/2/2025	PSI219170	\$233.81			Nov 2025- Aquatics
SOLITUDE LAKE MANAGEMENT, LLC	12/1/2025	PSI226082	\$233.81		\$467.62	Dec 2025- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	11/3/2025	74413	\$1,849.05			Nov 2026- Landscape
SOUTH SHORE LANDSCAPE & LAWN	12/2/2025	74463	\$1,849.05		\$3,698.10	Dec 2025 Landscape
ZEBRA CLEANING TEAM	12/1/2025	8311	\$1,250.00			Dec 2025- Pool Service
<b>Monthly Contract Subtotal</b>			<b>\$12,445.37</b>			
<b>Utilities</b>						
TECO ACH	11/14/2025	111425-9344 ACH	\$717.05			Oct/Nov 2025 Electric
TECO ACH	11/14/2025	111425-9179 ACH	\$1,499.26			Oct/Nov 2025 Electric
TECO ACH	11/14/2025	111425-9526 ACH	\$818.23			Oct/Nov 2025 Electric
TECO ACH	11/14/2025	111425-8973 ACH	\$223.46		\$3,258.00	Oct/Nov 2025 Electric
<b>Utilities Subtotal</b>			<b>\$3,258.00</b>			
<b>Regular Services</b>						
BOB'S CARPET & FLOORING	9/18/2025	091825-	\$4,249.00			Dec 2025- Flooring replacement
DAVID ALAN DZIEN	12/4/2025	DD-120425	\$200.00			BOARD 12/04/25
GAIL REESE	12/4/2025	GR-120425	\$200.00			BOARD 12/04/25
HOME TEAM PEST DEFENSE INC.	11/6/2025	114737897	\$110.00			Nov 2025- Pest Control
INFRAMARK LLC	11/25/2025	164559	\$64.14			Sept 2025- Clubhouse door repairs
INFRAMARK LLC	12/3/2025	1163888	\$120.00			Nov 2025- Lock on tstat
INFRAMARK LLC	12/22/2025	166707	\$1,264.94		\$1,449.08	Nov 2025- AC Repairs and filters

## December 2025 Meeting

MIRABELLA CDD						
Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
MICHAEL PANNULLO	12/4/2025	MP-120425	\$200.00			BOARD 12/4/25
MINDY ROBYN JACOBSON	12/4/2025	MJ-120425	\$200.00			BOARD 12/04/25
TRIVIA M. KIMBROUGH	12/4/2025	TK-120425	\$200.00			BOARD 12/04/25
ZEBRA CLEANING TEAM	12/4/2025	8359	\$472.35			Nov 2025- Pool repairs
<b>Regular Services Subtotal</b>			<b>\$7,280.43</b>			
<b>Additional Services</b>						
MIRABELLA CDD	11/21/2025	11212025 1121	\$156.37			SERIES 2015 DS 11.21.2025
MIRABELLA CDD	11/21/2025	11212025 1121	\$947.91	\$1,104.28		SERIES 2025 DS 11.21.2025
MIRABELLA CDD	11/3/2025	110325 1103	\$772.42			SERIES 2025 DS 11.03.2025
MIRABELLA CDD	11/21/2025	11212025-2015	\$283.79			SERIES 2015 DS 11.03.2025
MIRABELLA CDD	11/21/2025	11212025-2025	\$1,720.34			SERIES 2025 DS 11.03.21 AND 11.21.25
MIRABELLA CDD	12/5/2025	12052025-1103	\$21,565.81			SERIES 2015 FY26 DS 11.03.25
MIRABELLA CDD	12/5/2025	12052025-1103 C	\$130,734.76		\$156,181.40	SERIES 2025 FY26 DS 11.03.25
<b>Additional Services Subtotal</b>			<b>\$156,181.40</b>			
<b>TOTAL</b>			<b>\$179,165.20</b>			

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 #	18516
Invoice Date	12-01-25
Balance Due	<b>\$225.50</b>

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

---

<b>Subtotal</b>	<b>\$225.50</b>
Tax	\$0.00
Invoice Total	\$225.50
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$225.50</b>

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 #	18579
Invoice Date	12-15-25
Balance Due	<b>\$86.00</b>

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data from 1-2 on the account) Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader 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

---

<b>Subtotal</b>	<b>\$86.00</b>
Tax	\$0.00
Invoice Total	\$86.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$86.00</b>

# ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539

8134151678

elipremierservices@gmail.com

Page 45

INVOICE

INV0038

DATE

11/25/2025

DUE DATE

12/15/2025

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

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$675.00

### BY CHECK

ELI PREMIER SERVICES LLC

November cleaning service

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

Thank you!



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
165661

**DATE**  
12/1/2025

**CUSTOMER ID**  
C2285

**NET TERMS**  
Due On Receipt

**PO#**

**DUe DATE**  
12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	666.67		666.67
District Management	1	Ea	3,250.00		3,250.00
<b>Subtotal</b>					<b>3,916.67</b>

<b>Subtotal</b>	\$3,916.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,916.67

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



**Signal 88, LLC**

PO Box 8246  
Omaha, NE 68108  
[remittance@teamsignal.com](mailto:remittance@teamsignal.com)

**BILL TO**

**Inframark - Mirabella CDD**

2005 Pan Am Circle  
Tampa, FL 33607

### INVOICE

Invoice Number: US\_110604  
Invoice Date 2025-12-04  
Due Date: 2025-12-19  
Terms: NET15  
Customer ID: 102824  
Customer PO:

**Amount Due: \$2,126.48**

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
2025-12-01-2025-12-31	Dedicated Security Officer - Dedicated: : Service Location: Mirabella CDD	120	\$27.98	\$3,357.60
2025-12-01-2025-12-31	Dedicated Security Officer - Credit for 11/27 Holiday: : Service Location: Mirabella CDD	-8	\$41.97	\$-335.76
2025-12-01-2025-12-31	Dedicated Security Officer - Credit for 11/24, 11/25, 11/26, 11/28: : Service Location: Mirabella CDD	-32	\$27.98	\$-895.36
				Subtotal \$2,126.48
				Sales tax \$0.00
				1) FLORIDA FL STATE TAX (6) \$0.00
				2) HILLSBOROUGH FL COUNTY TAX (1.5) \$0.00
				Total \$2,126.48

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: [Billing@teamsignal.com](mailto: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: PSI219170  
 Invoice Date: 11/2/2025

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	Customer ID	8108
Ship Date	P.O. Number	
Due Date	P.O. Date	11/2/2025
Terms	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	233.81	233.81
November Billing					
11/1/2025 - 11/30/2025					
Mirabella-Lake-ALL					

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

<b>Subtotal:</b>	<b>233.81</b>
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
<b>Total:</b>	<b>233.81</b>

**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: PSI226082  
 Invoice Date: 12/1/2025

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	Customer ID	8108
Ship Date	P.O. Number	
Due Date	P.O. Date	12/1/2025
Terms	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Mirabella-Lake-ALL		1	1	233.81	233.81

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

<b>Subtotal:</b>	<b>233.81</b>
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
<b>Total:</b>	<b>233.81</b>

**INVOICE****Mailing Address**

219 Flamingo Drive PMB 3553  
Apollo Beach, FL 33572

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

**Bill to**

Mirabella

**Invoice details**

Invoice no.: 74413

Terms: Net 30

Invoice date: 11/03/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Maintenance</b>	Landscape maintenance for November.	1	\$1,795.20	\$1,795.20
2.	<b>Fuel Surcharge</b>		1	\$53.85	\$53.85
			<b>Total</b>		<b>\$1,849.05</b>

**Note to customer**

Thank you for your business!

**INVOICE****Mailing Address**

219 Flamingo Drive PMB 3553  
Apollo Beach, FL 33572

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

**Bill to**

Mirabella

**Invoice details**

Invoice no.: 74463

Terms: Net 30

Invoice date: 12/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Landscape Maintenance</b>	Landscape maintenance for December.	1	\$1,795.20	\$1,795.20
2.	<b>Fuel Surcharge</b>		1	\$53.85	\$53.85
			<b>Total</b>		<b>\$1,849.05</b>

**Note to customer**

Thank you for your business!

**INVOICE**

**Zebra Cleaning Team**      lancewood1970@gmail.com  
 PO Box 3456      +1 (813) 279-0437  
 Apollo Beach, FL 33572-1003      zebrapoolteam.com

**Mirabella - 10635 County Road 672**

**Bill to**  
 Mirabella  
 10635 County Road 672  
 Riverview, FL 33579

**Invoice details**

Invoice no.: 8311  
 Terms: Net 15  
 Invoice date: 12/01/2025  
 Due date: 12/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Commercial Pool Service</b>	Monthly Full Service	1	\$1,250.00	\$1,250.00
			<b>Total</b>	<b>\$1,250.00</b>	

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



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

Amount Due: \$717.05

Due Date: December 05, 2025

Account #: 211003639344

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

## Account Summary

Current Service Period: October 09, 2025 - November 10, 2025

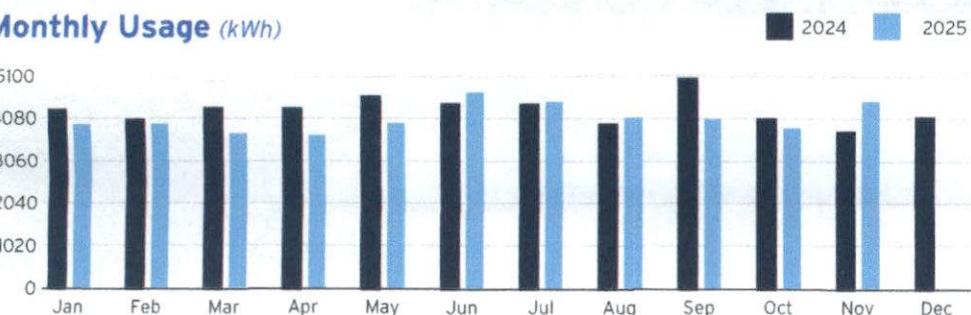
Previous Amount Due \$614.87

Payment(s) Received Since Last Statement -\$614.87

**Current Month's Charges** \$717.05

**Amount Due by December 05, 2025** \$717.05

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



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



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

Account #: 211003639344

Due Date: December 05, 2025

Amount Due: \$717.05

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

605088302069

Your account will be  
drafted on December 05, 2025

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.

QR

00000047-0000483-Page 15 of 18

## Your Energy Insight

Your average daily kWh used was **8.8% higher** than the same period last year.

Your average daily kWh used was **3.03% higher** than it was in your previous period.



Scan here to view  
your account online.



## SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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

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

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

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



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

Account #: 211003639344  
Statement Date: November 14, 2025  
Charges Due: December 05, 2025

## Meter Read

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	11/10/2025	95,949	91,471		4,478 kWh	1	33 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	4,478 kWh @ \$0.08641/kWh	\$386.94
Fuel Charge	4,478 kWh @ \$0.03391/kWh	\$151.85
Storm Protection Charge	4,478 kWh @ \$0.00577/kWh	\$25.84
Clean Energy Transition Mechanism	4,478 kWh @ \$0.00418/kWh	\$18.72
Storm Surcharge	4,478 kWh @ \$0.02121/kWh	\$94.98
Florida Gross Receipt Tax		\$17.93
<b>Electric Service Cost</b>		<b>\$717.05</b>

### Avg kWh Used Per Day



### Important Messages

#### Quarterly Fuel Source Update

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

Total Current Month's Charges

\$717.05

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://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



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

Amount Due: \$1,499.26

Due Date: December 05, 2025  
Account #: 211003639179

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

## Account Summary

**Current Service Period:** October 09, 2025 - November 10, 2025

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

<b>Current Month's Charges</b>	<b>\$1,499.26</b>
--------------------------------	-------------------

<b>Amount Due by December 05, 2025</b>	<b>\$1,499.26</b>
--	-------------------

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



Scan here to view  
your account online.



## SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage  
your service, pay bills, enroll in programs,  
customize notifications and more.

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



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

**Account #:** 211003639179

**Due Date:** December 05, 2025

Amount Due: \$1,499.26

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

605088302068

Your account will be  
drafted on December 05, 2025

Mail payment to:

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

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

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: November 14, 2025  
Charges Due: December 05, 2025

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 33 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
<b>Lighting Charges</b>		<b>\$1,499.26</b>

Total Current Month's Charges

**\$1,499.26**

## Important Messages

### Quarterly Fuel Source Update

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

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

## Ways To Pay Your Bill



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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://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



TampaElectric.com

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

Amount Due: \$818.23

Due Date: December 05, 2025

Account #: 211003639526

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



## Account Summary

**Current Service Period:** October 09, 2025 - November 10, 2025

Previous Amount Due \$818.29

Payment(s) Received Since Last Statement -\$818.29

**Current Month's Charges** \$818.23

**Amount Due by December 05, 2025** \$818.23

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



Scan here to view  
your account online.



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

Account #: 211003639526

Due Date: December 05, 2025

Amount Due: \$818.23

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

605088302070

Your account will be  
drafted on December 05, 2025

Mail payment to:

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

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

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: November 14, 2025  
Charges Due: December 05, 2025

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	571 kWh @ \$0.03412/kWh	\$19.48
Fixture & Maintenance Charge	19 Fixtures	\$372.25
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	571 kWh @ \$0.03363/kWh	\$19.20
Storm Protection Charge	571 kWh @ \$0.00559/kWh	\$3.19
Clean Energy Transition Mechanism	571 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	571 kWh @ \$0.01230/kWh	\$7.02
Florida Gross Receipt Tax		\$1.26
<b>Lighting Charges</b>		<b>\$818.23</b>

Total Current Month's Charges

**\$818.23**

## Important Messages

### Quarterly Fuel Source Update

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

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

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

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

### Phone:

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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



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

Amount Due: \$223.46

Due Date: December 05, 2025

Account #: 211003638973

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

## Account Summary

Current Service Period: October 09, 2025 - November 10, 2025

Previous Amount Due	\$179.23
Payment(s) Received Since Last Statement	-\$179.23

Current Month's Charges	\$223.46
-------------------------	----------

<b>Amount Due by December 05, 2025</b>	<b>\$223.46</b>
--	-----------------

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 **387.5% higher** than the same period last year.

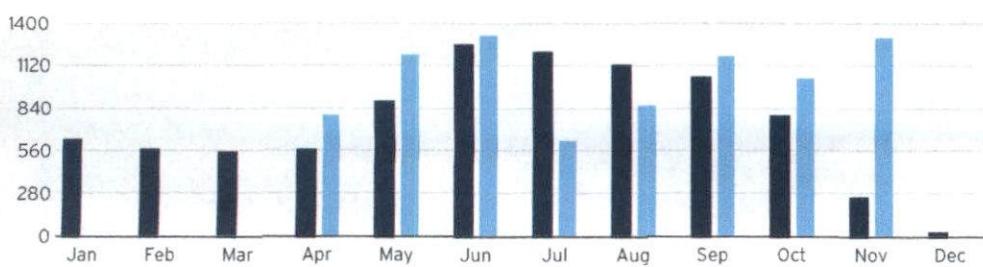


Your average daily kWh used was **8.33% higher** than it was in your previous period.



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](http://TECOaccount.com)

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

Account #: 211003638973

Due Date: December 05, 2025

Amount Due: \$223.46

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

605088302067

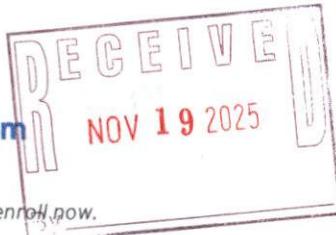
Your account will be drafted on December 05, 2025



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

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

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



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

Mail payment to:

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

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



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

Account #: 211003638973  
Statement Date: November 14, 2025  
Charges Due: December 05, 2025

## Meter Read

Meter Location: SIGN-IRR

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	11/10/2025	46,148	44,847	=	1,301 kWh	1	33 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1,301 kWh @ \$0.08641/kWh	\$112.42
Fuel Charge	1,301 kWh @ \$0.03391/kWh	\$44.12
Storm Protection Charge	1,301 kWh @ \$0.00577/kWh	\$7.51
Clean Energy Transition Mechanism	1,301 kWh @ \$0.00418/kWh	\$5.44
Storm Surcharge	1,301 kWh @ \$0.02121/kWh	\$27.59
Florida Gross Receipt Tax		\$5.59
<b>Electric Service Cost</b>		<b>\$223.46</b>

### Avg kWh Used Per Day



### Important Messages

#### Quarterly Fuel Source Update

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

## Total Current Month's Charges

**\$223.46**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://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

## Invoice

Page 1

12/3/2025 9:34:42 AM



## SOLD TO:

Attn Samantha Mirabella Clubhouse  
 14306 Romeo Blvd  
 Wimauma FL 33598  
 813-679-4679 samantha.zanoni@inframark.com

Bob's Carpet & Flooring  
 27607 State Road 56  
 Wesley Chapel, FL 33544  
 813-591-1100

Proposal #: 4300  
 Sale Date: 9/18/2025  
 Next Install:  
 Sales Rep: Michael Norris

## SHIPPED TO

Attn Samantha Mirabella Clubhouse  
 14306 Romeo Blvd  
 Wimauma FL 33598

## MATERIALS

1	Chesapeake Lvt Pro Solutions 12 7 X 48 32.72sf/ct 85ct/pa-32.72	Afterglow
3	3n1 Vinyl Adhesive 4gallon GI-1.00	4 Gal 1000sf Per Pai-kvone-40
5	Cove Base 4in X 120ft W/ Toe - .080in-1.00	White
7	Ardex V-1200 Self-Leveling Underlayment	50lb Bag
8	Cove Base Adhesive - 30 Oz	30 Oz Cove Base Adhesive

## LABOR

- 1 Vinyl Plank
- 2 Take Up - Carpet Glue Down
- 4 Trip Charge
- 5 Cove Base
- 6 Cove Base - Removal
- 7 Floor Prep - Leveler

## Comments:

SubTotal:	\$4,249.00
Misc Chg:	\$0.00
Total:	\$4,249.00
Payments:	\$0.00
Balance:	\$4,249.00

APPROVAL TO CHARGE BALANCE TO  
 MY CREDIT CARD ON DAY OF INSTALL.

CUSTOMER INITIALS \_\_\_\_\_

Pay Now

## COMPLETELY INSTALLED

THIS SALES CONTRACT OVERRIDES ANY PREVIOUS VERBAL CONTRACT OR AGREEMENT. This sale is subject to the terms and conditions appearing herein and on the additional pages of this contract which the buyer acknowledges reading and agrees to be bound by all of the terms and conditions.

INSTALLATION: PLAN TO BE HOME THE ENTIRE DAY OF YOUR INSTALLATION AS WE CANNOT SCHEDULE A SPECIFIC ARRIVAL TIME. Installation date can only be confirmed after all materials have arrived. We do not pay for inconvenience (loss of work, revenue, time, etc., due to rescheduling, weather or any other circumstances).

UNFORESEEN FLOOR PREP AND SUBFLOOR MOISTURE CONTENT: Unforeseen floor preparation may be needed at the time of installation. If additional materials or labor are required, customer will be made aware of what is needed and the approximate cost associated. Customer is responsible for moisture issues arising from their floors. Moisture issues can affect the flooring installation and performance of installed material and must be determined and remedied prior to the installation of the flooring.

WARRANTY: Labor is warranted by Bob's Carpet & Flooring. All materials are warranted by the manufacturer. We are not responsible for problems arising from any material not installed by us.

REFUNDS, RETURNS & CANCELLATIONS POLICY: Please verify the material being ordered is to your specifications. There are no refunds or exchanges for special ordered material. A cut waste factor is calculated into orders for hard surface material to allow for a complete installation. Extra material should be anticipated. This excess is necessary and, as such, is non-refundable. No refunds on stock carpet once it is cut. Stock hard surface material may be refunded if returned in original, unopened, undamaged cartons within 15 days of the date of purchase. Material returned after 15 days but less than 30 days is eligible for a store credit only. No returns accepted after 30 days. Clearance material and remnants are sold as-is and are non-refundable.

THIS SALES CONTRACT MUST BE PAID IN FULL PRIOR TO INSTALLATION.

Authorized Signature of Customer \_\_\_\_\_

Form **W-9**  
(Rev. March 2024)  
Department of the Treasury  
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

**Butler Carpet Company**

2 Business name/disregarded entity name, if different from above.

**Bob's Carpet & Flooring**

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor    C corporation    S corporation    Partnership    Trust/estate  
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)  
**Note:** Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  
 Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.

Requester's name and address (optional)

**PO Box 727**

6 City, state, and ZIP code

**Oldsmar, FL 34677-0727**

7 List account number(s) here (optional)

Print or type.  
See Specific Instructions on page 3.

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
<input type="text"/>	<input type="text"/>	<input type="text"/>							
-      -      -									
or									
Employer identification number									
<b>5</b>	<b>9</b>	<b>-</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>4</b>

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	signature of U.S. person	<i>Ashlie Butler</i>	Date	January 14, 2025
------------------	--------------------------	----------------------	------	------------------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving this form because they

# Attendance Confirmation

for

BOARD OF SUPERVISORS

---

District Name: Mirabella

Board Meeting Date: December 4th 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		

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

Approved for payment:

*Samantha Zanoni*  
District Manager Signature

12/4/2025  
Date

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

# Attendance Confirmation

for

BOARD OF SUPERVISORS

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Samantha Zanoni  
District Manager Signature

12/4/2025  
Date

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



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

## Invoice and detailed service report

**INVOICE #:** 114737897

WORK DATE: 11/06/2025

**BILL-TO**

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

**4190883**

**LOCATION**

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

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

**4190883**

**Time In:** 11/06/2025 04:01:25 PM  
**Time Out:** 11/06/2025 04:22:11 PM

**Customer Signature**

Customer Unavailable to Sign

**Technician Signature**

John Pollock  
License #: JE267936

**Purchase Order**

None

**Terms**

DUE UPON RECEIPT

**Service Description**

Pest Control Service

**Quantity**

1.00

**Unit Price**

110.00

**Amount**

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 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 February

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intice 10	73079-6		10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1,0000 Pound
<b>Areas Applied:</b> Mulch beds							
<b>Target Pests:</b> 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.



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

## Invoice and detailed service report

**INVOICE #:** 114737897

WORK DATE: 11/06/2025

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
----------	-------	-------	--------	------------	-------------------	--------------	---------------

**Areas Applied:** All rooms, Exterior entry points

**Target Pests:** Ants, Centipede, Earwig, Millipede, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.0300	Fipronil	0.4000 Gallon	0.0013 Gallon

**Areas Applied:** Exterior perimeter

**Target Pests:** Ants, Centipede, Millipede, Roaches, Silverfish, Spiders

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft

Onslaught - Fastcap	6.4000%	10.0000 Ounce	One Gallon Compressed Sprayer	4:21:06 PM
---------------------	---------	---------------	-------------------------------	------------

1021-2574	0.06200000	0.6200 Ounce	Handheld compression sprayer
-----------	------------	--------------	------------------------------

**Target Pests:** Ants, Centipede, Earwig, Millipede, Roaches, Spiders

**Areas Applied:** All rooms; Exterior entry points

**Weather:** 0°, 0 MPH

Termidor SC	9.1000%	0.4000 Gallon	Backpack Compressed Sprayer	4:21:29 PM
-------------	---------	---------------	-----------------------------	------------

**Target Pests:** Ants, Centipede, Millipede, Roaches, Silverfish, Spiders

**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

Intice 10	10.0000%	1.0000 Pound	Spreader	4:20:27 PM
-----------	----------	--------------	----------	------------

73079-6	n/a	1.0000 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](http://www.pestdefense.com)

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.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
164559

**DATE**  
11/25/2025

**CUSTOMER ID**  
C2285

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jason W Liggett- 9-12-25 ACE HARDWARE OF SUN CI : \$29.01, 9-23-25 AMAZON.COM: \$34.39	1	Ea	63.40		63.40
Postage	1	Ea	0.74		0.74
<b>Subtotal</b>					<b>64.14</b>

<b>Subtotal</b>	\$64.14
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$64.14</b>

**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.*



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1163888</b>
<b>Invoice Date</b>	<b>12/3/2025</b>
<b>Due Date</b>	<b>1/2/2026</b>

**To:** **Mirabella CDD**  
**2005 Pan Am Cir Ste 300**

**Tampa, FL 33607-6008**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$120.00</b>

<b>Subtotal</b>	<b>\$120.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$120.00</b>

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

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

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

03 Dec 2025 01:34:05PM CST

DISTRICT : MIRABELLA CDD

Go Green! Think before you print.

INVOICE NO. 1163888 - DETAIL

INVOICE DATE: 12/3/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	11/30/2025	4368168	MIRCDD District Area	General Maintenance; Install lockbox on Thermostat at Amenity Center.	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	<b>\$0.00</b>	<b>\$120.00</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

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

**INVOICE#**  
166707

**DATE**  
12/22/2025

**CUSTOMER ID**  
C2285

**NET TERMS**  
Due On Receipt

**PO#**

**DUe DATE**  
12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha M Zanoni-9-29-25 ACSHOMESERVICES : AC repairs- Mirabella: \$1,221.95, 10-22-25 AMAZON.COM*NU8TU9S10 : Mirabella AC filters: \$42.99	1	Ea	1,264.94		1,264.94
<b>Subtotal</b>					<b>1,264.94</b>

<b>Subtotal</b>	\$1,264.94
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$1,264.94</b>

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

# Attendance Confirmation

for

## BOARD OF SUPERVISORS

---

District Name: Mirabella

Board Meeting Date: December 4th 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:

*Samantha Zanoni*  
District Manager Signature

12/4/2025  
Date

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

**Bingle, Lori A.**

---

**From:** Zanoni, Samantha  
**Sent:** Monday, December 22, 2025 10:13 AM  
**To:** Bingle, Lori A.  
**Subject:** Michael Pannullo- Mirabella

Hey Lori,

I am so sorry, Looks like I forgot to mark Michael as being present at the 12/4 meeting. He was there. Can we get a check sent out asap?

Sorry for the confusion!

Thanks,  
Sam

# Attendance Confirmation

for

BOARD OF SUPERVISORS

---

District Name: Mirabella

Board Meeting Date: December 4th 2025

	Name	In Attendance Please X	Paid
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District Manager Signature

12/4/2025  
Date

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12/4/2025  
Date

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

**INVOICE**

**Zebra Cleaning Team**      [lancewood1970@gmail.com](mailto:lancewood1970@gmail.com)  
 PO Box 3456      +1 (813) 279-0437  
 Apollo Beach, FL 33572-1003      [zebrapoolteam.com](http://zebrapoolteam.com)

**Mirabella - 10635 County Road 672**

**Bill to**  
 Mirabella  
 10635 County Road 672  
 Riverview, FL 33579

**Invoice details**

Invoice no.: 8359  
 Terms: Net 15  
 Invoice date: 12/04/2025  
 Due date: 12/19/2025

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

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

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/21/2025

**Payable To** Mirabella CDD

**Check Amount** **156.37**

**Check Description** 2015 DS 11/21/2025

**Post to:** 203.103200

**Check Amount** **947.91**

**Check Description** 2025 DS 11/21/2025

**Post to:** 201.103200

*Nancy*

---

Authorization

DM  
Fund  
— —  
— —

001

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	<b>Dollar Amounts</b>	<b>Fiscal Year 2026 Percentages</b>	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/3/2025

**Payable To** Mirabella CDD

**Check Amount** \$772.42

**Check Description** 2025 DS 11/3/2025

**Post to:** 201.103200

*Nancy*

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Authorization

DM	<hr/>	
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	<b>Dollar Amounts</b>	<b>Fiscal Year 2026 Percentages</b>	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/21/2025

**Payable To** Mirabella CDD  
C/o US BANK

**Check Amount** 127.42

**Check Description** 2015 DS 11/03/2025

**Post to:** 203.103200

**Check Amount** 156.37

**Check Description** 2015 DS 11/21/2025

**Post to:** 201.103200

**Check Total:** \$283.79

DM	_____
Fund	<u>203</u>
G/L	<u>103200</u>

*Nancy*  
\_\_\_\_\_  
Authorization

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

1%

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 11/21/2025

**Payable To** Mirabella CDD  
C/O COMPUTERSHARE

**Check Amount** \$772.43  
**Check Description** 2025 DS 11/3/2025  
**Post to:** 201-103200

**Check Amount** 947.91  
**Check Description** 2025 DS 11/21/2025  
**Post to:** 201-103200

Check Total: **\$1,720.34**

*Nancy*  
\_\_\_\_\_  
Authorization

DM	_____
Fund	<u>201</u>
G/L	<u>103200</u>
Object Code	
Chk #	Date _____

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

1%

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025

**Payable To** Mirabella CDD  
C/o US BANK

**Check Amount** 21,565.81  
**Check Description** 2015 DS 11/03/2025  
**Post to:** 203.103200

**Check Total:** **\$21,565.81**

*Nancy*  
Authorization

DM	_____
Fund	<u>203</u>
G/L	<u>103200</u>

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**

# **MIRABELLA CDD**

## **DISTRICT CHECK REQUEST**

**Today's Date** 12/5/2025

**Payable To** Mirabella CDD  
C/O COMPUTERSHARE

**Check Amount** **\$130,734.76**  
**Check Description** 2025 DS 11/3/2025  
**Post to:** 201-103200

Check Total: **\$130,734.76**

*Nancy*  
Authorization

# **MIRABELLA CDD**

# **TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**

## **FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 340,172.00	67.54%	0.675400
Net DS 13	\$ 140,323.20	27.86%	0.278600
Net DS 15	\$ 23,147.50	4.60%	0.046000
Net Total	503,642.70	100.00%	1.000000

**\*\* Series 2013 bonds refunded to 2025 in Feb 2025**



Work Order	00918081	Account	Mirabella
Work Order Number	00918081	Contact	Samantha Zanoni
		Address	14326 Fissore Blvd Riverview, FL 33598 United States
Created Date	1/22/2026		

#### Work Details

Specialist	Treated for primrose , pennywort, alligator weeds and torpedo grass	Prepared By	Bryant Urbina
Comments to Customer			

#### Work Order Assets

Asset	Status	Product Work Type
Mirabella-Lake-ALL	Inspected	

#### Service Parameters

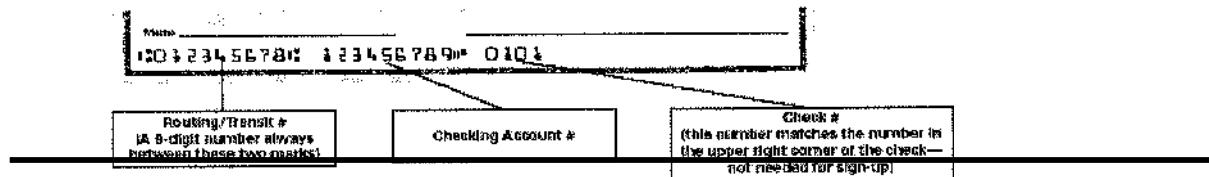
Asset	Product Work Type	Specialist Comments to Customer
Mirabella-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	Picked up trash around ponds
Mirabella-Lake-ALL	SHORELINE WEED CONTROL	Treated for shoreline weeds
Mirabella-Lake-ALL	LAKE WEED CONTROL	Treated for submerged and floating weeds
Mirabella-Lake-ALL	ALGAE CONTROL	Inspected for algae no treatment required
Mirabella-Lake-ALL		

## Employee Direct Deposit Enrollment Form

District Name: \_\_\_\_\_

To enroll in Full Service Direct Deposit, simply fill out this form and return it to Inframark Management Services payroll department. In addition to this form, please attach a voided check, not a deposit slip, for each checking account listed below. If depositing to a savings account, ask your bank to give you the Routing/Transit number for your account as it isn't always the same as the number on a savings deposit slip.

Below is a sample check MICR line, detailing where the information necessary to complete this form can be found.



**Important! Please read and sign before completing and submitting.**

I hereby authorize \_\_\_\_\_ to deposit any amounts owed to me, by initiating credit entries to my account at the financial institution (hereinafter "Bank") indicated on this form. Further, I authorize Bank to accept and to credit any entries indicated by \_\_\_\_\_ to my account. In the event that \_\_\_\_\_ deposits funds erroneously into my account, I authorize my account to be deducted for an amount not to exceed the original amount of the erroneous credit.

This authorization is to remain in full force and effect until \_\_\_\_\_ has received written notice from me of termination in such time and in such manner as to afford \_\_\_\_\_ reasonable opportunity to act on it.

Employee Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Employee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Account Information**

Please be sure to specify the amount or percentage to be deposited into each account if depositing into more than one. The total percentage must equal 100%.

1. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking       Savings       Other      I wish to deposit \$\_\_\_\_\_.\_\_\_\_ or Entire Net Amount
  
2. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking       Savings       Other      I wish to deposit \$\_\_\_\_\_.\_\_\_\_ or Entire Net Amount
  
3. Bank Name/City/State: \_\_\_\_\_  
 Routing/Transit #: \_\_\_\_\_ Account #: \_\_\_\_\_  
 Checking       Savings       Other      I wish to deposit \$\_\_\_\_\_.\_\_\_\_ or Entire Net Amount

**ESTIMATE**

**Ewing Pools**  
 2222 Arcadia Rd  
 Holiday, FL 34690

wayne@ewingpoolsfl.com  
 +1 (727) 379-4040  
 CPC1460409



**Bill to**  
 Mirabella Community

**Ship to**  
 Mirabella Community

**Estimate details**

Estimate no.: 1372  
 Estimate date: 12/16/2025

#	Date	Product or service	Description	Qty	Amount
1.		<b>Commercial Pool and Spa equipment packs</b>	Comprehensive leak detection for commercial pool and associated plumbing systems.	1	\$1,250.00
			<b>Total</b>	<b>\$1,250.00</b>	

Accepted date

Accepted by

**ESTIMATE**

**Ewing Pools**  
 2222 Arcadia Rd  
 Holiday, FL 34690

wayne@ewingpoolsfl.com  
 +1 (727) 379-4040  
 CPC1460409



**Bill to**  
 Mirabella Community

**Ship to**  
 Mirabella Community

**Estimate details**

Estimate no.: 1384  
 Estimate date: 12/29/2025

#	Date	Product or service	Description	Qty	Amount
1.		<b>Services</b>	Commercial Gutter Repair found during leak detection.	1	\$3,500.00
As stated in report. Suspected only to be 1 break but there is a possibility of more. Biggest break exposes itself first. After repair is completed tech will pressure test lines to check for any additional breaks.					
* Each additional gutter repair is \$1750					
					<b>Total</b> <b>\$3,500.00</b>

Accepted date

Accepted by

## **RESOLUTION 2026-03**

### **A RESOLUTION REMOVING LEAH POPELKA AS TREASURER AND APPOINTING ERIC DAVIDSON AS TREASURER OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Mirabella Community Development District desires to remove Leah Popelka as Treasurer and appoint Eric Davidson as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Eric Davidson is appointed Treasurer.

Adopted this 5<sup>th</sup> day of February, 2026

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Chair / Vice Chair

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Secretary / Assistant Secretary