



Mirabella Community Development District

April 9, 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, April 9, 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 February 5, 2026.....Page 3
 - B. Consideration of Workshop Minutes of March 16, 2026Page 6
 - C. Consideration of January 2026 - February 2026 O&M ReportPage 8
 - D. Acceptance of the FY2025 Audit Report.....Page 74
 5. **Staff Reports**
 - A. Accountants Report
 - B. Aquatics ReportPage 107
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
 6. **Business Items**
 - A. Consideration of Resolution 2026-04; General Election 2026.....Page 108
 - B. Review of Publication Notice of Qualifying Period for 2026 General ElectionPage 110
 - C. Consideration of Resolution 2026-05; Authorizing Spending Authority ...Page 111
 - D. Consideration of Inframark Fencing Proposal #229.....Page 113
 - E. Consideration of Inframark Pressure Washing Proposal #127Page 114
 - F. Consideration of Total Pressure Power-Wash & Seal Paver Repair Proposal.....Page 115
 - G. Ratification of Inframark Duval Heating & Air Heat Pump Proposal.....Page 116
 - H. Ratification of South Shore Landscape Irrigation Repair Proposal #1445..Page 117
 - I. Review of Irrigation Audit.....Page 118
 7. **Supervisor Requests**
 8. **Audience Comments – Three- (3) Minute Time Limit**
 9. **Adjournment**

The next meeting is scheduled for Thursday, May 28, 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 workshop of the Board of the Supervisors of Mirabella Community Development District
2 were held on Thursday, February 5, 2026, and called to order at 6:01 p.m. at the Mirabella
3 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 | Gail Reese | Assistant Secretary |
| 10 | Michael Pannullo | Assistant Secretary |

11

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

13

- | | | |
|----|-------------------------------------|------------------|
| 14 | Samantha Zanoni | District Manager |
| 15 | Residents and Members of the Public | |

16

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

20

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

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

23

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

25 On MOTION by Mr. Pannullo, seconded by Ms. Reese, with all in
26 favor, the motion to approve the February 5, 2026, meeting agenda
27 carried.

28

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

30 There being none, the next order of business followed.

31

32 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 33 **A. Consideration of Meeting Minutes from December 4, 2025**
- 34 **B. Consideration of Workshop Minutes from January 8, 2026**
- 35 **C. Consideration of November 2025 & December 2025 O&M Reports**

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Mirabella CDD
February 5, 2026

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On MOTION by Ms. Jacobson, seconded by Mr. Pannullo, with all in favor, the motion to accept the consent agenda carried.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Accountants Report

Ms. Zanoni provided the Board with an update on where the district sits financially as of December 31, 2025. They are moving in the right direction and in-line with where they should be for this time of the year.

B. Aquatics Report

The Board reviewed the aquatics report and had no questions.

C. District Engineer

The Board requested that Mr. Chang assist with finding a good location for a playground.

D. District Counsel

Not present.

E. District Manager

i. Discussion of Direct Deposit Form

Ms. Zanoni discussed the direct deposit form with the Board, no question from the Board on this item.

Discussion ensued regarding the upcoming Budget meetings. It was decided that the June 4, 2026, Proposed Budget meeting would be rescheduled for May 28, 2026, and May 7, 2026, Budget Workshop would be cancelled. No other meeting date was set for June.

SIXTH ORDER OF BUSINESS **Business Items**

A. Ratification of Ewing Pools Equipment Packs Proposal #1372

On MOTION by Ms. Jacobson, seconded by Mr. Pannullo, with all in favor, motion to accept Ewing Pools Equipment Packs Proposal #1372 carried.

B. Ratification of Ewing Pools Gutter Repair Proposal #1384

On MOTION by Ms. Jacobson, seconded by Mr. Pannullo, with all in favor, motion to accept Ewing Pools Gutter Repair Proposal #1384 carried.

Mirabella CDD
February 5, 2026

73 **C. Consideration of Resolution 2026-03; Removing and Designating New Treasurer**

74 On MOTION by Ms. Kimbrough, seconded by Ms. Jacobson, with
75 all in favor, motion to adopt Resolution 2026-03; Removing and
76 Designating New Treasurer carried.

77

78 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

79 The Board requested that Ms. Zanoni look into the TECO bill and figure out why one bill
80 says 35 poles while another says 19 poles.

81

82 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

83 There being none, the next order of business followed.

84

85 **NINTHORDER OF BUSINESS** **Adjournment**

86 On MOTION by Ms. Reese, seconded by Ms. Jacobson, with all in
87 favor, the meeting was adjourned at 6:18 p.m.

88

89

90

91

92 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**MINUTES OF MEETING
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

1 The budget workshop of the Board of the Supervisors of Mirabella Community Development
2 District were held on Thursday, March 16, 2026, and called to order at 6:01 p.m. at the Mirabella
3 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 |
| 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

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18 *the meeting. The full meeting is available in audio format upon request. Contact the District*
19 *Office for any related costs for an audio copy*

20

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

22 Ms. Zanoni called the meeting to order at 6:01 p.m.

23

24 **SECOND ORDER OF BUSINESS** **Discussion Items**

25 **A. Discussion on Fiscal Year 2027 Preliminary Budget**

26 Discussion ensued regarding the Fiscal Year 2027 preliminary budget.

27

28 **B. Review of Spending Resolution 2025-04**

29 Ms. Zanoni reviewed the spending resolution with the Board. An updated resolution will be
30 presented at the April 9, 2026, meeting.

31

32 **THIRD ORDER OF BUSINESS** **Audience Comments**

33 No audience present. The Board requested that Ms. Zanoni reach out to TECO for an energy
34 audit and contact Complete IT to see if they can be present at the next scheduled meeting to discuss
35 active monitoring.

Mirabella CDD
March 16, 2026

36 **FOURTH ORDER OF BUSINESS**

Adjournment

37 With no further topics of discussion, the budget workshop was adjourned at 6:39 p.m.

38

39

40

41 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson

42

43

January 2026 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	12/6/2025	2504811120625--ACH	\$120.00			Dec 2025- Spectrum
CHARTER COMMUNICATIONS ACH	1/6/2026	2504811010626-ACH	\$120.00		\$240.00	Jan 2026- Internet
COMPLETE I.T. CORP	1/1/2026	18823	\$225.50			Jan 2026- Complete IT
COMPLETE I.T. CORP	1/15/2026	18866	\$86.00		\$311.50	Jan 2026- Complete IT
ELI PREMIER SERVICES LLC	12/23/2025	INV0052	\$675.00			Dec 2025- Amenity Cleaning
ELI PREMIER SERVICES LLC	1/23/2026	INV0060	\$675.00		\$1,350.00	Jan 2026- Amenity Cleaning
HOME TEAM PEST DEFENSE INC.	12/2/2025	115581019	\$110.00			Dec 2025- Pest Control
HOME TEAM PEST DEFENSE INC.	1/22/2026	116390077	\$121.00		\$231.00	Jan 2026- Pest Control
INFRAMARK LLC	1/2/2026	167785	\$3,250.00			Jan 2026- Management Fees
INFRAMARK LLC	1/2/2026	167785	\$666.67	\$3,916.67	\$3,916.67	Jan 2026- Management Fees
SIGNAL 88, LLC	1/1/2026	US_122062	\$4,465.76			Jan 2026- Security Monitoring
SOLITUDE LAKE MANAGEMENT, LLC	1/2/2026	PSI232881	\$233.81			Jan 2026- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	1/5/2026	74511	\$1,849.05			Jan 2026- Landscape Contract
ZEBRA CLEANING TEAM	1/1/2026	8364	\$1,250.00			Jan 2026- Pool Service
Monthly Contract Subtotal			\$13,847.79			
Utilities						
BOCC ACH	12/12/2025	121225-8155-ACH	\$682.77			Dec 2025- Water
BOCC ACH	1/13/2026	011326-8155-ACH	\$126.71		\$809.48	Jan 2026- Water
TECO ACH	12/16/2025	121625-8973-ACH	\$184.39			Nov/Dec 2025- TECO
TECO ACH	12/16/2025	121625-9179-ACH	\$1,499.26			Nov/Dec 2025- TECO
TECO ACH	12/16/2025	121625-9526-ACH	\$817.95			Nov/Dec 2025- TECO
TECO ACH	12/16/2025	121625-9344-ACH	\$663.38		\$3,164.98	Nov/Dec 2025- TECO
Utilities Subtotal			\$3,974.46			
Regular Services						

January 2026 Meeting

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BGE INC	1/6/2026	36841	\$280.00			Jan 2026- District Engineer
INFRAMARK LLC	1/20/2026	169044	\$14.83			Dec 2025- Postage
INFRAMARK LLC	1/20/2026	169044	\$359.90			Dec 2025- ACS Home Services- Electrical
INFRAMARK LLC	1/20/2026	169044	\$23.40	\$398.13	\$398.13	Dec 2025- Clubhouse occupancy
SCOTT WAYNE EWING	12/29/2025	1455	\$1,250.00			Dec 2025- Leak Detection
SCOTT WAYNE EWING	1/7/2026	1465	\$3,500.00		\$4,750.00	Jan 2026- Leak repairs
STRALEY ROBIN VERICKER	1/14/2026	27766	\$122.00			Dec 2025- District Counsel
Regular Services Subtotal			\$5,550.13			
Additional Services						
MIRABELLA CDD	1/13/2026	01132026-1203	\$1,286.52			SERIES 2015 FY26 DS 12.03.25
MIRABELLA CDD	1/13/2026	01132026-1203WF	\$7,799.08		\$9,085.60	SERIES 2025 FY26 DS 12.03.25
Additional Services Subtotal			\$9,085.60			
TOTAL						
			\$32,457.98			

December 6, 2025
 Invoice Number: 2504811120625
 Account Number: 8337 12 029 2504811
 Security Code: XXXXXXXXXX
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Connect your business, your way. Call 1-855-751-9942 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 today.



Summary *Service from 12/06/25 through 01/05/26 details on following pages*

Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges	\$120.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/23/25</i>	
Total Due by Auto Pay	\$120.00

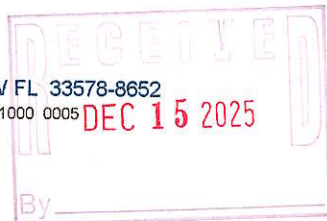
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 12072025 NNNNNNNN 01 001000 0005

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



December 6, 2025

Mirabella CDD

Invoice Number: 2504811120625
 Account Number: 8337 12 029 2504811
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Total Due by Auto Pay \$120.00



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250481100120006

Invoice Number: 2504811120625
 Account Number: 8337 12 029 2504811
 Security Code: XXXXXXXXXX

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

8633 2390 DY RP 06 12072025 NNNNNNNN 01 001000 0005

Charge Details

Previous Balance		120.00
EFT Payment	11/23	-120.00
Remaining Balance		\$0.00

Payments received after 12/06/25 will appear on your next bill.

Service from 12/06/25 through 01/05/26

Spectrum Business™ Internet

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

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

Other Charges

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

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page...

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

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

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



January 6, 2026
 Invoice Number: 2504811010626
 Account Number: **8337 12 029 2504811**
 Security Code: XXXXXXXXXX
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary

*Service from 01/06/26 through 02/05/26
 details on following pages*

Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	0.00
Current Charges	\$120.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/23/26</i>	
Total Due by Auto Pay	\$120.00

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

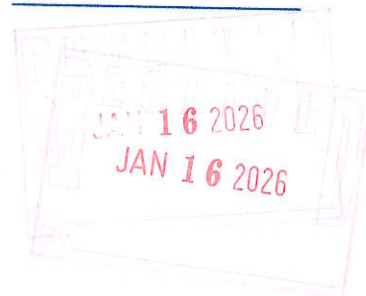
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today

To learn about how these changes benefit your services now and in the future, visit Spectrum.net/Enhancements.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 01072026 NNNNNNNN 01 001024 0004

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

January 6, 2026

Mirabella CDD

Invoice Number: 2504811010626
 Account Number: 8337 12 029 2504811
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

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



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250481100120006

January 6, 2026

Invoice Number: 2504811010626
 Account Number: 8337 12 029 2504811
 Security Code: XXXXXXXXXX

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

8633 2390 DY RP 06 01072026 NNNNNNNN 01 001024 0004

Charge Details

Previous Balance		120.00
EFT Payment	12/23	-120.00
Remaining Balance		\$0.00

Payments received after 01/06/26 will appear on your next bill.

Service from 01/06/26 through 02/05/26

Spectrum Business™ Internet

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

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

Other Charges

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

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

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Continued on the next page...

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



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



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

Invoice #	18823
Invoice Date	01-01-26
Balance Due	\$225.50

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

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

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



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

Invoice #	18866
Invoice Date	01-15-26
Balance Due	\$86.00

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

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

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE

INV0052

DATE

12/23/2025

DUE DATE

01/01/2026

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

ĒLI PREMIER SERVICES LLC

December amenity services

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

Thank you!

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE

INV0060

DATE

01/23/2026

DUE DATE

02/01/2026

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

January cleaning services

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



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

INVOICE #: 115581019

WORK DATE: 12/02/2025

BILL-TO 4190883
 Mirabella Community Center
 Inframark Management Services
 2654 Cypress Ridge Blvd
 Ste. 101
 Wesley Chapel, FL 33544-6322
 Phone: 656-223-7011
 Mobile: 352-874-2542 xTEXT

LOCATION 4190883
 Mirabella Community Center
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, FL 33598
 Phone: 352-874-2542
 Mobile: 352-874-2542 xTEXT

Time In: 12/02/2025 09:26:48 AM
Time Out: 12/02/2025 10:01:55 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

John Pollock
License #: JE267936

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

Today's Service Comments

Hi Mirabella Community

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today I completed your pest control service. In the process, I found and removed spiders, spider eggs and spiderwebs from your windows and eaves. I also treated the flower beds with a bait for an earwigs, millipedes and ants. All the bushes and plants that are touching the house act as a bridge for pests getting into the house. My recommendation is to trim them back away from the house. You may notice dead or dying insects around your home due to today's treatment.

Curbside Call was completed text

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

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intrace 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig, Millipede							

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 #: 115581019

WORK DATE: 12/02/2025

PRODUCTS APPLICATION SUMMARY

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	0.3000 Fluid Ounce	0.0186 Ounce
Areas Applied: All rooms, Exterior entry points							
Target Pests: Ants, Centipede, 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	0.8000 Fluid Ounce	
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	Lot #
Onslaught - Fastcap	6.4000%	0.3000 Fluid Ounce	One Gallon Compressed Sprayer	9:59:57 AM
1021-2574	0.06200000	0.0186 Ounce	Handheld compression sprayer	
Target Pests: Ants, Centipede, Millipede, Roaches, Spiders				
Areas Applied: All rooms; Exterior entry points				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	0.8000 Fluid Ounce	Backpack Compressed Sprayer	10:00:22 AM
7969-210-AA	0.03000000		Perimeter	
Target Pests: Ants, Centipede, Millipede, Roaches, Silverfish, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	1.0000 Pound	Spreader	9:59:17 AM
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

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



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

INVOICE #: 116390077

WORK DATE: 01/22/2026

BILL-TO 4190883

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

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

LOCATION 4190883

Mirabella Community Center
 Samantha Zanoni
 14306 Romeo Blvd
 Wimauma, FL 33598

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

Time In: 01/22/2026 11:48:00 AM
Time Out: 01/22/2026 12:11:38 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Jay Miller
License #: JE335516

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	121.00	121.00
Subtotal					121.00
Tax					0.00
Total					121.00
Total Due:					121.00

Today's Service Comments

Hi, Mr/Ms Mirabel 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. Injected the Taexx built-in pest control system
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 removed spiderwebs from the eaves and windows of your home. I sprayed around the perimeter and entry points around your center. I also spread a granular around the mulch/rock beds. You may see dead or dying bugs over the next few days. Please allow 7-10 days to see the products best results.

Conducive conditions/Helpful tips:

Keeping vegetation trimmed back from the home helps prevent pest activity inside your center.

Keeping porch lights off that aren't in use will help prevent flying pests from congregating on the front porch.

Curbside Call was completed left message

Thank you for choosing HomeTeam Pest Defense as your service provider.

Jay Miller

Your next scheduled service month will be in April

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<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

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 #: 116390077

WORK DATE: 01/22/2026

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%	0.5000 Pound	0.5000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Centipede, Millipede							
Onslaught - Fastcap		1021-2574	6.4000%	0.0620	cyano methyl-4-chloro-alpha-benzeneacetate	20.0000 Ounce	1.2400 Ounce
Areas Applied: Patio, Exterior entry points							
Target Pests: Ants, Roaches, Spiders							
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	0.7500 Gallon	0.5939 Fluid Ounce
Areas Applied: Mulch beds, Exterior perimeter, Exterior entry points							
Target Pests: Ants, Cricket, Earwig, Millipede, Pillbug, Silverfish, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Intice 10	10.0000%	0.5000 Pound	Spreader	12:06:10 PM
73079-6	n/a	0.5000 Pound	Broadcast	
Target Pests: Ants, Centipede, Millipede				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Patrol	9.7000%	0.7500 Gallon		12:10:14 PM
100-1066	0.06000000	0.5939 Fluid Ounce		
Target Pests: Ants, Cricket, Earwig, Millipede, Pillbug, Silverfish, Spiders				
Areas Applied: Mulch beds; Exterior perimeter; Exterior entry points				
Weather: 0°, 0 MPH				
Onslaught - Fastcap	6.4000%	20.0000 Ounce	One Gallon Compressed Sprayer	12:07:30 PM
1021-2574	0.06200000	1.2400 Ounce	Spot Treatment	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Patio; Exterior entry points				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167785

DATE

1/2/2026

CUSTOMER ID

C2285

NET TERMS

Due On Receipt

PO#

DUE DATE

1/2/2026

BILL TO

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

Services provided for the Month of: January 2026

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

Subtotal	\$3,916.67
Tax	\$0.00
Total Due	\$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.



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

Signal 88, LLC

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

BILL TO

Inframark - Mirabella CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_122062
 Invoice Date: 2026-01-01
 Due Date: 2026-01-16
 Terms: NET15
 Customer ID: 102824
 Customer PO:

Amount Due: \$4,465.76
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
2026-01-01-2026-01-31	Dedicated Security Officer - Dedicated: : Service Location: Mirabella CDD	152	\$29.38	\$4,465.76
Subtotal				\$4,465.76
Sales tax				\$0.00
1) FLORIDA FL STATE TAX (6)				\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)				\$0.00
Total				\$4,465.76

EFT Remittance: American National Bank: 104000854 Account 320166747
 Please include Invoice number & Customer ID with payment remittance
 Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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

Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI232881
Invoice Date: 1/2/2026

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

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

Ship Via
Ship Date 1/2/2026
Due Date 2/1/2026
Terms Net 30

Customer ID 8108
P.O. Number
P.O. Date 1/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Mirabella-Lake-ALL		1	1	233.81	233.81

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

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

INVOICE

Mailing Address

219 Flamingo Drive PMB 3553
Apollo Beach, FL 33572

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



Bill to

Mirabella

Invoice details

Invoice no.: 74511
Terms: Net 30
Invoice date: 01/05/2026

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

Note to customer

Thank you for your business!

INVOICE**Zebra Cleaning Team**

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Mirabella - 10635 County Road 672**Bill to**

Mirabella

10635 County Road 672

Riverview, FL 33579

Invoice details

Invoice no.: 8364

Terms: Net 15

Invoice date: 01/01/2026

Due date: 01/16/2026

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

Total**\$1,250.00**

Mail payments to:

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

Zelle to: (813) 279-0437



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 12/12/2025	DUE DATE 01/02/2026
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	11/07/2025	17056	12/09/2025	17493	43700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$131.97
Water Base Charge	\$22.68
Water Usage Charge	\$157.74
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$308.96

Summary of Account Charges

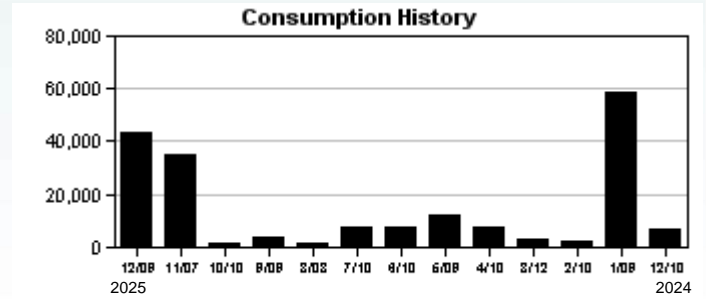
Previous Balance	\$552.89
Net Payments - Thank You	\$-552.89
Total Account Charges	\$682.77
AMOUNT DUE	\$682.77

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. 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.



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

416 0

DUE DATE	01/02/2026
Auto Pay Scheduled DO NOT PAY	





Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 01/13/2026	DUE DATE 02/03/2026
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	12/09/2025	17493	01/12/2026	17531	3800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$11.48
Water Base Charge	\$22.68
Water Usage Charge	\$4.26
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$26.87

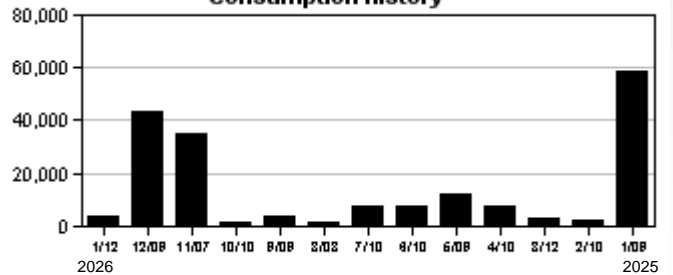
Summary of Account Charges

Previous Balance	\$682.77
Net Payments - Thank You	\$-682.77
Total Account Charges	\$126.71
AMOUNT DUE	\$126.71

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **0712968155**



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

418 0

DUE DATE	02/03/2026
Auto Pay Scheduled DO NOT PAY	



0007129681552 00000126714




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

Amount Due: \$184.39

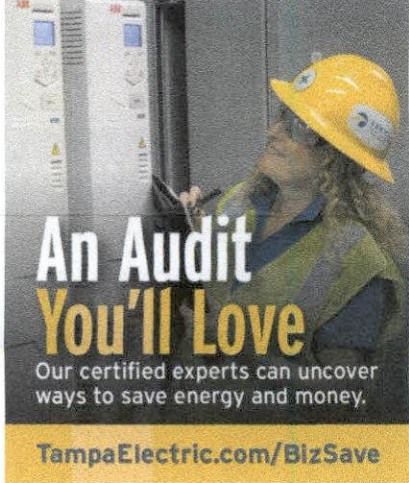
Due Date: January 06, 2026
Account #: 211003638973

Your Energy Insight

- Your average daily kWh used was **5733.33% higher** than the same period last year.
- Your average daily kWh used was **10.26% lower** than it was in your previous period.



Scan here to view your account online.



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

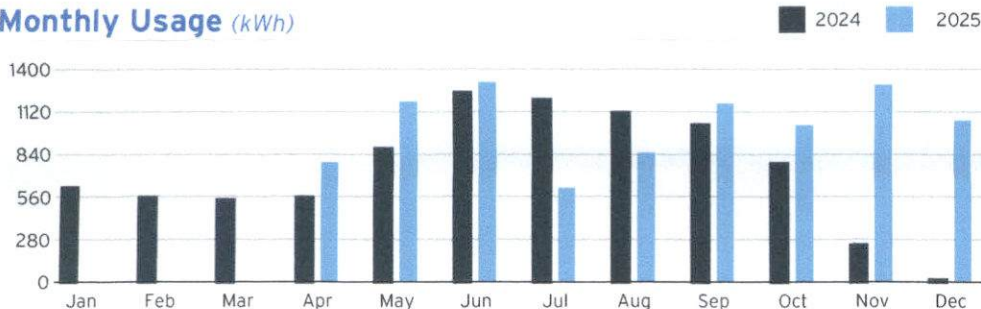
DO NOT PAY. Your account will be drafted on January 06, 2026

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025	
Previous Amount Due	\$223.46
Payment(s) Received Since Last Statement	-\$223.46
Current Month's Charges	\$184.39
Amount Due by January 06, 2026	\$184.39

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

Monthly Usage (kWh)



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



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

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

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

Account #: 211003638973
Due Date: January 06, 2026

Amount Due: \$184.39

Payment Amount: \$ _____

631631456505
 Your account will be drafted on January 06, 2026

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

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

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

00000044-0000440-Page 15 of 18



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

Account #: 211003638973
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

Meter Location: SIGN-IRR

Service Period: Nov 11, 2025 - Dec 10, 2025

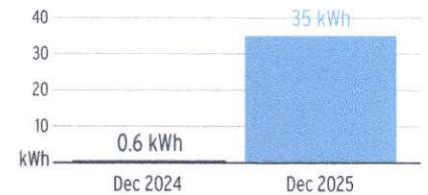
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	12/10/2025	47,210		46,148		1,062 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,062 kWh @ \$0.08641/kWh	\$91.77
Fuel Charge	1,062 kWh @ \$0.03391/kWh	\$36.01
Storm Protection Charge	1,062 kWh @ \$0.00577/kWh	\$6.13
Clean Energy Transition Mechanism	1,062 kWh @ \$0.00418/kWh	\$4.44
Storm Surcharge	1,062 kWh @ \$0.02121/kWh	\$22.53
Florida Gross Receipt Tax		\$4.61
Electric Service Cost		\$184.39

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

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

Total Current Month's Charges \$184.39

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

Ways To Pay Your Bill

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

Contact Us

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

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

Amount Due: \$1,499.26
Due Date: January 06, 2026
Account #: 211003639179


DO NOT PAY. Your account will be drafted on January 06, 2026



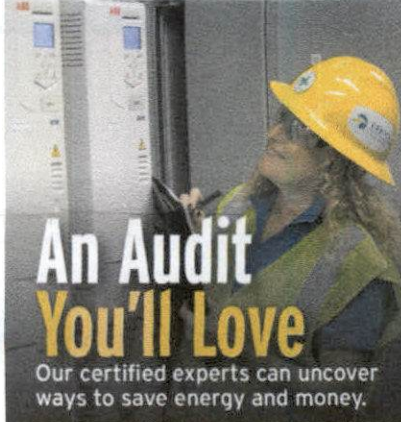
Account Summary

Current Service Period: November 11, 2025 - December 10, 2025	
Previous Amount Due	\$1,499.26
Payment(s) Received Since Last Statement	-\$1,499.26
Current Month's Charges	\$1,499.26
Amount Due by January 06, 2026	\$1,499.26

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



Scan here to view your account online.



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

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

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



Account #: 211003639179
Due Date: January 06, 2026

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

Amount Due: \$1,499.26
Payment Amount: \$ _____

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

631631456506

Your account will be drafted on January 06, 2026

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

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

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



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

Account #: 211003639179
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Service Period: Nov 11, 2025 - Dec 10, 2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	490 kWh @ \$0.03412/kWh	\$16.72
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03363/kWh	\$16.48
Storm Protection Charge	490 kWh @ \$0.00559/kWh	\$2.74
Clean Energy Transition Mechanism	490 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	490 kWh @ \$0.01230/kWh	\$6.03
Florida Gross Receipt Tax		\$1.08
Lighting Charges		\$1,499.26

Total Current Month's Charges \$1,499.26

Important Messages

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

Important Outdoor Lighting Rate Information
Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Contact Us

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

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

Amount Due: \$817.95
Due Date: January 06, 2026
Account #: 211003639526


DO NOT PAY. Your account will be drafted on January 06, 2026



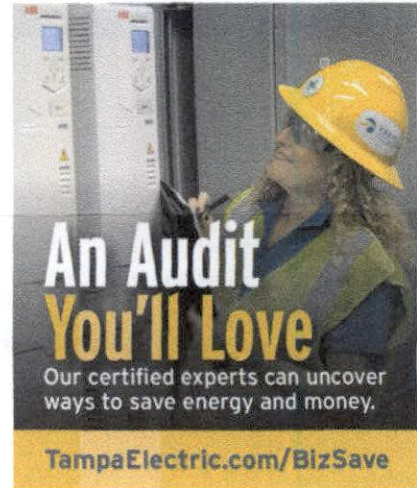
Account Summary

Current Service Period: November 11, 2025 - December 10, 2025	
Previous Amount Due	\$818.23
Payment(s) Received Since Last Statement	-\$818.23
Current Month's Charges	\$817.95
Amount Due by January 06, 2026 \$817.95	

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



Scan here to view your account online.



00000044-0000436-Page 7 of 18

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

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



Account #: 211003639526
Due Date: January 06, 2026

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

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

Amount Due: \$817.95
Payment Amount: \$ _____

631631456508

Your account will be drafted on January 06, 2026

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

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

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



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

Account #: 211003639526
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Service Period: Nov 11, 2025 - Dec 10, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	563 kWh @ \$0.03412/kWh	\$19.21
Fixture & Maintenance Charge	19 Fixtures	\$372.68
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	563 kWh @ \$0.03363/kWh	\$18.93
Storm Protection Charge	563 kWh @ \$0.00559/kWh	\$3.15
Clean Energy Transition Mechanism	563 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	563 kWh @ \$0.01230/kWh	\$6.92
Florida Gross Receipt Tax		\$1.24
Lighting Charges		\$817.95

Total Current Month's Charges **\$817.95**

Important Messages

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Important Outdoor Lighting Rate Information

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

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

Phone:
Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

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

Amount Due: \$663.38

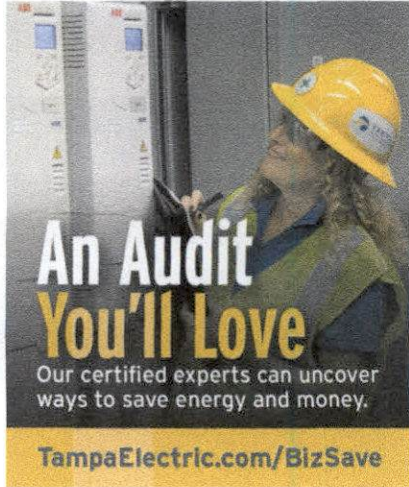
Due Date: January 06, 2026
Account #: 211003639344

Your Energy Insight

- 3** Your average daily kWh used was **7.81% higher** than the same period last year.
- 3** Your average daily kWh used was **1.47% higher** than it was in your previous period.



Scan here to view your account online.



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

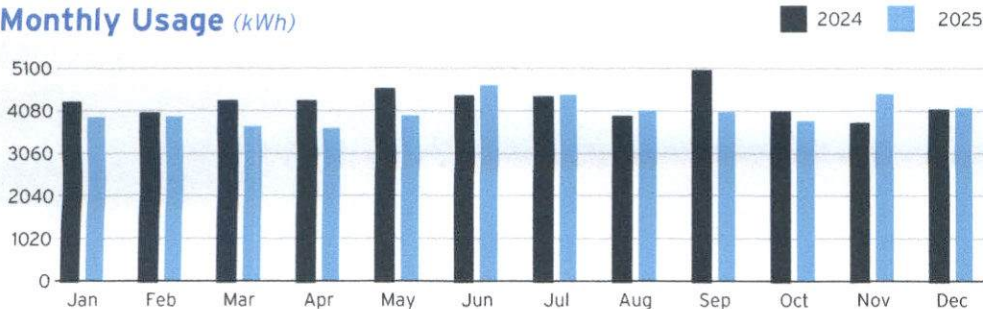
DO NOT PAY. Your account will be drafted on January 06, 2026

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025	
Previous Amount Due	\$717.05
Payment(s) Received Since Last Statement	-\$717.05
Current Month's Charges	\$663.38
Amount Due by January 06, 2026	\$663.38

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

Monthly Usage (kWh)



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



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Pay your bill online at TampaElectric.com

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

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



Account #: 211003639344
Due Date: January 06, 2026

Amount Due: \$663.38

Payment Amount: \$ _____

631631456507

Your account will be drafted on January 06, 2026

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.

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

Account #: 211003639344
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

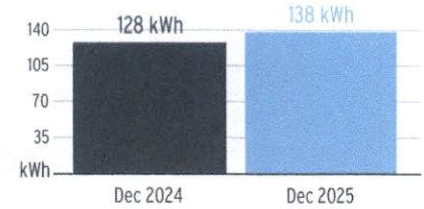
Service Period: Nov 11, 2025 - Dec 10, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	12/10/2025	94	95,949	4,145 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,145 kWh @ \$0.08641/kWh	\$358.17
Fuel Charge	4,145 kWh @ \$0.03391/kWh	\$140.56
Storm Protection Charge	4,145 kWh @ \$0.00577/kWh	\$23.92
Clean Energy Transition Mechanism	4,145 kWh @ \$0.00418/kWh	\$17.33
Storm Surcharge	4,145 kWh @ \$0.02121/kWh	\$87.92
Florida Gross Receipt Tax		\$16.58
Electric Service Cost		\$663.38

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$663.38

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- Energy-Saving Programs:** 813-275-3909

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INVOICE

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

January 6, 2026
 Project No: 00014695-00
 Invoice No: 36841

Invoice Total	\$280.00
----------------------	-----------------

Project 00014695-00 Mirabella CDD District Engineering Services
 Search for clubhouse and pool Certificant of Occupancy. Provide to Dsitric Manager.

Services current through December 26, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	1.00	280.00	280.00	
Totals	1.00		280.00	
Total Labor				280.00
		Total this Invoice		\$280.00

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

Billing Backup

Tuesday, January 6, 2026

BGE, Inc.

Invoice 36841 Dated 1/6/2026

2:08:00 PM

Project 00014695-00 Mirabella CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	12/2/2025		1.00	280.00	280.00	
	Totals		1.00		280.00	
	Total Labor					280.00
					Total this Project	\$280.00
					Total this Report	\$280.00

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

INVOICE PAYABLE UPON RECEIPT



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#
 169044

DATE
 1/20/2026

CUSTOMER ID
 C2285

NET TERMS
 Due On Receipt

PO#

DUE DATE
 1/20/2026

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

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha M Zaroni-12-24-25 THE UPS STORE 3963 : Postage: \$14.83, ACSHOMESERVICES Charges: \$359.90, 12-4-25 AMAZON MKTPL*BB45Q3IL0 : Clear frame for certificate of occupancy: \$23.40.	1	Ea	398.13		398.13
Subtotal					398.13

Subtotal	\$398.13
Tax	\$0.00
Total Due	\$398.13

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

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

To pay via ACH or Wire, please refer to our banking information below:
 Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Ewing Pools
2222 Arcadia Rd
Holiday, FL 34690

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



Bill to
Mirabella Community

Ship to
Mirabella Community

Invoice details

Invoice no.: 1455
Terms: Due on receipt
Invoice date: 12/29/2025
Due date: 12/29/2025

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

Total **\$1,250.00**

Ways to pay



[View and pay](#)

INVOICE

Ewing Pools
2222 Arcadia Rd
Holiday, FL 34690

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



Bill to
Mirabella Community

Ship to
Mirabella Community

Invoice details

Invoice no.: 1465
Terms: Due on receipt
Invoice date: 01/07/2026
Due date: 01/07/2026

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

Total **\$3,500.00**

Ways to pay



[View and pay](#)

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 1/13/2026

Payable To Mirabella CDD
C/o US BANK

Check Amount 1,286.52

Check Description 2015 DS 12/03/2025

Post to: 203.103200

Check Total: **\$1,286.52**

DM] <u>Nancy</u> Authorization
Fund	<u>203</u>	
G/L	<u>103200</u>	

MIRABELLA CDD
DISTRICT CHECK REQUEST

Today's Date 1/13/2026

Payable To Mirabella CDD
C/O COMPUTERSHARE

Check Amount **\$7,799.08**

Check Description 2025 DS 12/3/2025

Post to: 201-103200

Check Total: **\$7,799.08**

Nancy
Authorization

February 2026 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
COMPLETE I.T. CORP	2/1/2026	19085	\$225.50			Feb 2026- Complete IT
COMPLETE I.T. CORP	2/15/2026	19161	\$86.00		\$311.50	Feb 2026- Complete IT
ELI PREMIER SERVICES LLC	2/20/2026	INV0068	\$675.00			Feb 2026- Janitorial
HOME TEAM PEST DEFENSE INC.	2/5/2026	117210307	\$121.00			Feb 2026- Security Services
INFRAMARK LLC	2/1/2026	170633	\$666.67			Feb 2026- Dissemination Services
INFRAMARK LLC	2/1/2026	170633	\$3,250.00	\$3,916.67	\$3,916.67	Feb 2026- District Management
SIGNAL 88, LLC	2/1/2026	US_132861	\$4,818.32			Feb 2026- Security Services
SOLITUDE LAKE MANAGEMENT, LLC	2/2/2026	PSI239243	\$233.81			Feb 2026- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	2/3/2026	74546	\$1,849.05			Feb 2026- Landscape contract
ZEBRA CLEANING TEAM	2/1/2026	8453	\$1,250.00			Feb 2026- Pool Service
Monthly Contract Subtotal			\$13,175.35			
Utilities						
BOCC ACH	2/11/2026	021126-8155-ACH	\$491.77			Jan/Feb 2026- Water
TECO ACH	1/16/2026	011626-9526-ACH	\$818.00			Electric- 12/1-1/12
TECO ACH	1/16/2026	011626-9344-ACH	\$740.54			Electric- 12/1-1/12
TECO ACH	1/16/2026	011626-8973-ACH	\$205.43			Electric- 12/1-1/12
TECO ACH	1/16/2026	011626-9179-ACH	\$1,499.76		\$3,263.73	Electric- 12/1-1/12
Utilities Subtotal			\$3,755.50			
Regular Services						
BGE INC	2/2/2026	38642	\$147.50			Jan 2026- District Engineer
CHARTER COMMUNICATIONS ACH	2/6/2026	2504811020626-ACH	\$125.00			Feb 2026- Internet
Regular Services Subtotal			\$272.50			
TOTAL			\$17,203.35			

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 #	19085
Invoice Date	02-01-26
Balance Due	\$225.50

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

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

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



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

Invoice #	19161
Invoice Date	02-15-26
Balance Due	\$86.00

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

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

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE

INV0068

DATE

02/20/2026

DUE DATE

03/01/2026

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

February cleaning services

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



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

INVOICE #: 117210307

WORK DATE: 02/05/2026

BILL-TO 4190883
 Mirabella Community Center
 Inframark Management Services
 2654 Cypress Ridge Blvd
 Ste. 101
 Wesley Chapel, FL 33544-6322
 Phone: 656-223-7011
 Mobile: 352-874-2542 xTEXT

LOCATION 4190883
 Mirabella Community Center
 Samantha Zanoni
 14306 Romeo Blvd
 Wimauma, FL 33598
 Phone: 352-874-2542
 Mobile: 352-874-2542 xTEXT

Time In: 02/05/2026 11:49:51 AM
Time Out: 02/05/2026 12:16:57 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

John Pollock
License #: JE267936

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	121.00	121.00
Subtotal					121.00
Tax					0.00
Total					121.00
Total Due:					121.00

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 an earwigs, millipedes and ants. Everything else looks good, I did not see any more issues. 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 May

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Intrace 10		73079-6	10.0000%	n/a	Orthoboric Acid 10%	1.0000 Pound	1.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig, Millipede							

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 #: 117210307

WORK DATE: 02/05/2026

PRODUCTS APPLICATION SUMMARY

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	0.3000 Fluid Ounce	0.0186 Ounce

Areas Applied: Exterior entry points
Target Pests: Ants, Centipede, Millipede, Roaches, Spiders

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	0.8000 Ounce	

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

PRODUCTS APPLIED

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

Onslaught - Fastcap	6.4000%	0.3000 Fluid Ounce	One Gallon Compressed Sprayer	12:15:40 PM
---------------------	---------	--------------------	-------------------------------	-------------

1021-2574	0.06200000	0.0186 Ounce	Handheld compression sprayer	
-----------	------------	--------------	------------------------------	--

Target Pests: Ants, Centipede, Millipede, Roaches, Spiders
Areas Applied: Exterior entry points

Weather: 0°, 0 MPH

Patrol	9.7000%	0.8000 Ounce	One Gallon Compressed Sprayer	12:16:02 PM
--------	---------	--------------	-------------------------------	-------------

100-1066	0.06000000		Spot Treatment	
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Target Pests: Ants, Centipede, Millipede, Roaches, Spiders
Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

Intice 10	10.0000%	1.0000 Pound	Spreader	12:15:08 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

- .
- .
- .
- .

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



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#
 170633

DATE
 2/1/2026

CUSTOMER ID
 C2285

NET TERMS
 Due On Receipt

PO#

DUE DATE
 2/1/2026

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

Services provided for the Month of: February 2026

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

Subtotal	\$3,916.67
Tax	\$0.00
Total Due	\$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.



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

Signal 88, LLC

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

BILL TO

Inframark - Mirabella CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_132861
Invoice Date: 2026-02-01
Due Date: 2026-02-16
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$4,818.32
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
2026-02-01-2026-02-28	Bicycle Patrols - Dedicated: : Service Location: Mirabella CDD	152	\$29.38	\$4,465.76
2026-02-01-2026-02-28	Bicycle Patrols - Dedicated - Holiday: : Service Location: Mirabella CDD	8	\$44.07	\$352.56

Subtotal	\$4,818.32
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$4,818.32

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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

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

Please Remit Payment to:

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

INVOICE

Page: 1

Invoice Number: PSI239243
 Invoice Date: 2/2/2026

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

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

Ship Via
 Ship Date 2/2/2026
 Due Date 3/4/2026
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 2/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Mirabella-Lake-ALL		1	1	233.81	233.81

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

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

INVOICE**Mailing Address**

219 Flamingo Drive PMB 3553
 Apollo Beach, FL 33572

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

**Bill to**

Mirabella

Invoice details

Invoice no.: 74546

Terms: Net 30

Invoice date: 02/03/2026

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

Note to customer

Thank you for your business!

INVOICE

Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572-7000

lancewood1970@gmail.com
+1 (813) 279-0437
zebrapoolteam.com

Mirabella - 10635 County Road 672

Bill to
Mirabella
10635 County Road 672
Riverview, FL 33579

Invoice details

Invoice no.: 8453
Terms: Net 15
Invoice date: 02/01/2026
Due date: 02/16/2026

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

Total **\$1,250.00**

Payment Options -

Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572

ACH Payments: Extra fees will be charged



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 02/11/2026	DUE DATE 03/04/2026
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	01/12/2026	17531	02/10/2026	17843	31200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$94.22
Water Base Charge	\$22.68
Water Usage Charge	\$92.87
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$220.58

Summary of Account Charges

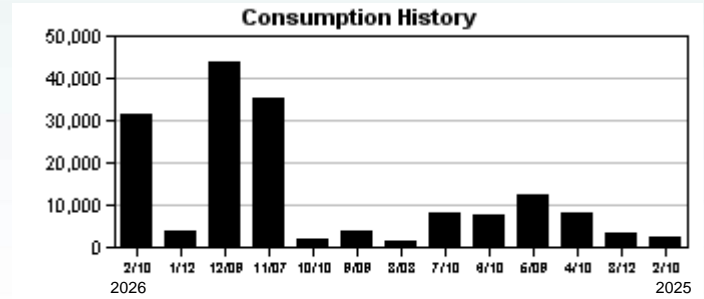
Previous Balance	\$126.71
Net Payments - Thank You	\$-126.71
Total Account Charges	\$491.77
AMOUNT DUE	\$491.77

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

422 0

DUE DATE	03/04/2026
Auto Pay Scheduled DO NOT PAY	





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

Amount Due: \$818.00
 Due Date: February 06, 2026
 Account #: 211003639526

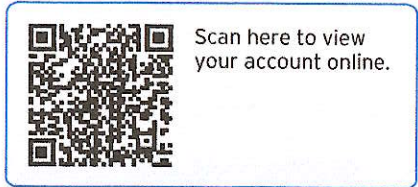
DO NOT PAY. Your account will be drafted on February 06, 2026

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$817.95
Payment(s) Received Since Last Statement	-\$809.53
Miscellaneous Credits	-\$8.42
Current Month's Charges	\$818.00
Amount Due by February 06, 2026	\$818.00

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

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Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

Account #: 211003639526
 Due Date: February 06, 2026

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

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

Amount Due: \$818.00
 Payment Amount: \$ _____

629162348560

Your account will be drafted on February 06, 2026



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

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

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



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

Account #: 211003639526
 Statement Date: January 16, 2026
 Charges Due: February 06, 2026

Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	541 kWh @ \$0.03411/kWh	\$18.45
Fixture & Maintenance Charge	19 Fixtures	\$374.09
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	541 kWh @ \$0.03452/kWh	\$18.68
Storm Protection Charge	541 kWh @ \$0.00574/kWh	\$3.11
Clean Energy Transition Mechanism	541 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	541 kWh @ \$0.01230/kWh	\$6.65
Florida Gross Receipt Tax		\$1.21
Lighting Charges		\$818.00

Total Current Month's Charges \$818.00

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$8.42
Total Current Month's Credits	-\$8.42

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: January 16, 2026



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

Amount Due: \$740.54

Due Date: February 06, 2026

Account #: 211003639344

DO NOT PAY. Your account will be drafted on February 06, 2026

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$663.38
Payment(s) Received Since Last Statement	-\$635.43
Miscellaneous Credits	-\$27.95
Current Month's Charges	\$740.54
Amount Due by February 06, 2026	
	\$740.54

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

Your Energy Insight

Your average daily kWh used was **5.51% higher** than the same period last year.

Your average daily kWh used was **2.9% lower** than it was in your previous period.



Scan here to view your account online.

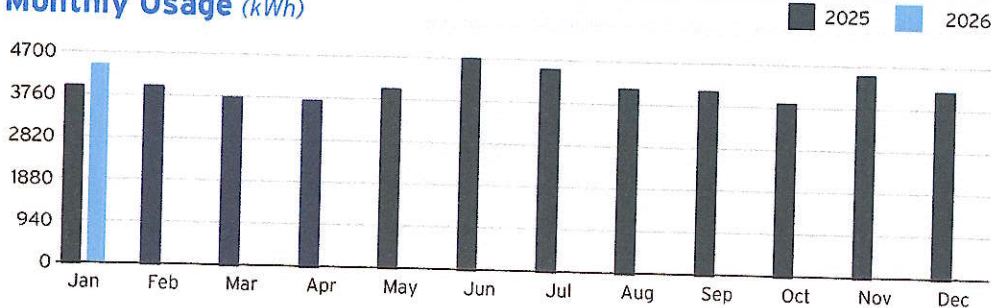


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00004261-0009495-Page 3 of 8

Monthly Usage (kWh)



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



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

Account #: 211003639344

Due Date: February 06, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$740.54

Payment Amount: \$ _____

629162348559

Your account will be drafted on February 06, 2026

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:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: January 16, 2026
Charges Due: February 06, 2026

Meter Read

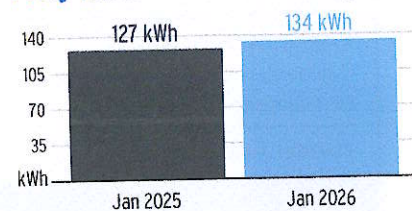
Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	01/12/2026	4,519	94	4,425 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Electric Charges

Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	4,425 kWh @ \$0.09202/kWh	\$407.19
Fuel Charge	4,425 kWh @ \$0.03516/kWh	\$155.58
Storm Protection Charge	4,425 kWh @ \$0.00568/kWh	\$25.13
Clean Energy Transition Mechanism	4,425 kWh @ \$0.00418/kWh	\$18.50
Storm Surcharge	4,425 kWh @ \$0.02121/kWh	\$93.85
Florida Gross Receipt Tax		\$18.51
Electric Service Cost		\$740.54

Total Current Month's Charges

\$740.54



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$27.95
Total Current Month's Credits	-\$27.95

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Amount Due: \$205.43

Due Date: February 06, 2026

Account #: 211003638973

DO NOT PAY. Your account will be drafted on February 06, 2026

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$184.39
Payment(s) Received Since Last Statement	-\$181.83
Miscellaneous Credits	-\$2.56
Current Month's Charges	\$205.43
Amount Due by February 06, 2026	\$205.43

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

Your Energy Insight

Your average daily kWh used was **2.86% lower** than it was in your previous period.



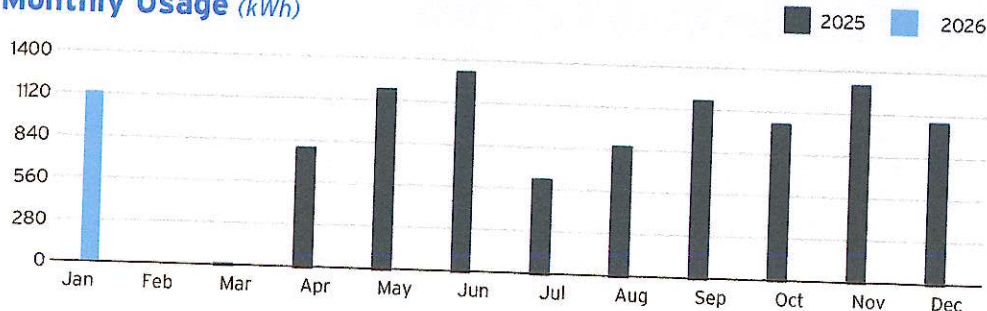
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (kWh)



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

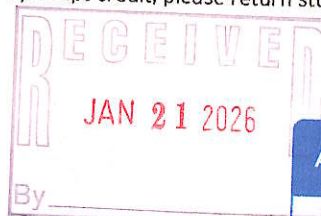


Pay your bill online at TampaElectric.com

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

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

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



Account #: 211003638973
Due Date: February 06, 2026

Amount Due:	\$205.43
Payment Amount:	\$ _____

629162348557

Your account will be drafted on February 06, 2026

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

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

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00004261 FTECO101172600445610 00000 02 00000000 11082 004

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





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

Account #: 211003638973
Statement Date: January 16, 2026
Charges Due: February 06, 2026

Meter Read

Meter Location: SIGN-IRR

Service Period: Dec 11, 2025 - Jan 12, 2026

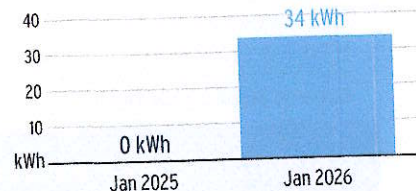
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	01/12/2026	48,338	47,210	1,128 kWh	1	33 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
	Energy Charge	1,128 kWh @ \$0.09202/kWh	\$103.80
	Fuel Charge	1,128 kWh @ \$0.03516/kWh	\$39.66
	Storm Protection Charge	1,128 kWh @ \$0.00568/kWh	\$6.41
	Clean Energy Transition Mechanism	1,128 kWh @ \$0.00418/kWh	\$4.72
	Storm Surcharge	1,128 kWh @ \$0.02121/kWh	\$23.92
	Florida Gross Receipt Tax		\$5.14
	Electric Service Cost		\$205.43

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$205.43**

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$2.56
	Total Current Month's Credits	-\$2.56

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

Ways To Pay Your Bill

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

Contact Us

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

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

00004261-0009464-Page 2 of 8



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

Amount Due: \$1,499.76

Due Date: February 06, 2026

Account #: 211003639179

DO NOT PAY. Your account will be drafted on February 06, 2026

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$1,499.26
Payment(s) Received Since Last Statement	-\$1,434.88
Miscellaneous Credits	-\$64.38
Current Month's Charges	\$1,499.76
Amount Due by February 06, 2026	\$1,499.76

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

00004251-0009497-Page 7 of 8



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

Account #: 211003639179

Due Date: February 06, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due:	\$1,499.76
Payment Amount: \$	_____

629162348558

Your account will be drafted on February 06, 2026



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

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

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



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

Account #: 211003639179
Statement Date: January 16, 2026
Charges Due: February 06, 2026

Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	490 kWh @ \$0.03411/kWh	\$16.71
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03452/kWh	\$16.91
Storm Protection Charge	490 kWh @ \$0.00574/kWh	\$2.81
Clean Energy Transition Mechanism	490 kWh @ \$0.00043/kWh	\$0.21
Storm Surcharge	490 kWh @ \$0.01230/kWh	\$6.03
Florida Gross Receipt Tax		\$1.09
Lighting Charges		\$1,499.76

Total Current Month's Charges **\$1,499.76**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$64.38
Total Current Month's Credits	-\$64.38

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

Ways To Pay Your Bill



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



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



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



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



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

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

Contact Us

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

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

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INVOICE

Samantha Zanoni
 Mirabella Community Development District
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544

February 2, 2026
 Project No: 00014695-00
 Invoice No: 38642

Invoice Total	\$147.50
----------------------	-----------------

Project 00014695-00 Mirabella CDD District Engineering Services
 Search for clubhouse and pool Certificant of Occupancy. Provide to Dsitric Manager.

Services current through January 23, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	.50	295.00	147.50	
Totals	.50		147.50	
Total Labor				147.50
		Total this Invoice		\$147.50

BBE/L
 inframarkcms@payableslockbox.com; samantha.zanoni@inframark.com

Billing Backup

Monday, February 2, 2026

BGE, Inc.

Invoice 38642 Dated 2/2/2026

3:34:59 PM

Project 00014695-00 Mirabella CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	1/14/2026		.50	295.00	147.50	
	Totals		.50		147.50	
	Total Labor					147.50
					Total this Project	\$147.50
					Total this Report	\$147.50

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

INVOICE PAYABLE UPON RECEIPT

February 6, 2026
 Invoice Number: 2504811020626
 Account Number: **8337 12 029 2504811**
 Security Code: XXXXXXXXXX
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Auto Pay Notice

Contact Us

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

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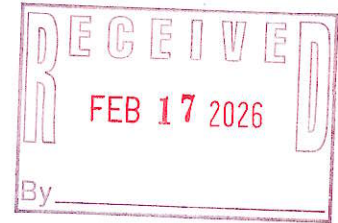
Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



Summary

*Service from 02/06/26 through 03/05/26
 details on following pages*

Previous Balance	120.00
Payments Received -Thank You!	-120.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	5.00
Current Charges	\$125.00
<i>YOUR AUTO PAY WILL BE PROCESSED 02/23/26</i>	
Total Due by Auto Pay	\$125.00



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 06 02072026 NNNNNNNN 01 001011 0004

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

February 6, 2026

Mirabella CDD

Invoice Number: 2504811020626
 Account Number: 8337 12 029 2504811
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Total Due by Auto Pay \$125.00



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250481100125005



Invoice Number: 2504811020626
 Account Number: 8337.12.029.2504811
 Security Code: [REDACTED]

Mirabella CDD
 2504811020626
 8337.12.029.2504811

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

8633 2390 DY RP 06 02072026 NNNNNNNN 01 001011 0004

Charge Details

Previous Balance		120.00
EFT Payment	01/23	-120.00
Remaining Balance		\$0.00

Payments received after 02/06/26 will appear on your next bill.
 Service from 02/06/26 through 03/05/26

Spectrum Business™ Internet

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

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Current Charges	\$125.00
Total Due by Auto Pay	\$125.00

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page...

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

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



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



Financial Report
September 30, 2025

**Mirabella Community
Development District**

Mirabella Community Development District
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1800 Pembroke Drive, Suite 170
 Orlando, Florida 32810
 Tel. 407-843-5406
www.mcdermittdavis.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of *Mirabella Community Development District*, (the "District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated March 30, 2026, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDermitt Davis

Orlando, Florida
March 30, 2026

Mirabella Community Development District
Management's Discussion and Analysis

Our discussion and analysis of Mirabella Community Development District's, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2025 by \$(830,279), a decrease in net position of \$(142,699) in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported a combined fund balance of \$189,921, a decrease in fund balance of \$(235,516) in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Mirabella Community Development District's financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the three reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Mirabella Community Development District
Management's Discussion and Analysis

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(830,279) at September 30, 2025. The following analysis focuses on the net position of the District's governmental activities.

Mirabella Community Development District
Management's Discussion and Analysis

	<u>2025</u>	<u>2024</u>
Assets:		
Assets, excluding capital assets	\$ 206,286	\$ 120,120
Capital assets, net of depreciation	<u>522,725</u>	<u>544,819</u>
Total assets	<u>729,011</u>	<u>974,958</u>
Total deferred outflows of resources	<u>16,031</u>	<u>-</u>
Liabilities:		
Liabilities, excluding long-term liabilities	18,504	51,060
Long-term liabilities	<u>1,526,730</u>	<u>1,611,469</u>
Total liabilities	<u>1,575,321</u>	<u>1,662,538</u>
Net Position:		
Net investment in capital assets	(997,074)	(1,066,650)
Restricted for debt service	58,604	210,000
Unrestricted	<u>99,091</u>	<u>138,978</u>
Total net position	<u>\$ (830,279)</u>	<u>\$ (687,580)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2025 and 2024.

Changes in Net Position

	<u>2025</u>	<u>2024</u>
Revenues:		
Program revenues	\$ 412,676	\$ 424,027
General revenues	<u>16,946</u>	<u>225</u>
Total revenues	<u>430,622</u>	<u>424,262</u>
Expenses:		
General government	244,048	65,278
Maintenance and operations	202,452	120,704
Culture and recreation	20,022	17,122
Interest on long-term debt	<u>98,198</u>	<u>112,898</u>
Total expenses	<u>573,321</u>	<u>335,190</u>
Change in net position	<u>(142,699)</u>	<u>89,072</u>
Net position, beginning	<u>(687,580)</u>	<u>(776,652)</u>
Net position, ending	<u>\$ (830,279)</u>	<u>\$ (687,580)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was \$573,321. The majority of these costs are comprised of maintenance operations and interest on bonds outstanding.

Mirabella Community Development District
Management's Discussion and Analysis

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported a combined ending fund balance of \$189,921. Of this total, \$16,412 is nonspendable, \$90,830 is restricted, and the remainder is an unassigned fund balance of \$82,679.

The fund balance of the general fund decreased by \$(39,887) primarily due to an increase in general government and maintenance and operations expenditures. The debt service fund balance decreased by \$(195,629).

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration*Capital Assets*

At September 30, 2025, the District had \$522,725 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$1,494,500 in bonds outstanding, respectively. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

Mirabella Community Development District
Statement of Net Position
September 30, 2025

	<u>Governmental Activities</u>
	<u>522,725</u>
	<u>729,011</u>
	<u>16,031</u>
	<u>16,031</u>
	<u>1,480,230</u>
	<u>1,575,321</u>
	(987,974)
	<u>99,091</u>
Total net position	<u>\$ (830,279)</u>

The accompanying Notes to Financial Statements are an integral part of this statement

Mirabella Community Development District

Statement of Activities

Year Ended September 30, 2025

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Governmental Activities:				
General government	\$ 241,948	\$ 123,619	\$ -	\$ (118,329)
Maintenance and operations	203,152	103,797	-	(99,355)
Parks and recreation	30,023	15,340	-	(14,683)
Interest on long-term debt	98,198	163,657	7,263	72,722
Total governmental activities	\$ 573,321	\$ 406,413	\$ 7,263	\$ (159,645)
General Revenues and transfers:				
Interest income				755
Miscellaneous income				16,191
Total general revenues				16,946
Change in net position				(142,699)
Net position, beginning				(687,580)
Net position, ending				\$ (830,279)

The accompanying Notes to Financial Statements are an integral part of this statement

Mirabella Community Development District
Balance Sheet - Governmental Funds
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 100,077	\$ -	\$ -	\$ 100,077
Investments	-	89,797	-	89,797
Due from other funds	-	1,033	-	1,033
Prepaid expense	13,555	-	-	13,555
Deposits	2,857	-	-	2,857
Total assets	<u>\$ 116,489</u>	<u>\$ 90,830</u>	<u>\$ -</u>	<u>\$ 207,319</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 16,365	\$ -	\$ -	\$ 16,365
Due to other funds	1,033	-	-	1,033
Total liabilities	<u>17,398</u>	<u>-</u>	<u>-</u>	<u>17,398</u>
Fund Balances:				
Nonspendable	16,412	-	-	16,412
Restricted for debt service	-	90,830	-	90,830
Unassigned	82,679	-	-	82,679
Total fund balances	<u>99,091</u>	<u>90,830</u>	<u>-</u>	<u>189,921</u>
Total liabilities and fund balances	<u>\$ 116,489</u>	<u>\$ 90,830</u>	<u>\$ -</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	522,725
Deferred outflow of resources - loss on refunding	16,031
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.	
Accrued interest payable	(32,226)
Bonds payable	<u>(1,526,730)</u>
Net position of governmental activities	<u>\$ (830,279)</u>

The accompanying Notes to Financial Statements are an integral part of this statement

Mirabella Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 242,756	\$ 163,657	-	\$ 406,413
Investment and miscellaneous income	16,946	7,263	-	24,209
Total revenues	259,702	170,920	-	430,622
Expenditures:				
Current:				
General government	94,768	-	147,180	241,948
Maintenance and operations	198,181	-	-	198,181
Culture and recreation	12,900	-	-	12,900
Debt Service:				
Interest	-	74,661	-	74,661
Principal	-	67,000	-	67,000
Total expenditures	305,849	141,661	147,180	594,690
Excess (Deficit) of Revenues Over Expenditures	(46,147)	29,259	(147,180)	(164,068)
Other Financing Sources (Uses):				
Transfer In	6,260	-	-	6,260
Transfer out	-	(6,260)	-	(6,260)
Refunding bonds issued	-	1,111,820	147,180	1,259,000
Bond premium	-	33,198	-	33,198
Payment to refunded bond escrow agent	-	(1,363,646)	-	(1,363,646)
Total other financing sources (uses)	6,260	(224,888)	147,180	(71,448)
Net change in fund balances	(39,887)	(195,629)	-	(235,516)
Fund balances, beginning of year	138,978	286,459	-	425,437
Fund balances, end of year	\$ 99,091	\$ 90,830	\$ -	\$ 189,921

The accompanying Notes to Financial Statements are an integral part of this statement

Mirabella Community Development District

Reconciliation of The Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	(235,516)
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. However, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement, however, depreciation is reported as an expense in the statement of net position.

Depreciation		(22,094)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal payments on bonds	67,000	
Issuance of refunding bonds	(1,259,000)	
Refunding of Series 2013 bonds	1,325,000	
Bond premium	(33,198)	
		99,802

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	14,141	
Amortization of bond premium	968	15,109

Change in net position of governmental activities		\$ (142,699)
----------------------------------------------------------	--	---------------------

The accompanying Notes to Financial Statements are an integral part of this statement

Mirabella Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual
General Fund**

Year Ended September 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Special assessments	\$ 242,480	\$ 242,480	\$ 242,756	\$ 276
Investment and miscellaneous Income	-	-	16,946	16,946
Total revenues	<u>242,480</u>	<u>242,480</u>	<u>259,702</u>	<u>17,222</u>
Expenditures:				
Current:				
General government	67,151	98,201	94,768	3,433
Maintenance and operations	104,649	139,999	198,181	(58,182)
Culture and recreation	70,680	86,480	12,900	73,580
Total expenditures and reserves	<u>242,480</u>	<u>324,680</u>	<u>305,849</u>	<u>18,831</u>
Excess (deficit) of revenues over expenditures	<u>-</u>	<u>(82,200)</u>	<u>(46,147)</u>	<u>36,053</u>
Other financing sources (uses)				
Transfers in	-	-	6,260	6,260
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>6,260</u>	<u>6,260</u>
Net change in fund balance	<u>-</u>	<u>(82,200)</u>	<u>(39,887)</u>	<u>42,313</u>
Fund balance, beginning of year	138,978	138,978	138,978	-
Fund balance, end of year	<u>\$ 138,978</u>	<u>\$ 56,778</u>	<u>\$ 99,091</u>	<u>\$ 42,313</u>

The accompanying Notes to Financial Statements are an integral part of this statement

NOTES TO FINANCIAL STATEMENTS

Mirabella Community Development District

Notes to Financial Statements

September 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Mirabella Community Development District*, (the "District") was created by Hillsborough County Ordinance 06-7 enacted on March 7, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Mirabella Community Development District

Notes to Financial Statements

September 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the district and benefited by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

All funds are considered to be major funds. The District reports the following governmental funds:

General Fund - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance
Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Mirabella Community Development District

Notes to Financial Statements

September 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables

All receivables are shown net of allowance for uncollectible amounts.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Amenity	40
Improvements other than buildings	15-40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are expensed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. This amount represents a deferred loss on refunding which resulted from the unamortized bond discount and issuance costs associated with the refunding of the Series 2013 bonds. This amount is deferred and amortized (recognized as an adjustment to expense) over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2025:

- Money market mutual funds of \$89,797 are valued using Level 2 inputs

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2025 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Wells Fargo Money Market Account	\$ 56,906	AAAm	49 days
First American Government Obligation Fund	32,891	AAAm	45 days
	\$ 89,797		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)*Credit Risk*

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

Mirabella Community Development District
Notes to Financial Statements
September 30, 2025

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets Being Depreciated:				
Amenity	\$ 513,693	\$ -	\$ -	\$ 513,693
Improvements other than buildings	141,596	-	-	141,596
Total capital assets being depreciated	655,289	-	-	655,289
Less Accumulated Depreciation for:				
Amenity	(85,615)	(17,123)	-	(102,738)
Improvements other than buildings	(24,855)	(4,971)	-	(29,826)
Total accumulated depreciation	(110,470)	(22,094)	-	(132,564)
Total capital assets being depreciated, net	544,819	(22,094)	-	522,725
Governmental activities capital assets, net	\$ 544,819	\$ (22,094)	\$ -	\$ 522,725

Depreciation of \$4,971 was allocated to maintenance and operations and \$17,123 was allocated to parks and recreation in the Statement of Activities.

NOTE 5 LONG-TERM LIABILITIES

2013 Capital Improvement Revenue Bonds - Public Offering

On October 3, 2013 the District issued \$1,860,000 of Capital Improvement Revenue Bonds, Series 2013. These bonds consist of \$370,000 Term Bonds due on November 1, 2026 with a fixed interest rate of 6% and \$1,490,000 Term Bonds due on November 1, 2044 with a fixed interest rate of 7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2014. Principal on the Series 2013 Bonds is payable annually commencing November 1, 2015 through November 1, 2044.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2025, this requirement has been met.

As of September 30, 2025 the Series 2013 bonds were paid off. Principal and Interest paid in the current year was \$1,446,246. Special assessment revenue pledged was \$140,483.

Current Refunding of Bonds Payable

In the current year, the District issued \$1,259,000 of 2025 bonds payable with interest rates of 5%. Proceeds were used to refund \$1,325,000 of the Series 2013 bonds. The reacquisition price exceeded carrying value by \$16,031 which is deferred and amortized over the shorter of the remaining life or the life of the new bonds. The refunding reduced total payments by \$459,159 and resulted in an economic gain of \$109,391.

Mirabella Community Development District

Notes to Financial Statements

September 30, 2025

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

2015 Special Assessment Revenue Bonds - Public Offering

On June 30, 2015 the District issued \$310,500 of Special Assessment Revenue Bonds, Series 2015. These bonds consist of \$310,500 Term Bonds due on November 1, 2045 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Series 2015 Bonds is payable annually commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2025, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2025 is \$456,995. Principal and Interest paid in the current year was \$21,870. Special assessment revenue pledged was \$23,174.

2025 Special Assessment Revenue Refunding Bonds

On February 11, 2025, the District issued \$1,259,000 of Capital Improvement Revenue Refunding Bonds, Series 2025. These bonds were issued to refund the Series 2013 bonds. The bonds consist of Serial and Term Bonds with an interest of 5%, due from May 1, 2025 through May 1, 2044. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2025. Principal on the Series 2025 Bonds is payable annually commencing May 1, 2025 through May 1, 2044.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2025, this requirement has been met.

Total principal and interest remaining on the Series 2025 Bonds at September 30, 2025 is \$1,940,300. Principal and Interest paid in the current year was \$37,191. No special assessment revenue was pledged.

Mirabella Community Development District
Notes to Financial Statements
September 30, 2025

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,360,000	\$ -	\$ (1,360,000)	\$ -	\$ -
Bond discount	(16,031)	-	16,031	-	-
Bond premium	-	33,198	(968)	32,230	
Series 2015	267,500	-	(6,000)	261,500	6,500
Series 2025	-	1,259,000	(26,000)	1,233,000	40,000
Governmental activity long- term liabilities	<u>\$ 1,611,469</u>	<u>\$ 1,292,198</u>	<u>\$ (1,376,937)</u>	<u>\$ 1,526,730</u>	<u>\$ 46,500</u>

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

<u>September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 46,500	\$ 77,145
2027	49,000	74,740
2028	51,500	72,205
2029	54,000	69,540
2030	57,500	66,745
2031-2035	334,000	286,050
2036-2040	431,000	189,950
2041-2045	453,000	65,880
2046-2050	18,000	540
	<u>\$ 1,494,500</u>	<u>\$ 902,795</u>

NOTE 6 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the last three years.

COMPLIANCE SECTION



1800 Pembroke Drive, Suite 170
 Orlando, Florida 32810
 Tel. 407-843-5406
 www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
 ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
 PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
March 30, 2026



1800 Pembroke Drive, Suite 170
 Orlando, Florida 32810
 Tel. 407-843-5406
 www.mcdermittdavis.com

MANAGEMENT LETTER

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 30, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards, AT-C Section 315*, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 30, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
- The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 18.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as none.
- All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$192,818.
- The District did not have any construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported.
- A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

- The rate or rates of non-ad valorem special assessments imposed by the District as follows:
O&M: \$1,722.37 - \$2,066.84
Debt Service: \$1,200.00 - 1,440.00
- The total amount of special assessments collected by or on behalf of the District as \$406,413.
- The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires us to communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, the Board of Supervisors, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
March 30, 2026



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
Tel. 407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDermitt Davis

Orlando, Florida
March 30, 2026



Work Order	00938489	Account	Mirabella
Work Order	00938489	Contact	Samantha Zanoni
Number		Address	14326 Fissore Blvd Riverview, FL 33598 United States
Created Date	3/20/2026		

Work Details

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

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 no treatment required
Mirabella-Lake-ALL		

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mirabella Community Development District (the “**District**”) is a local unit of special-purpose government situated entirely within Hillsborough County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every two (2) years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes*, defines a “**qualified elector**” as someone who is at least eighteen (18) years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires, their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

Seat No. 3, Currently held by Gail Reese
 Seat No. 4, Currently held by David Dzien
 Seat No. 5, Currently held by Michael Pannullo

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday, June 8, 2026, through noon, Friday, June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes*, and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021, *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on April 9, 2026.

Attest:

**Mirabella
Community Development District**

Name: _____
Title: Secretary / Assistant Secretary

Name: Trivia Kimbrough
Title: Chairperson, Board of Supervisors

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF
SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Mirabella Community Development District (the “**District**”) will commence at **noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seats 3, 4 and 5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.votehillsborough.gov.

Run Date: On or before May 15, 2026

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE HOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the "**Board**") typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- 1. Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such

contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. Limited Spending Authorization. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.

a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.

b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$10,000.00 per proposal/event.

3. Ratification of Spending Authorization at Future Meeting. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.

4. Repeal of Prior Spending Authorizations. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. Effective Date. This Resolution shall become effective immediately upon its adoption. **Passed and adopted on April 9, 2025.**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Samantha Zanoni
 Mirabella CDD
 Florida

Estimate #229	
Sent on	Mar 18, 2026
Total	\$1,443.05

We will provide the necessary labor and materials for the installation of fencing, as well as for the cutting back and clearing of surrounding vegetation. Additionally, we will remove pallets, wood fencing debris, and all related site waste, ensuring proper disposal of all generated refuse. All of the aforementioned services are included in the total contract price.

Product/Service	Description	Qty.	Unit Price	Total
Fencing Material	Materials (WHITE) to be ordered upon approval. End post Bottom rail Top rail Pickets Cap 5" Picket spacer	1	\$468.05	\$468.05
Labor	All labor to complete this job.	1	\$975.00	\$975.00
			Total	\$1,443.05

This quote is valid for the next 30 days, after which values may be subject to change.



2005 Pan Am Circle | Tampa, Florida 33607
6562473501 | nmontagna@inframark.com |
www.inframark.com

Estimate #127	
Sent on	Feb 23, 2026
Total	\$1,190.00

RECIPIENT:

Samantha Zanoni
2005 Pan Am Circle
Tampa, Florida 33607

SERVICE ADDRESS:

Mirabella CDD
Florida

Product/Service	Description	Qty.	Unit Price	Total
Pressure Cleaning	We will be conducting pressure washing services for the entryway to the Amenity Center sidewalks throughout the clubhouse parking lot and entryway. Please note that this service does not encompass the main building or the areas surrounding the pool.	14	\$85.00	\$1,190.00

Total	\$1,190.00
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This quote is valid for the next 30 days, after which values may be subject to change.

Quote

Date: 3/30/2026

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Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592

totalpressurepowerwashandseal@gmail.com



To: Mirabella Clubhouse

Contact: Misty

Address:
10635 County Rd 672
Riverview, FL 33579

	Job Title	Payment Terms	
	Paver Repair, Wash, Re-sand, & Seal	Half Now Other Half Once Done	

Item	Description	#	Amount
Scope of Work	8,120 square feet of paver area to be washed using our high output equipment. Once washed we will repair pavers around all of the ladders. After that we will re-sand and seal the entire pool patio pavers.		
Repair	Effected pavers areas will be reset to level. This process will include removal or pavers & adding additional base material for structural integrity.		
Sanding	Once repair is completed the pool deck will get resending in all areas while leaving room for run off.		
Sealing	40 gallons of high end water based sealer will be applied. This will protect the paver & bring out its natural color.		
Bonus Incentive	If job is accepted I will also include the clubhouse to be soft-washed as well as sidewalks attached washed.		
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Grand Total: \$10,800

Deposit: \$5,400

Balance Upon Completion: \$5,400



PROPOSAL

Date: March 12, 2026

To: Inframark

RE: Club House
 14306 Romeo Blvd.
 Wimauma, FL 33578

price to install

Comfortmaker
 5 ton Heat pump w 10 KW heat strip
 14.5 seer 2

Price to Include:
 UV light, thermostat if needed,
 electrical whip if needed, condenser
 tie downs and permit

Total \$ 9,380.00

Balance due at completion

James O Duvall
 James Duvall
 Duvall Heating & Air Conditioning

_____ date _____
 Samantha Zanoni

ESTIMATE

Mailing Address

219 Flamingo Drive PMB 3553
 Apollo Beach, FL 33572

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



Bill to
 Mirabella

Estimate details

Estimate no.: 1445
 Estimate date: 03/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Maintenance and Repair	Repairs for irrigation audit	1	\$0.00	\$0.00
2.	Materials	drip fittings	3	\$0.67	\$2.01
3.	Materials	6" pop up spray head	2	\$8.94	\$17.88
4.	Materials	Rain Bird nozzle	2	\$1.66	\$3.32
5.	Labor		2.5	\$85.00	\$212.50
				Total	\$235.71

Accepted date

Accepted by



IRRIGATION AUDIT LOCATION: Mirabella

DATE: 2-17-2026

ZONE 1: zone is working properly
ZONE 2: replace three drip couplings and two misters
ZONE 3: replace one 6" pop up spray head and one nozzle
ZONE 4: zone is working properly
ZONE 5: replace one 6" pop up spray head and one nozzle
ZONE 6: zone is working properly
ZONE 7: zone is working properly
ZONE 8: zone is working properly
ZONE 9: zone is working properly
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