



Mirabella Community Development District

May 28, 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

District Staff

Samantha Zaroni, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Howard Heal, Field Services Director
Sergio Inguanzo, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Thursday, May 28, 2025 – 6:30 p.m.

The Regular Meeting of the Name of District Community Development District will be held on **May 28, 2026, at 6:00 p.m.** at the **Mirabella Clubhouse 14306 Rome Blvd, Wimauma, FL 33598**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 294 077 569 432 8 **Passcode:** cM66wT2B

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. Call to Order and Roll Call
- 2. Motion to Approve the Agenda
- 3. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

- 4. Consent Agenda
 - A. Consideration of Meeting Minutes of April 9, 2026..... Page 3
 - B. Consideration of March – April 2026 O&M Report..... Page 7
- 5. Staff Reports
 - A. Aquatics Report Page 78
 - i. Ratification of SOLitude Lake Midge fly Treatment Agreement..... Page 79
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Registered Voters Count (326) Page 87
- 6. Business Items
 - A. Consideration of Line Striping of Tampa Bay Parking Lot Re-Stripe Proposal #1878..... Page 88
 - B. Consideration of Complete IT Adding Monitoring to Cameras Proposal Page 89
 - C. Consideration of Resolution 2026-06; Approving FY2026-2027 Proposed Budget and Setting Public Hearing Page 105
 - i. Exhibit A – FY2026-2027 Proposed Budget First Draft (under separate cover)

- 7. Supervisor Requests
- 8. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

- 9. Adjournment

The next meeting is scheduled for Thursday, August 6, 2026, at 6:00 p.m.

**MINUTES OF MEETING
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of the Supervisors of Mirabella Community Development
2 District was held on Thursday, April 9, 2026, and called to order at 6:02 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, Inframark |
| 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. Dzien, seconded by Mr. Pannullo, with all in
26 favor, the motion to approve the April 9, 2026, meeting agenda
27 carried.

28
29 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

30 There were no audience comments. The Board proceeded with the next order of business.
31

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

- 33 **A. Consideration of Meeting Minutes of February 5, 2026**
- 34 **B. Consideration of Workshop Minutes of March 16, 2026**
- 35 **C. Consideration of January 2026 & February 2026 O&M Reports**
- 36 **D. Acceptance of the FY2025 Audit Report**

37

Mirabella CDD
April 9, 2026

73 **B. Review of Publication Notice of Qualifying Period for 2026 General Election**
74 The Board reviewed the Publication Notice of Qualifying Period for 2026 General Election
75 and had no questions.

76 **C. Consideration of Resolution 2026-05; Authorizing Spending Authority**

77 On MOTION by Ms. Reese, seconded by Mr. Pannullo, with all in
78 favor, motion to adopt Resolution 2026-05; Authorizing Spending
79 Authority carried.

81 **D. Consideration of Inframark Fencing Proposal #229**

82 On MOTION by Ms. Kimbrough, seconded by Ms. Jacobson, with
83 all in favor, motion to approve Inframark Fencing Proposal #229 in
84 the amount of \$1,443.05 carried.

86 **E. Consideration of Pressure Washing Proposal #127**

87 The Board requested additional pressure washing proposals for comparison prior to
88 consideration.

90 **F. Consideration of Total Pressure Power-Wash & Seal Paver Repair Proposal**

91 The Board will include this item in the FY2027 budget.

93 **G. Ratification of Inframark Duval Heating & Air Heat Pump Proposal**

94 On MOTION by Ms. Jacobson, seconded by Mr. Pannullo, with all
95 in favor, motion to ratify Inframark Duval Heating & Air Heat Pump
96 Proposal in the amount of \$9,380.00 carried.

98 **H. Ratification of South Shore Landscape Irrigation Repair Proposal #1445**

99 On MOTION by Ms. Kimbrough, seconded by Mr. Dzien, with all
100 in favor, motion to ratify South Shore Landscape Irrigation Repair
101 Proposal #1445 in the amount of \$235.71 carried.

103 **I. Review of Irrigation Audit**

104 The Board reviewed the irrigation audit and had no questions.

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

107 There were no supervisor requests at this time.

109 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

110 There were no audience comments.

Mirabella CDD
April 9, 2026

111

112 **NINTH ORDER OF BUSINESS** **Adjournment**

113 On MOTION by Mr. Dzien, seconded by Ms. Kimbrough, with all
114 in favor, the meeting was adjourned at 6:27 p.m.

115

116

117

118 _____

119 Secretary/Assistant Secretary

Chairperson/Vice Chairperson

120

121

March 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	3/1/2026	19402	\$225.50			March 2026- Complete IT
ELI PREMIER SERVICES LLC	3/21/2026	INV0076	\$830.00			March 2026- Cleaning Services
HOME TEAM PEST DEFENSE INC.	3/11/2026	118059320	\$121.00			March 2026- Pest Control
INFRAMARK LLC	3/1/2026	173030	\$666.67			March 2026- Dissemination Services
INFRAMARK LLC	3/1/2026	173030	\$3,250.00	\$3,916.67	\$3,916.67	March 2026- District Management
SIGNAL 88, LLC	3/5/2026	US 144121	\$4,700.80			March 2026- Security Monitoring
SOLITUDE LAKE MANAGEMENT, LLC	3/2/2026	PSI245976	\$233.81			March 2026- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	3/3/2026	74583	\$1,849.05			March 2026- Landscape Contract
ZEBRA CLEANING TEAM	3/1/2026	8506	\$1,250.00			March 2026- Pool service
Monthly Contract Subtotal			\$13,126.83			
Variable Contract						
BGE INC	2/27/2026	40303	\$368.75			Feb 2026- District Engineer
Variable Contract Subtotal			\$368.75			
Utilities						
BOCC	3/13/2026	031326-8155-ACH	\$118.85			WATER
TECO	2/16/2026	021626-9526-ACH	\$818.00			ELECTRIC
TECO	2/16/2026	021626-9344-ACH	\$643.70			ELECTRIC
TECO	2/16/2026	021626-9179-ACH	\$1,499.76			ELECTRIC
TECO	2/16/2026	021626-8973-ACH	\$190.53		\$3,151.99	ELECTRIC
Utilities Subtotal			\$3,270.84			
Regular Services						
ADP INC	3/6/2026	030626-1870-ACH	\$20.40			Feb 2026- Payroll
CHARTER COMMUNICATIONS	3/6/2026	2504811030626-ACH	\$125.00			March 2026- Internet
COMPLETE I.T. CORP	3/15/2026	19454	\$86.00			March 2026- Access Control

March 2026 Meeting

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	2/27/2026	1165518	\$1,295.00			Feb 2026- Ceiling fan replacement
INFRAMARK LLC	3/13/2026	173933	\$14.95		\$1,309.95	March 2026- ACS Home Services
MICHAEL PANNULLO - REIMB	3/26/2026	032626-REIMB	\$42.50			RIMB FOR BRINGUING FIRE EXTINGUISHER
SCHOOLSTATUS LLC	3/1/2026	INV-SS-6115	\$1,613.00			March 2026- Annual service fee for website hosting
STRALEY ROBIN VERICKER	3/24/2026	28121	\$274.50			Feb 2026- District Counsel
ZEBRA CLEANING TEAM	2/25/2026	8475	\$210.00			Feb 2026- Paver Repairs
ZEBRA CLEANING TEAM	3/3/2026	8524	\$209.00		\$419.00	March 2026- Additional paver repairs
Regular Services Subtotal			\$3,890.35			
Additional Services						
J&L DUVALL INC	3/13/2026	6162	\$9,380.00			AC INSTALL
MIRABELLA CDD	3/5/2026	03052026-2025	\$991.05			SERIES 2025 FY26 DS 03.05.2026
MIRABELLA CDD	3/5/2026	03052026-2015	\$163.48		\$1,154.53	SERIES 2015 FY26 DS 03.05.2026
Additional Services Subtotal			\$10,534.53			
TOTAL			\$31,191.30			

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 #	19402
Invoice Date	03-01-26
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

ELI PREMIER SERVICES LLC

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

INVOICE

INV0076

DATE

03/21/2026

DUE DATE

04/01/2026

BALANCE DUE

USD \$830.00

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
Pressure wash - entrance, furniture, columns, windows	\$80.00	1	\$80.00
Mailbox cleaning	\$75.00	1	\$75.00

TOTAL \$830.00

Payment Info

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$830.00

BY CHECK

ELI PREMIER SERVICES LLC

March cleaning service

****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 #: 118059320

WORK DATE: 03/11/2026

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: 03/11/2026 03:30:02 PM
Time Out: 03/11/2026 04:00:10 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 Mr/Ms 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. Everything else looks good, I did not see any problems 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 April

<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 #: 118059320

WORK DATE: 03/11/2026

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0600	Lambda-cyhalothrin	0.8000 Ounce	
Areas Applied: All rooms, Exterior entry points							
Target Pests: Ants, Centipede, Millipede, Roaches, Silverfish, Spiders							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0172 Gallon
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 #
Patrol	9.7000%	0.8000 Ounce	One Gallon Compressed Sprayer	3:58:21 PM
100-1066	0.06000000		Spot Treatment	
Target Pests: Ants, Centipede, Millipede, Roaches, Silverfish, Spiders				
Areas Applied: All rooms; Exterior entry points				
Weather: 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Backpack Compressed Sprayer	3:58:49 PM
100-1437	0.13000000	0.0172 Gallon	Perimeter	
Target Pests: Ants, Centipede, Millipede, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Intice 10	10.0000%	1.0000 Pound	Spreader	3:57:41 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

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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#
 173030

DATE
 3/1/2026

CUSTOMER ID
 C2285

NET TERMS
 Due On Receipt

PO#

DUE DATE
 3/1/2026

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

Services provided for the Month of: March 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_144121
 Invoice Date: 2026-03-05
 Due Date: 2026-03-20
 Terms: NET15
 Customer ID: 102824
 Customer PO:

Amount Due: \$4,700.80
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
2026-03-01-2026-03-31	Roving Patrol Tours - Dedicated: : Service Location: Mirabella CDD	176	\$29.38	\$5,170.88
2026-03-01-2026-03-31	Roving Patrol Tours - Credit 2/13 and 2/15: : Service Location: Mirabella CDD	-16	\$29.38	-\$470.08

Subtotal	\$4,700.80
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$4,700.80

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.



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI245976
 Invoice Date: 3/2/2026

Bill To: Mirabella
 C/O Meritus

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

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 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.: 74583
Terms: Net 30
Invoice date: 03/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for March.	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.: 8506
Terms: Net 15
Invoice date: 03/01/2026
Due date: 03/16/2026

#	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



INVOICE

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

February 27, 2026
Project No: 00014695-00
Invoice No: 40303

Invoice Total \$368.75

Project 00014695-00 Mirabella CDD District Engineering Services

Services current through February 20, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	1.25	295.00	368.75	
Totals	1.25		368.75	
Total Labor				368.75
		Total this Invoice		\$368.75

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

Billing Backup

Friday, February 27, 2026

BGE, Inc.

Invoice 40303 Dated 2/27/2026

9:07:17 AM

Project 00014695-00 Mirabella CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	2/12/2026		1.25	295.00	368.75	
Totals			1.25		368.75	
Total Labor						368.75
				Total this Project		\$368.75
				Total this Report		\$368.75

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

INVOICE PAYABLE UPON RECEIPT



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 03/13/2026	DUE DATE 04/03/2026
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	02/10/2026	17843	03/13/2026	17874	3100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.36
Water Base Charge	\$22.68
Water Usage Charge	\$3.47
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$21.92

Summary of Account Charges

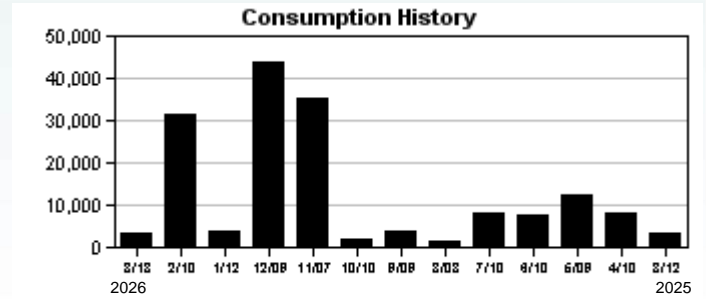
Previous Balance	\$491.77
Net Payments - Thank You	\$-491.77
Total Account Charges	\$118.85
AMOUNT DUE	\$118.85

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

491 0

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





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

Statement Date: February 16, 2026


Amount Due:	\$818.00
Due Date:	March 09, 2026
Account #:	211003639526

DO NOT PAY. Your account will be drafted on March 09, 2026

Account Summary

Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$818.00
Payment(s) Received Since Last Statement	-\$818.00
Current Month's Charges	\$818.00
Amount Due by March 09, 2026	\$818.00

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



Scan here to view your account online.



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



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

Account #: 211003639526
Due Date: March 09, 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:	\$ _____

61582158800

Your account will be drafted on March 09, 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: February 16, 2026
Charges Due: March 09, 2026

Service Period: Jan 13, 2026 - Feb 10, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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 COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Statement Date: February 16, 2026

Amount Due:	\$643.70
Due Date:	March 09, 2026
Account #:	211003639344

DO NOT PAY. Your account will be drafted on March 09, 2026

Account Summary


Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$740.54
Payment(s) Received Since Last Statement	-\$740.54
Current Month's Charges	\$643.70
Amount Due by March 09, 2026	\$643.70

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

Your Energy Insight

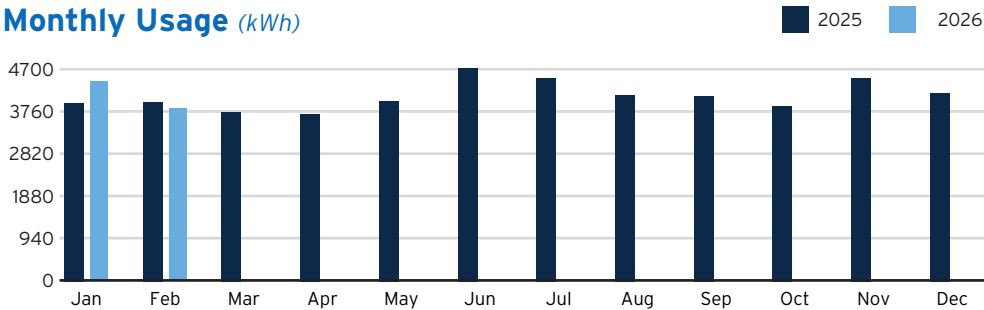
Your average daily kWh used was **4.72% higher** than the same period last year.

Your average daily kWh used was **.75% lower** than it was in your previous period.

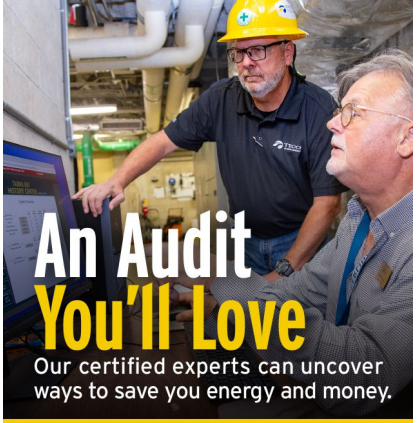


Scan here to view your account online.

Monthly Usage (kWh)



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



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



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

Account #: 211003639344
Due Date: March 09, 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:	\$643.70
Payment Amount:	\$ _____

615582158799

Your account will be drafted on March 09, 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:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: February 16, 2026
Charges Due: March 09, 2026

Meter Read

Service Period: Jan 13, 2026 - Feb 10, 2026

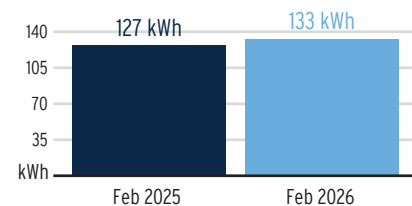
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	02/10/2026	8,364		4,519		3,845 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,845 kWh @ \$0.09202/kWh	\$353.82
Fuel Charge	3,845 kWh @ \$0.03516/kWh	\$135.19
Storm Protection Charge	3,845 kWh @ \$0.00568/kWh	\$21.84
Clean Energy Transition Mechanism	3,845 kWh @ \$0.00418/kWh	\$16.07
Storm Surcharge	3,845 kWh @ \$0.02121/kWh	\$81.55
Florida Gross Receipt Tax		\$16.09
Electric Service Cost		\$643.70

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$643.70

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: February 16, 2026


Amount Due:	\$1,499.76
Due Date:	March 09, 2026
Account #:	211003639179

DO NOT PAY. Your account will be drafted on March 09, 2026

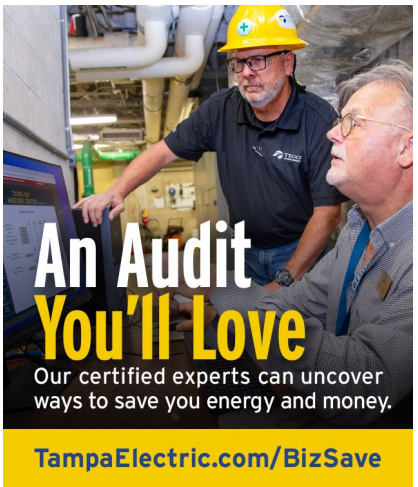
Account Summary

Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$1,499.76
Payment(s) Received Since Last Statement	-\$1,499.76
Current Month's Charges	\$1,499.76
Amount Due by March 09, 2026	\$1,499.76

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



Scan here to view your account online.




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



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

Account #: 211003639179
Due Date: March 09, 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:	\$ _____

615582158798
Your account will be drafted on March 09, 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: February 16, 2026
Charges Due: March 09, 2026

Service Period: Jan 13, 2026 - Feb 10, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Electric Charges

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

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

Statement Date: February 16, 2026

Amount Due:	\$190.53
Due Date:	March 09, 2026
Account #:	211003638973

DO NOT PAY. Your account will be drafted on March 09, 2026

Account Summary

Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$205.43
Payment(s) Received Since Last Statement	-\$205.43
Current Month's Charges	\$190.53
Amount Due by March 09, 2026	\$190.53

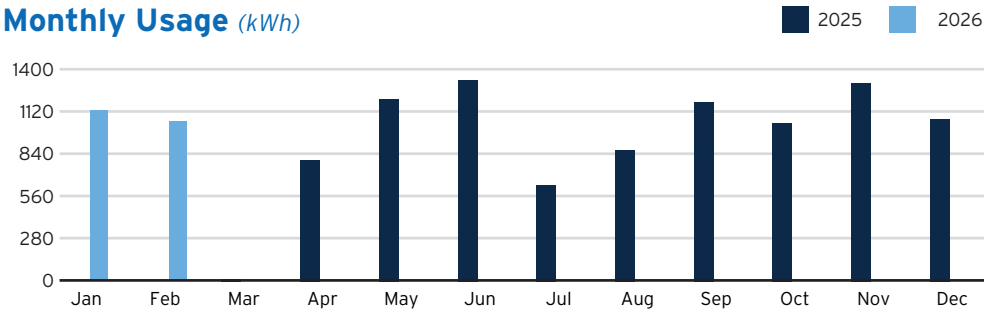
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **5.88% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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



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

Account #: 211003638973
Due Date: March 09, 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:	\$190.53
Payment Amount:	\$ _____

615582158797

Your account will be drafted on March 09, 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:
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Account #: 211003638973
Statement Date: February 16, 2026
Charges Due: March 09, 2026

Meter Read

Meter Location: SIGN-IRR

Service Period: Jan 13, 2026 - Feb 10, 2026

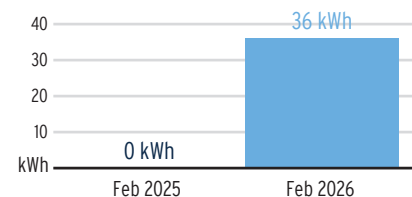
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	02/10/2026	49,391		48,338		1,053 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,053 kWh @ \$0.09202/kWh	\$96.90
Fuel Charge	1,053 kWh @ \$0.03516/kWh	\$37.02
Storm Protection Charge	1,053 kWh @ \$0.00568/kWh	\$5.98
Clean Energy Transition Mechanism	1,053 kWh @ \$0.00418/kWh	\$4.40
Storm Surcharge	1,053 kWh @ \$0.02121/kWh	\$22.33
Florida Gross Receipt Tax		\$4.76
Electric Service Cost		\$190.53

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$190.53

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Toll Free: **866-689-6469**
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

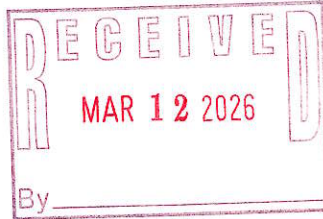
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ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715470933
Advice of Debit Date	: 03/08/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$20.40



0006315 01 MB 0.672 01 TR 00026 R2BDDC11 000000



GREGORY SARKISSIAN
 MIRABELLA CDD -
 2005 PAN AM CIR
 STE 300
 TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-DDR					
Processing Charges for Period Ending Date: 02/05/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-DDR \$20.40

Total Debited \$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX2062 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

March 6, 2026
 Invoice Number: 2504811030626
 Account Number: **8337 12 029 2504811**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Auto Pay Notice

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Connect your business, your way. Call 1-833-711-0577 today.

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



Summary *Service from 03/06/26 through 04/05/26 details on following pages*

Previous Balance	125.00
Payments Received -Thank You!	-125.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	5.00
Current Charges	\$125.00
<i>YOUR AUTO PAY WILL BE PROCESSED 03/23/26</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 03072026 NNNNNNNN 01 000940 6004



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

March 6, 2026
Mirabella CDD
 Invoice Number: 2504811030626
 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

Page 4 of 6 March 6, 2026
 Invoice Number: 2504811030626
 Account Number: 8337 12 029 2504811
 Security Code: 3706



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

8633 2390 DY RP 06 03072026 NNNNNNNN 01 000940 0004

Charge Details

Previous Balance		125.00
EFT Payment	02/23	-125.00
Remaining Balance		\$0.00

Payments received after 03/06/26 will appear on your next bill.

Service from 03/06/26 through 04/05/26

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**.



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 #	19454
Invoice Date	03-15-26
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



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

Client ID Number	
-------------------------	--

Invoice Number	1165518
Invoice Date	2/27/2026
Due Date	3/29/2026

To: Mirabella CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,295.00

Subtotal	\$1,295.00
Sales Tax	\$0.00
Total	\$1,295.00

Please Pay This Amount

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

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

02 Mar 2026 01:26:56PM CST

DISTRICT : MIRABELLA CDD

Go Green! Think before you print.

INVOICE NO. 1165518 - DETAIL

INVOICE DATE: 2/27/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	2/2/2026	4388937	MIRCDD District Area	General Maintenance; Outdoor ceiling fans replaced @ Veranda to closely match existing.	\$0.00	\$0.00	\$1,295.00	\$0.00	\$1,295.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,295.00	\$0.00	\$1,295.00	
				BWO Total	\$0.00	\$0.00	\$1,295.00	\$0.00	\$1,295.00	
				Invoice Total	\$0.00	\$0.00	\$1,295.00	\$0.00	\$1,295.00	



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#
 173933

DATE
 3/13/2026

CUSTOMER ID
 C2285

NET TERMS
 Due On Receipt

PO#

DUE DATE
 3/13/2026

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
Samantha M Zanoni 1-2-26 ACS HOME SERVICES : Mirabella AC monthly maint fee: \$14.95	1	Ea	14.95		14.95
Subtotal					14.95

Subtotal	\$14.95
Tax	\$0.00
Total Due	\$14.95

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.

CHECK REQUEST FORM

District Name: Mirabella CDD

Date: 3/26/26

Invoice Number:

Please issue a check to:

Vendor Name: Michael Pannullo

Vendor No.:

Check amount: \$42.50

Please code to:

Check Description/Reason: Board Member Re-imbursement for bringing fire extinguishers in for inspection

Mailing instructions: 14321 Italia Dr Wimauma FI 33598

Due Date for Check: 3/26/2026

Requestor: Samantha Zanoni

Manager's review: **Approved to process**


Invoice # INV-SS-6115
Date: 3/1/2026

Bill To
 Mirabella CDD
 2005 Pan AM Circle
 Tampa FL 33607
 United States

Total Due:	\$1,613.00
Due Date:	3/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/31/2026		4/7/2026	4/6/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$0.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com

Bank Name: Stifel Bank

Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105

Routing #: 081018998

Account #: 16763806

SWIFT: STLFUS44XXX

Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States



Invoice # INV-SS-6115
Date: 3/1/2026

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

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.: 8475
Terms: Net 15
Invoice date: 02/25/2026
Due date: 03/12/2026

#	Product or service	Description	Qty	Rate	Amount
1.	3	Repair 5 ft Paver sinkage			
2.	3	Paver sand	1	\$35.00	\$35.00
3.	Labor	1 hour	1	\$175.00	\$175.00

Total **\$210.00**

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

Note to customer

More pavers need to fixed. I can send photos. It will be the same charge to fix the additional pavers marked with tape.

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.: 8524
 Terms: Net 15
 Invoice date: 03/03/2026
 Due date: 03/18/2026

#	Product or service	Description	Qty	Rate	Amount
1.	3	Paver repairs - office side area (area beside the first area under the #5 tile that was previously fixed	1	\$0.00	\$0.00
2.	3	paver sand	1	\$34.00	\$34.00
3.	Labor	1 hour	1	\$175.00	\$175.00

Total **\$209.00**

Payment Options
 Mail to:
 Zebra Cleaning Team
 219 Flamingo Dr PMB 3456
 Apollo Beach, FL 33572
 Zelle to: (813) 279-0437
 CashApp to: (813) 446-0151
 ACH Payments: Extra fees will be charged



HVAC Service Order Invoice

7716 Franklin Road • Plant City, FL 33565
Phone: 813-495-0861 • License # CAC1818582

NAME **MIRABELLA CDD**
 STREET **14306 ROMEO BLVD. (CLUBHOUSE)**
 CITY **WIMAUMA, FL. 33578**
 HOME PHONE _____ WORK PHONE _____
 TECHNICIAN **JIM, ZACK, MAX**
 WORK TO BE PERFORMED _____

DATE **3/13/26**
 PROMISED _____
 SCHED TIME _____ A.M. P.M.

METHOD OF PAYMENT
 CASH DRIVERS
 CHECK LICENSE NO: _____
 CREDIT CARD MC VISA AMEX
 EXP DATE _____
 CC NO _____

UNIT MAKE _____
 MODEL _____
 SERIAL NUMBER _____

CHECK LIST

- COMPRESSOR
 - SUCTION _____ PSI
 - HEAD _____ PSI
 - VOLTS _____ AMPS
 - ELECTRICAL CONNECTIONS
 - CONTACTS TIGHT & CLEAN
 - OIL LEVEL & CONDITION
- CONDENSER COIL
 - CLEAN COIL & CHECK PIN
 - ENT _____ F LVG _____ F
- REFRIGERANT
 - LEAK _____ CHARGE _____
- FAN AND MOTOR
 - VOLTS _____ AMPS _____
 - ELECTRICAL CONNECTIONS
 - CONTACTS TIGHT & CLEAN
 - FAN PULLYS (ADJUST BELT)
 - CHK LUBE BEARINGS & MOTOR
- EVAPORATOR COIL
 - CLEAN COIL & CHECK PIN
 - ENT DB _____ F LVG DB _____ F
 - ENT WB _____ F LVG DB _____ F
- CONDENSATE AREAS
 - INSPECT & CLEAN DRAIN PAN
 - INSPECT & CLEAN DRAIN
- AIR FILTERS
 - CLEANED REPLACED
 - FILTER SIZE _____
- HEATING ASSEMBLY
 - BURNER & HEAR EXCHANGER
 - FUEL SUPPLY & PRESSURE
 - PILOT ASSEMBLY
 - FLAME ADJUSTMENT
 - PRIMARY RELAY & FLUE
 - FAN & LIGHT SWITCH CPER
 - BLOWER ASSEMBLY
 - RV VALUE
 - STRIP HEAT
 - DEFROST CYCLE
- ELECTRICAL COMPTS
 - RELAYS CONTRACTORS
 - OVERLOAD PRESSURE SWITCH
- THERMOSTAT
 - O.K. REPLACE
 - RELOCATE

REPAIR SYSTEM

QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
	REFRIDGERANT LBS		
	FILTERS X X		

DESCRIPTION OF WORK

INSTALL NEW COMFORTMAKER 14.5 SEER 2 STON HEAT PUMP WITH 10KW HEAT STRIP TO EXISTING. DUCTWORK, PIPING AND ELECTRICAL INCLUDING CIV LIGHT, TEST IF NEEDED, ELECTRICAL W/UP IF NEEDED, HURRYKAL TIE DOWN AND PERMIT.

ENVIRONMENTAL CHECKLIST

CONDENSING UNIT	QTY	TYPE/DISPOSITION
<input type="checkbox"/> RECOVERED		
<input type="checkbox"/> RECYCLED		
<input type="checkbox"/> RECLAIMED		
<input type="checkbox"/> RETURNED		
<input type="checkbox"/> DISPOSAL		
<input type="checkbox"/> DISMANTLED		
<input type="checkbox"/> CHANGED OUT/REPLACED		TOTAL \$

QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
	REFRIDGERANT LBS		
	FILTERS X X		
		TOTAL MATERIALS \$	
	LABOR	RATE	AMOUNT
		TOTAL LABOR	

RECOMMENDATIONS

TERMS: I HEREBY AUTHORIZE THE ABOVE WORK TO BE DONE AS SO ORDERED AND OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL COMPLETE PAYMENT HAS BEEN MADE. IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER HAS THE RIGHT TO REMOVE EQUIPMENT AND MATERIAL WITHOUT BEING HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE REMOVAL OF EQUIPMENT.

CUSTOMER SIGNATURE _____ DATE _____

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties express or implied, and it agents or technicians are not authorized to make any such warranties on behalf of above named company.

REGULAR WARRANTY
 SERVICE CONTRACT

THANK YOU

TOTAL SUMMARY

TOTAL MATERIALS	
TOTAL LABOR	
TOTAL CHARGE	
TAX	
TOTAL	\$ 9380.00

MIRABELLA CDD
DISTRICT CHECK REQUEST

Today's Date 3/5/2026

Payable To Mirabella CDD
C/O COMPUTERSHARE

Check Amount **\$991.05**

Check Description 2025 DS3/5/2026

Post to: 201-103200

Check Total: **\$991.05**

Nancy
Authorization

MIRABELLA CDD

2026

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 340,172.00	67.54%	0.675400	
Net DS 13	\$ 140,323.20	27.86%	0.278600	101%
Net DS 15	\$ 23,147.50	4.60%	0.046000	
Net Total	503,642.70	100.00%	1.000000	

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

Date Received	Amount Received	67.54%	27.86%	4.60%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Raw Numbers 2013/2025 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	2,772.36	1,872.52	772.43	127.42	(0.01)	11/3/2025	3105/3106
11/21/2025	3,402.20	2,297.93	947.91	156.37	(0.01)	11/21/2025	3114/3113
12/5/2025	469,228.24	316,927.67	130,734.76	21,565.81	-	12/5/2025	3114/3113
12/3/2025	27,992.15	18,906.55	7,799.08	1,286.52	0.00	1/13/2026	3117/3116
3/5/2026	3,557.04	2,402.51	991.05	163.48	-		
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		-	-	-	-		
		-	-	-	-		
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		-	-	-	-		
TOTAL	506,951.99	342,407.17	141,245.22	23,299.60	(0.02)		
Net Total on Roll	503,642.70						
Collection Surplus / (Deficit)	3,309.29						

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 3/5/2026

Payable To Mirabella CDD
C/o US BANK

Check Amount **163.48**

Check Description 2015 DS 3.5.2026

Post to: 203.103200

Check Total: **\$163.48**

Nancy

Authorization

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

MIRABELLA CDD

2026

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

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 340,172.00	67.54%	0.675400	
Net DS 13	\$ 140,323.20	27.86%	0.278600	101%
Net DS 15	\$ 23,147.50	4.60%	0.046000	
Net Total	503,642.70	100.00%	1.000000	

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

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		Raw Numbers Operations Revenue	Raw Numbers 2013/2025 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue			
11/3/2025	2,772.36	1,872.52	772.43	127.42	(0.01)	11/3/2025	3105/3106
11/21/2025	3,402.20	2,297.93	947.91	156.37	(0.01)	11/21/2025	3114/3113
12/5/2025	469,228.24	316,927.67	130,734.76	21,565.81	-	12/5/2025	3114/3113
12/3/2025	27,992.15	18,906.55	7,799.08	1,286.52	0.00	1/13/2026	3117/3116
3/5/2026	3,557.04	2,402.51	991.05	163.48	-		
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		-	-	-	-		
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		-	-	-	-		
TOTAL	506,951.99	342,407.17	141,245.22	23,299.60	(0.02)		
Net Total on Roll	503,642.70						
Collection Surplus / (Deficit)	3,309.29						

April 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	4/6/2026	2504811040626-ACH	\$125.00			4/6-5/5/2026 INTERNET
COMPLETE I.T. CORP	4/1/2026	19686	\$225.50			April 2026- Complete IT
COMPLETE I.T. CORP	4/15/2026	19759	\$86.00		\$311.50	APR 2026 ACCESS CONTROL
ELI PREMIER SERVICES LLC	4/20/2026	0081	\$675.00			APR 2026 CLEANING SVCS
ELI PREMIER SERVICES LLC	4/20/2026	0081	\$50.00	\$725.00	\$725.00	APR 2026 EXTRA CLEANING
HOME TEAM PEST DEFENSE INC.	4/1/2026	118857902	\$99.00			April 2026- Pest Control
INFRAMARK LLC	4/1/2026	175427	\$666.67			April 2026- Dissemination Services
INFRAMARK LLC	4/1/2026	175427	\$3,250.00	\$3,916.67	\$3,916.67	April 2026- District Management
SIGNAL 88, LLC	4/1/2026	US 155165	\$3,525.60			April 2026- Security
SOLITUDE LAKE MANAGEMENT, LLC	4/2/2026	PSI257732	\$233.81			April 2026- Aquatics
SOUTH SHORE LANDSCAPE & LAWN	4/1/2026	74620	\$1,849.05			APR 2026 LANDSCAPE MAINT
ZEBRA CLEANING TEAM	4/1/2026	8569	\$1,250.00			April 2026- Pool service
Monthly Contract Subtotal			\$12,035.63			
Variable Contract						
STRALEY ROBIN VERICKER	4/15/2026	28165	\$175.00			MAR 2026 SVCS
Variable Contract Subtotal			\$175.00			
Utilities						
BOCC	4/13/2026	041326-8155-ACH	\$105.40			WATER 3/13-4/10/26
TECO	3/17/2026	031726-9526-ACH	\$818.00			ELECTRIC
TECO	3/17/2026	031726-9344-ACH	\$599.89			ELECTRIC
TECO	3/17/2026	031726-9179-ACH	\$1,499.76			ELECTRIC
TECO	3/17/2026	031726-8973-ACH	\$179.66		\$3,097.31	ELECTRIC
Utilities Subtotal			\$3,202.71			
Regular Services						

April 2026 Meeting

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ADP INC	4/3/2026	040326-1870-ACH	\$23.00			ADP FEES P/E 3/16/26
COMPUTERSHARE TRUST COMPANY, N.A.	2/5/2026	2523480	\$2,041.67			Trustee Fees S2025 02/27/2026 - 02/26/2027
COMPUTERSHARE TRUST COMPANY, N.A.	2/5/2026	2523480	\$1,458.33	\$3,500.00	\$3,500.00	Trustee Fees S2025 02/27/2026 - 02/26/2027
INFRAMARK LLC	4/20/2026	177152	\$1.48			MAR 2026 POSTAGE
INFRAMARK LLC	4/20/2026	177152	\$14.95	\$16.43		MAR 2026 ACS HOME SVCS
INFRAMARK LLC	4/28/2026	1166630	\$175.00		\$191.43	CLUBHSE DOOR REPAIR
MCDIRMIT DAVIS & COMPANY LLC	4/20/2026	63633	\$5,500.00			AUDIT FY 2025
SOUTH SHORE LANDSCAPE & LAWN	4/2/2026	74629	\$235.71			April 2026- Irrigation repairs
ZEBRA CLEANING TEAM	4/7/2026	8586	\$200.00			BLACK ALGAE TREATMENT
Regular Services Subtotal			\$9,650.14			
Additional Services						
SOLITUDE LAKE MANAGEMENT, LLC	4/28/2026	WO-00975392	\$575.00			MIDGEFLY TREATMENT
Additional Services Subtotal			\$575.00			
TOTAL			\$25,638.48			

April 6, 2026
Invoice Number: 2504811040626
Account Number: **8337 12 029 2504811**
Security Code: **3706**
Service At: 14306 ROMEO BLVD
WIMAUMA FL 33598-0016

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Connect your business, your way. Call 1-866-731-8132 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.

Summary *Service from 04/06/26 through 05/05/26 details on following pages*

Previous Balance	125.00
Payments Received -Thank You!	-125.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Other Charges	5.00
Current Charges	\$125.00
<i>YOUR AUTO PAY WILL BE PROCESSED 04/23/26</i>	
Total Due by Auto Pay	\$125.00

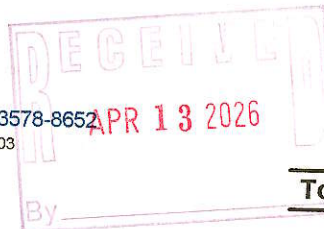
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 04072026 NNNNNNNN 01 000750 0003

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



April 6, 2026

Mirabella CDD

Invoice Number: 2504811040626
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: 2504811040626
 Account Number: 8337 12 029 2504811
 Security Code: 3706

Contact Us

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

8633 2390 DY RP 06 04072026 NNNNNNNN 01 000750 0003

Charge Details

Previous Balance		125.00
EFT Payment	03/23	-125.00
Remaining Balance		\$0.00

Payments received after 04/06/26 will appear on your next bill.

Service from 04/06/26 through 05/05/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$120.00

Other Charges

Payment Processing	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 due date may result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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

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

Continued on the next page....

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

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

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



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



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

Invoice #	19686
Invoice Date	04-01-26
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 #	19759
Invoice Date	04-15-26
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

INVOICE

Ēli Premier Services LLC
 P.O. Box 18
 Zephyrhills, Florida 33539
 United States

Mobile: 813-415-1678

BILL TO

Mirabella CDD c/o Inframark
 2005 Pan Am Circle
 Suite 300
 Tampa, Florida 33607
 United States

inframarkcms@payableslockbox.com

Invoice Number: 0081

Invoice Date: April 20, 2026

Payment Due: May 1, 2026

Amount Due (USD): **\$725.00**

Items	Quantity	Price	Amount
Amenity cleaning service	1	\$675.00	\$675.00
Extra cleaning Cleaning of clubhouse after party	1	\$50.00	\$50.00

Total: \$725.00

Amount Due (USD): **\$725.00**

Notes / Terms

April cleaning service



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

INVOICE #: 118857902

WORK DATE: 04/01/2026

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: 04/01/2026 01:22:28 PM
Time Out: 04/01/2026 01:56:03 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

John Pollock
License #: JE267936

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount	
None	DUE UPON RECEIPT	Pest Control Service	1.00	110.00	110.00	
					Subtotal	110.00
					Tax	0.00
					Total	110.00
Total Due:					99.00	

Payment Date	Method	Reference	Payment Amount	Applied Amount
03/27/2026	Master Card	*****0745	\$121.00	\$11.00

Today's Service Comments

Hi Mirabella Community

Today's 6-Point Advantage Service:

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

Today's Service Comments:

Today I completed your pest control service. In the process, I found and removed spiders, spider eggs and spiderwebs from your windows and eaves. I also treated the flower beds with a bait for a earwigs, millipedes and ants. 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 text

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

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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

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
ADVION INSECT GRANULAR NEW		100-1483	0.2200%	n/a	Indoxacarb	0.4000 Ounce	0.4000 Ounce

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



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

INVOICE #: 118857902

WORK DATE: 04/01/2026

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Areas Applied: Mulch beds Target Pests: Ants, Earwig, Millipede, Roaches, Silverfish Disclaimer: New formula .38 LB per 1000 square feet LOW rate New formula .5 LB per 1000 square feet Medium rate New formula 1.15 per 1000 square feet High rate							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol	100-1066		9.7000%	0.0600	Lambda-cyhalothrin	0.8000 Ounce	
Areas Applied: All rooms, Exterior entry points Target Pests: Ants, Centipede, Earwig, Millipede, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.1300	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	2.0000 Gallon	0.0172 Gallon
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	Sq/Cu/L Ft
Patrol	9.7000%	0.8000 Ounce	One Gallon Compressed Sprayer	1:53:44 PM
100-1066	0.06000000		Spot Treatment	
Target Pests: Ants, Centipede, Earwig, Millipede, Roaches, Spiders Areas Applied: All rooms; Exterior entry points Weather: 0°, 0 MPH				
Tandem	15.1000%	2.0000 Gallon	Backpack Compressed Sprayer	1:54:16 PM
100-1437	0.13000000	0.0172 Gallon	Perimeter	
Target Pests: Ants, Centipede, Millipede, Roaches, Spiders Areas Applied: Exterior perimeter Weather: 0°, 0 MPH				
ADVION INSECT GRANULAR NEW	0.2200%	0.4000 Ounce	Spreader	1:54:46 PM
100-1483	n/a	0.4000 Ounce	Broadcast	
Target Pests: Ants, Earwig, Millipede, Roaches, Silverfish Areas Applied: Mulch beds Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175427

DATE

4/1/2026

CUSTOMER ID

C2285

NET TERMS

Due On Receipt

PO#

DUE DATE

4/1/2026

BILL TO

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

Services provided for the Month of: April 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_155165
Invoice Date: 2026-04-01
Due Date: 2026-04-16
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$3,525.60

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

Period	Description	QTY	Unit Price	Total
2026-04-01- 2026-04-30	Dedicated Security Officer - Daytime dedicated : : Service Location: Mirabella CDD	176	\$29.38	\$5,170.88
2026-04-01- 2026-04-30	Dedicated Security Officer - Credit for 3/2, 3/9, 3/16 - 3/20, &3/23: : Service Location: Mirabella CDD	-56	\$29.38	\$-1,645.28

Subtotal	\$3,525.60
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$3,525.60

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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

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

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: PSI257732
Invoice Date: 4/2/2026

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 4/2/2026
Due Date 5/2/2026
Terms Net 30

Customer ID 8108
P.O. Number
P.O. Date 4/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 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.: 74620

Terms: Net 30

Invoice date: 04/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for April.	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.: 8569

Terms: Net 15

Invoice date: 04/01/2026

Due date: 04/16/2026

#	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****Ways to pay**
 BANK

Payment Options -

Mail to:

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

ACH Payments: Extra fees will be charged

[View and pay](#)

Statement Date: March 17, 2026



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

Amount Due: \$818.00
Due Date: April 07, 2026
Account #: 211003639526

DO NOT PAY. Your account will be drafted on April 07, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by April 07, 2026 (\$818.00)

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

QR code and text: Scan here to view your account online.



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



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

Account #: 211003639526
Due Date: April 07, 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: \$ _____

629162382981
Your account will be drafted on April 07, 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: March 17, 2026
Charges Due: April 07, 2026

Service Period: Feb 11, 2026 - Mar 11, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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: March 17, 2026



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

Amount Due:	\$599.89
Due Date: April 07, 2026	
Account #: 211003639344	

DO NOT PAY. Your account will be drafted on April 07, 2026


Account Summary

Current Service Period: February 11, 2026 - March 11, 2026	
Previous Amount Due	\$643.70
Payment(s) Received Since Last Statement	-\$643.70
Current Month's Charges	\$599.89
Amount Due by April 07, 2026	\$599.89

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

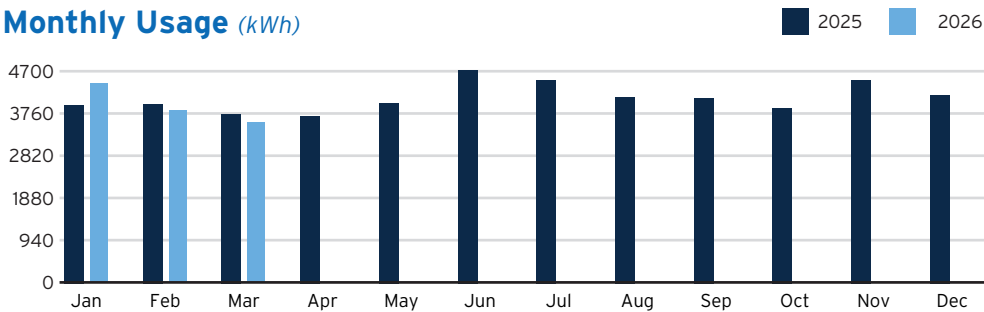
Your Energy Insight

- Your average daily kWh used was **3.91% lower** than the same period last year.
- Your average daily kWh used was **7.52% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Account #: 211003639344
Due Date: April 07, 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:	\$599.89
Payment Amount:	\$ _____

629162382980

Your account will be drafted on April 07, 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:
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000

Account #: 211003639344
Statement Date: March 17, 2026
Charges Due: April 07, 2026

Meter Read

Service Period: Feb 11, 2026 - Mar 11, 2026

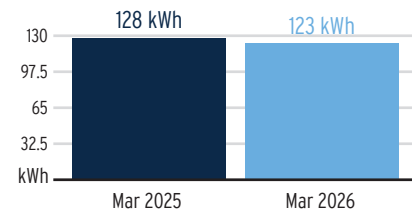
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	03/11/2026	11,939		8,364		3,575 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,575 kWh @ \$0.09202/kWh	\$328.97
Fuel Charge	3,575 kWh @ \$0.03516/kWh	\$125.70
Storm Protection Charge	3,575 kWh @ \$0.00568/kWh	\$20.31
Clean Energy Transition Mechanism	3,575 kWh @ \$0.00418/kWh	\$14.94
Storm Surcharge	3,575 kWh @ \$0.02121/kWh	\$75.83
Florida Gross Receipt Tax		\$15.00
Electric Service Cost		\$599.89

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [Tampaelectric.com/BizSave](https://www.tampaelectric.com/BizSave).

Total Current Month's Charges \$599.89

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

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: March 17, 2026



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

Amount Due: \$1,499.76
Due Date: April 07, 2026
Account #: 211003639179

DO NOT PAY. Your account will be drafted on April 07, 2026

Account Summary

Table with account summary: Current Service Period (Feb 11 - Mar 11, 2026), Previous Amount Due (\$1,499.76), Payment(s) Received Since Last Statement (-\$1,499.76), Current Month's Charges (\$1,499.76), Amount Due by April 07, 2026 (\$1,499.76)

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

QR code and text: Scan here to view your account online.



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



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

Account #: 211003639179
Due Date: April 07, 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: \$ _____

629162382979

Your account will be drafted on April 07, 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: March 17, 2026
Charges Due: April 07, 2026

Service Period: Feb 11, 2026 - Mar 11, 2026

Rate Schedule: Lighting Service

Charge Details

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

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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: March 17, 2026



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

Amount Due: \$179.66
Due Date: April 07, 2026
Account #: 211003638973

DO NOT PAY. Your account will be drafted on April 07, 2026

Your Energy Insight

Your average daily kWh used was 33900% higher than the same period last year.

Your average daily kWh used was 5.56% lower than it was in your previous period.

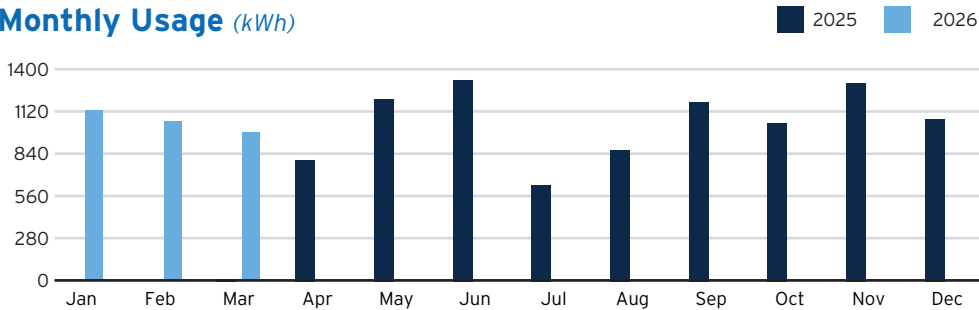
Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by April 07, 2026 (\$179.66)

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

QR code and text: Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211003638973

Due Date: April 07, 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: \$179.66
Payment Amount: \$ _____

629162382978

Your account will be drafted on April 07, 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:
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Account #: 211003638973
Statement Date: March 17, 2026
Charges Due: April 07, 2026

Meter Read

Meter Location: SIGN-IRR

Service Period: Feb 11, 2026 - Mar 11, 2026

Rate Schedule: General Service - Non Demand

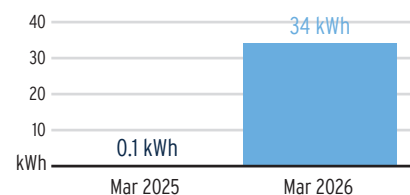
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	03/11/2026	50,377		49,391		986 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	986 kWh @ \$0.09202/kWh		\$90.73
Fuel Charge	986 kWh @ \$0.03516/kWh		\$34.67
Storm Protection Charge	986 kWh @ \$0.00568/kWh		\$5.60
Clean Energy Transition Mechanism	986 kWh @ \$0.00418/kWh		\$4.12
Storm Surcharge	986 kWh @ \$0.02121/kWh		\$20.91
Florida Gross Receipt Tax			\$4.49
Electric Service Cost			\$179.66

Total Current Month's Charges \$179.66

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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Ways To Pay Your Bill

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

Contact Us

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- Phone:** **Commercial Customer Care:** 866-832-6249
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ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 717596659
Advice of Debit Date	: 04/03/2026
Advice of Debit Due Date	: 04/10/2026
Total Debited This Invoice	: \$23.00



0006781 01 MB 0.672 01 TR 00027 R2BDDC11 000000



GREGORY SARKISSIAN
MIRABELLA CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES		QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-DDR						
Processing Charges for Period Ending Date: 03/16/2026						
Workforce Now Payroll Solution Bundle	5	\$2.60 each			\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each			\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-DDR **\$23.00**

Total Debited **\$23.00**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXXXXXX2062 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Invoice Number 2523480	Billing Date 02/05/2026	Due Date 03/07/2026	Amount Due USD \$3,500.00
Mirabella Community Development District Leah Popelka, Director of Finance and Accounting 5680 W. Cypress Street Suite 5680A Tampa, FL 33607			Please mail or wire payment to:
			Mailing Address: Computershare Trust Company, N.A. WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113
Please return this portion of the statement with your payment in the envelope provided:			Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Bank Account Name: CTCNA Fee Wire Receipt Account Swift Code: WFBIUS6S Reference: Invoice #, Account Name
			ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Bank Account Name: CTCNA Fee Wire Receipt Account Memo: Invoice #, Account Name

Please retain this portion for your records

Account Number: 92868600
 Mirabella CDD Series 2025

Administration Charges

For the Period 02/27/2026 through 02/26/2027

Trustee Fee	\$3,500.00
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Total Amount Due:	USD \$3,500.00
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This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#
 177152

DATE
 4/20/2026

CUSTOMER ID
 C2285

NET TERMS
 Due On Receipt

PO#

DUE DATE
 4/20/2026

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Samantha M Zanoni- ACS HOME SERVICES : ACS Membership: \$14.95	1	Ea	14.95		14.95
Postage	2	Ea	0.74		1.48
Subtotal					16.43

Subtotal	\$16.43
Tax	\$0.00
Total Due	\$16.43

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

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

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

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

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

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



1800 Pembroke Drive
Suite 170
Orlando, FL 32810

(407) 843-5406
www.mcdermittdavis.com

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

Date: 4/20/2026
Invoice Number: 63633
Client: 10132.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2025.

Total Due This Invoice \$5,500.00

PAY NOW!!
Visit our website for payment options
ACH/Credit Card <https://www.mcdermittdavis.com>

Thank you for your business.

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.: 74629

Terms: Net 30

Invoice date: 04/02/2026

#	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

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.: 8586
Terms: Net 15
Invoice date: 04/07/2026
Due date: 04/22/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Black Algae Treatment	Black Algae Treatment	1	\$200.00	\$200.00

Total **\$200.00**

Ways to pay

BANK

Payment Options
Mail to:
Zebra Cleaning Team
219 Flamingo Dr PMB 3456
Apollo Beach, FL 33572
Zelle to: (813) 279-0437
CashApp to: (813) 446-0151
ACH Payments: Extra fees will be charged

[View and pay](#)



Work Order	00964538	Account	Mirabella
Work Order	00964538	Contact	Samantha Zanoni
Number		Address	14326 Fissore Blvd Riverview, FL 33598 United States
Created Date	5/19/2026		

Work Details

Specialist	Treated for alligator weeds, primrose, torpedo	Prepared By	Bryant Urbina
Comments to	grass, pennywort and grasses on ponds 1,2		
Customer	Picked up trash on ponds 1,2		

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 on both ponds
Mirabella-Lake-ALL	SHORELINE WEED CONTROL	Treated for shoreline weeds on ponds 1,2
Mirabella-Lake-ALL	LAKE WEED CONTROL	Treated for submerged and floating weeds on ponds 1,2
Mirabella-Lake-ALL	ALGAE CONTROL	Inspected for algae no treatment required
Mirabella-Lake-ALL		



SERVICES AGREEMENT

PROPERTY NAME: **Mirabella**

CUSTOMER NAME: **Mirabella**

SERVICE DESCRIPTION: **Midgefly Treatment Series for Pond 1: Approx. 4.15 Acres (1,806 Linear Ft. and 100' Swath)**

EFFECTIVE DATE: **April 24, 2026**

SUBMITTED TO: **Samantha Zanoni**

SUBMITTED BY: **Raeanne King, WFL Account Manager**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

- SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.
- MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
- PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
- PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



Services Agreement

Page 2 of 8

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the



Services Agreement

Page 3 of 8

Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



Services Agreement

Page 4 of 8

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

Services Agreement
Page 5 of 8



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Mirabella

Signature: _____

Signed by:
Signature: Sam Zanoni
A2F0A541F9E8494...

Printed Name: _____

Printed Name: Sam Zanoni

Title: _____

Title: District Manager

Date: _____

Date: 4/27/2026

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

MIDGE FLY TREATMENT SERVICES

Treatment Area: Pond Perimeter Approx. 1,806 Linear Ft. on a 100' swath (4.15 Acres)

MidgeFly Control Services:

1. Three (3) Midge Fly applications (approximately every 7-14 days).
2. Biological larvicides will be applied as directed by the label when midge larvae are identified.
3. This insect Biological Larvicide has no effect on Midges, or Mosquitos that have reached the pupa state prior to treatments. As midges can travel some distances and are attracted to light, we suggest reducing problems around homes and inhabited locations by turning off outside lighting if possible.
4. Company can not guarantee the certainty of the midge locations but can reduce the outbreaks, although cannot guarantee full control of the midges.

Special Field Services:

Quantity

1	Water Column Package - Water Column Profile with Temperature and Dissolved Oxygen
---	--

Note: Customer to provide truck and boat access to the lakes for launching of equipment.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$1,150.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of each task: remaining 50% of the Task Price

Task 1: First (1st) Treatment	\$375.00
Task 2: Second (2nd) Treatment	\$375.00
Task 3: Third (3rd) Treatment	\$375.00





Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Mirabella CDD	326

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

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

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

See website for regional office locations.

ESTIMATE

**LINE STRIPING OF TAMPA BAY
LLC**
1443 Haverhill Dr
New Port Richey, FL 34655-4237

Jason@paintmyparkinglot.com
+1 (727) 800-5987



**LINE STRIPING
— OF TAMPA BAY —**

Bill to
Mirabella CDD
14306 Romeo Blvd
Wimauma, FL

Ship to
Mirabella CDD
14306 Romeo Blvd
Wimauma, FL

Estimate details

Estimate no.: 1878
Estimate date: 04/29/2026
Expiration date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Parking Lot Re-Stripe	Provide Re-Stripe of Existing Parking Lot Stalls. - 16 Standard Stalls - 1 ADA Accessible Stalls - 1 Access Aisles Paint: Sherwin Williams Fed Spec Latex Traffic Marking Paint applied at 15 mills with Graco Line Lazer machines.	1	\$850.00	\$850.00

Total **\$850.00**

Expiry date 05/31/2026

Accepted date

Accepted by



Evening Monitoring

Prepared for: Mirabella CDD

Created by: Thomas Giella

Email: thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hello Mirabella CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

FAQ Sheet – Nighttime Monitoring

1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.



2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol



5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.



Nighttime Monitoring

6. Cancellation

Q What if the trespasser leaves before police arrive?

A If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q Will we receive a report of the incident?

A Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

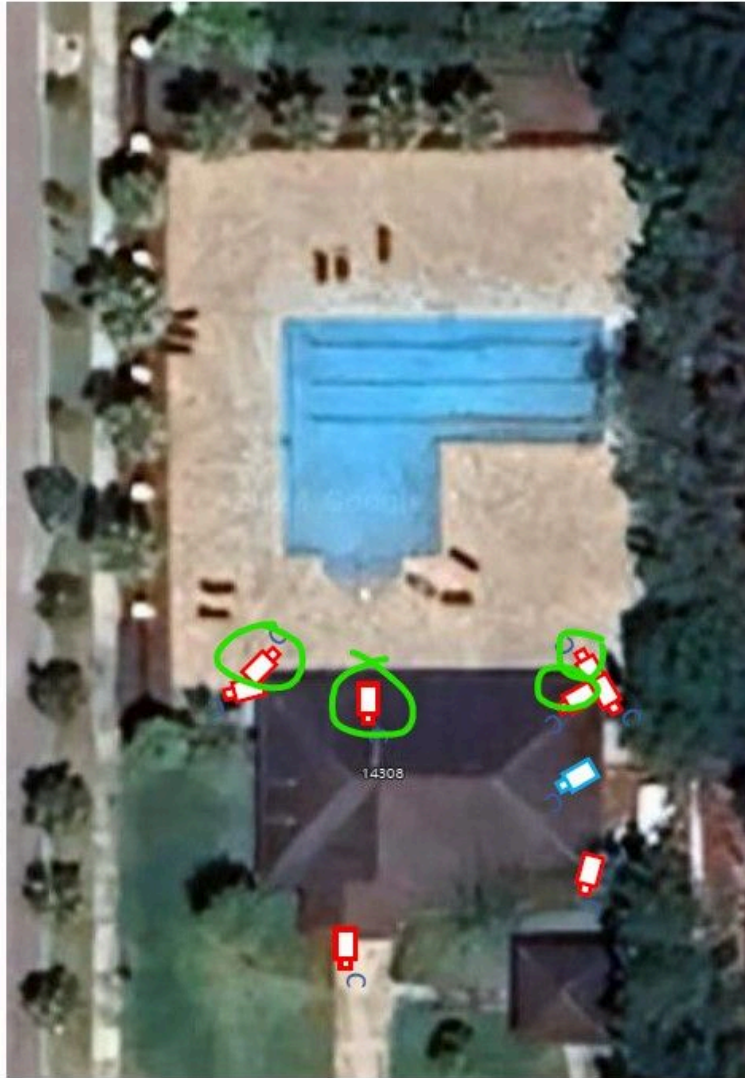
Q Can this process be customized?

A Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.

Cameras circled in green would be monitored.



CIT Solutions

Onboarding	Price
Evening Monitoring • Labor	\$330.00

Estimated Project Total \$330.00

Monthly:

Description	Price	QTY
Eagle Eye Analytic People/Vehicle Detect	\$4.00	4
Eagle Eye Nighttime Monitoring (Green Circles)	\$125.00	4

Estimated Monthly License \$516.00

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

(b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

(c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

(d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

(e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

(f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

(a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

(b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

CONTRACTOR
COMPLETE IT CORP

By: _____
Name: _____
Title: _____
Date: _____

Approval Signatures

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the Mirabella Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 6, 2026, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Boulevard, Wimauma, Florida 33598.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 28, 2026.

Attested By:

**Mirabella
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027