

**Mirabella
Community Development District**

October 5, 2023

AGENDA PACKAGE

Zoom Information

Call In Number: 1 305 224 1968

Meeting ID: 894 8799 4409

Passcode: 751198

<https://us06web.zoom.us/j/89487994409?pwd=t8IxXLdMOEhl2uzca5uSinIq6f7KGe.1>

**Mirabella Community Development District
Board of Supervisors**

Agenda Page 2

- Trivia M. Kimbrough, Chairperson
- Mindy Jacobson, Vice Chairperson
- Gail Reese, Assistant Secretary
- Michael Pannullo, Assistant Secretary
- Mercedes Harrison, Assistant Secretary
- Bryan Radcliff, District Manager
- Kathryn Hopkinson, District Counsel
- Tonja Stewart, District Engineer

Agenda for Regular Meeting
Thursday, October 5, 2023 – 6:00 p.m.

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All cellular phones and pagers must be turned off during the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comment on Agenda Items**
- 3. Business Items**
 - A. Discussion of Pond Bank Erosion
 - B. Discussion of Community Security
 - C. Consideration of Monument Repair Proposal
 - D. Consideration of Janitorial Service Proposal
 - E. General Matters of the District
- 4. Consent Agenda**
 - A. Consideration of Board of Supervisors' Meeting Minutes of the August 3, 2023 Public Hearings & Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures as of August 2023
 - C. Review of Financial Statements as of August 2023
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

The next CDD Meeting is scheduled to be held Thursday, November 2, 2023 at 6:00 p.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Mirabella Clubhouse
14306 Romeo Blvd.
Wimauma, Florida 33598

Third Order of Business

3A.

SERVICES CONTRACT

CUSTOMER NAME: Mirabella
SUBMITTED TO: Brian Radcliff
CONTRACT DATE: July 26, 2023
SUBMITTED BY: Jason Jaszczak
SERVICES: Erosion Repair

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The total fee for services is **\$43,000.00**. **Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. 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, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that 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 contract 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 the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. 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.
7. 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.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. 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.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. 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.
13. E-Verify. Solitude Lake Management LLC 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.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Mirabella

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

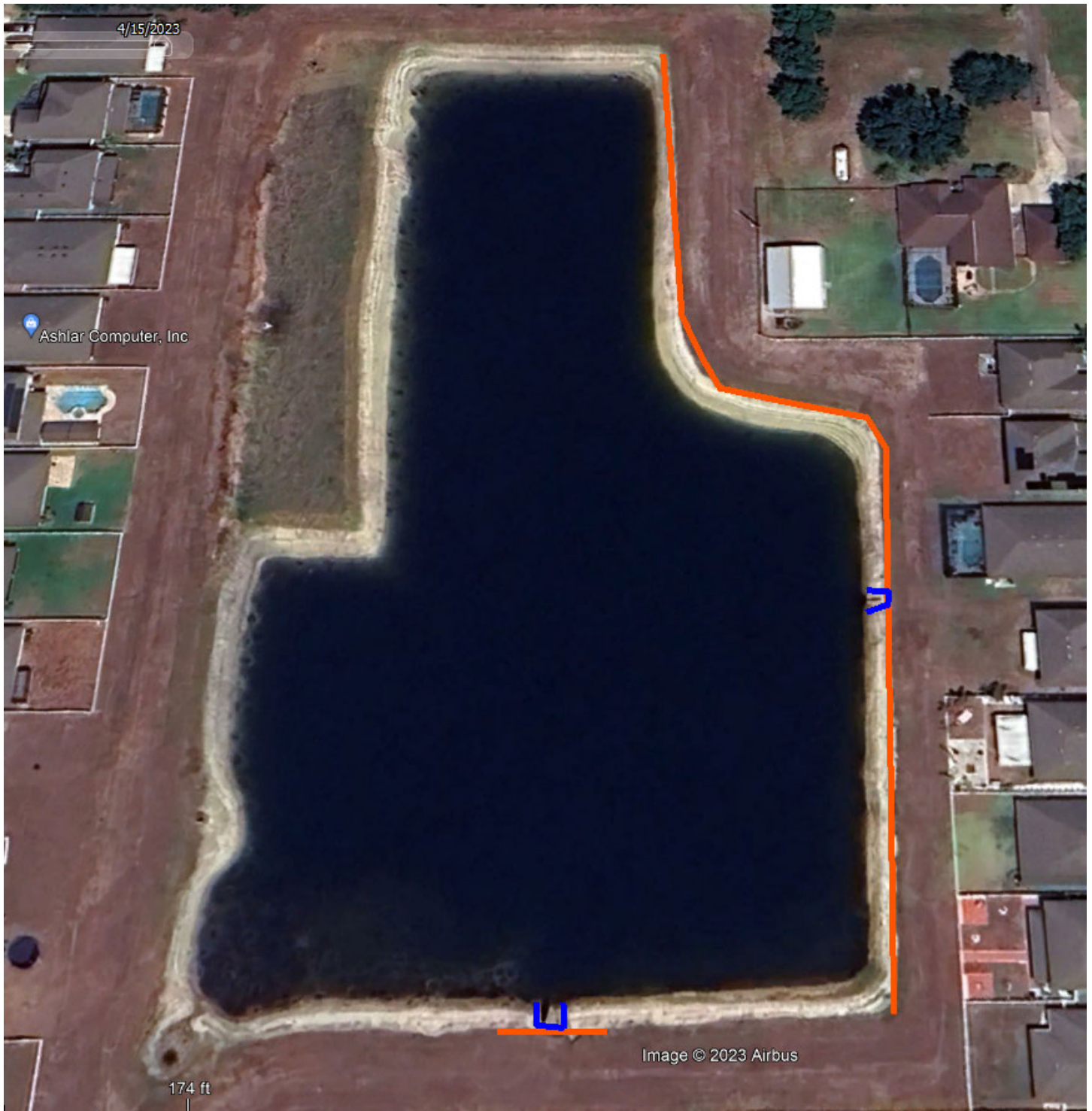
Orange Area- 690 feet of bank will be repaired. This will be completed by installing a geo-textile material to rebuild the pond bank, regrade/bring in fill to reslope the pond bank and install Bahia Grass upon completion. It will be the community's responsibility to water the Bahia Grass.

Blue Area- Fill in under the inflow pipes and aprons where the dirt has washed away. Also install rip rap around the concrete apron to stabilize the dirt.

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 contract 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.

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3B.



Security Services Proposal for

Mirabella CDD



PREPARED BY

Kyle Scroggins
KyleS@TeamSignal.com

PREPARED FOR

Bryan Radcliff
bryan.radcliff@inframark.com



The Freedom of Feeling Secure

The vision of Signal Security is to provide a full suite of world-class and industry-leading security services for residential, commercial, retail and institutional customers because, quite simply, we believe safety is a basic human right and need.

The promise of Signal Security is to provide customized security services so that individuals, businesses, neighborhoods and communities can pursue their passions in life openly, freely and joyfully. Without the freedom of feeling secure, our passions cannot be fully enjoyed.

This peace of mind comes from our proven philosophy and process.



Security Services

Custom Security Solutions

Signal Security offers an array of security solutions that help provide you with peace of mind to pursue your passions in life.

These custom solutions have been developed by our team to provide you, the client, with the best security options for the property, personnel, and other assets you wish to protect. From our flagship randomized roving vehicle patrols to security consultations and dedicated services, we are confident in saying you will be protected by the finest!

Patrol Services

Our flagship service, providing you with peace of mind in knowing it is the strongest visual deterrent available in the security industry today. When we combine the prominence of our branded patrol vehicle, which is outfitted with reflective graphics, LED lighting, and Wi-Fi communications technology with our ability to respond to situations in a timely manner, you get an optimum security solution.

This service is the most cost-effective security solution that we currently offer. GPS-tracked vehicles and time-stamped electronic reports ensure quality services with verifiable performance. We offer our clients the flexibility to customize programs to address any and all security concerns such as:

- Maintenance: Lighting, Waste & Irrigation Assessments
- Access Control Services
- Facilities Checks: Offices, Pools, Fitness
- Facilities, Laundry Facilities and more
- Disturbance and Alarm Response

PROPOSAL



Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Served By: Signal of Tampa ("Service Provider")
1413 Tech Blvd
Suite 210
Tampa, FL 33619
Kyle Scroggins
Phone: 8134988034
Fax: (866) 384-5416
Email: KyleS@TeamSignal.com
License Number(s): B1200049

Proposal Date: 2023-09-01
Good Through: 2023-10-01 **Agenda Page 15**

Service Dates: TBD - Ongoing

Security Location
Mirabella CDD
Bryan Radcliff
14306 Romeo Blvd
Wimauma, Florida 33598
Phone: 813.873.7300 ext. 330
Email: bryan.radcliff@inframark.com

Bill To
Mirabella CDD
Bryan Radcliff
14306 Romeo Blvd
Wimauma, Florida 33598
Phone: 813.873.7300 ext. 330
Email: bryan.radcliff@inframark.com

Management Company: Inframark
Management Services
Payment Terms: Net 15
Minimum Annual Rate Increase: 5%

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Vehicle Patrol	4	4	4	4	4	0	0	20	\$1,037.60

Taxes are subject to change based upon jurisdiction.

Services \$1,037.60

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Weekly Total \$1,037.60

Holidays: 1.5x Regular Rate

New Year's Day, Martin Luther King Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 20 vehicle patrol hours per week. Vehicle patrols will generally take place between the hours of 7:30-9:30am & 2:00pm-4:00pm Monday through Friday. Patrol vehicle will be a high profile SUV with light bar, spotlight, dash cam, GPS tracking, and mobile platform for online reporting.

Services include monitoring property for a variety of site specific violations such as:

- Trespassing
- Parking enforcement
- Suspicious activity
- General order

Officers will be well trained and uniformed in Signal tactical gear with 3M reflective lettering. All features of Signal Edge are include, such as: GPS tracking, electronic reporting, NFC checkpoint system, and many others.

SECURITY-SERVICES AGREEMENT TERMS AND CONDITIONS

1. **Services to Be Performed.** Contractor shall furnish the following Services, if such be indicated on the first page of this Agreement, subject to the terms and conditions herein.
 - A. **Community-Based Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall perform Community-Based Roving Patrol Tours, which shall consist of roving vehicle patrols of Customer's Location(s), manned by unarmed uniformed security officers, performed in accordance with the times, Location(s), and frequencies specified on the first page of this Agreement. Officers performing such tours shall (i) evaluate the Location(s) for criminal activity, vandalism, disorderly conduct, loitering or other nuisance behavior, lighting conditions and sprinkler operations; (ii) enforce parking and other of Customer's regulations for use of the Location(s); and (iii) conduct random foot patrols to check gates, doors, windows, or lights at Customer's Location(s).
 - B. **Community-Based Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Community-Based Dedicated Roving Patrol Tours, which shall consist of Community-Based Roving Patrol Tours described above, dedicated exclusively to the Location(s) specified on the first page of this Agreement.
 - C. **Armed Dedicated Roving Patrol Tours.** If so indicated on the first page of this Agreement, Contractor shall provide Armed Dedicated Roving Patrol Tours, which shall consist of the services described as Community-Based Dedicated Roving Patrol Tours above, but shall be performed by armed law enforcement personnel or licensed and trained armed civilian security officers.
 - D. **Dedicated Community-Based Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Community-Based Security Services, which shall consist of having unarmed uniformed officers manning security desks designated by Customer and conducting camera patrols via closed circuit television, if applicable, and/or foot patrols, in order to monitor the perimeter of the Location(s). The officers shall also provide escorts for employees, tenants, and customers as requested; conduct interior and exterior lighting and sprinkler assessments; respond to alarms; enforce parking and other of Customer's regulations for use of the Location(s); and use reasonable efforts to ban and bar individuals from the premises as directed by Customer.
 - E. **Dedicated Armed Security Services.** If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Armed Security Services, which shall consist of the Dedicated Community-Based Security Services described above, but shall be performed by armed law enforcement personnel or licensed and trained civilian security officers.
 - F. For all Services indicated on the first page of this Agreement, Contractor shall (i) regularly post activity reports, noting the name of the security guard posting the report, the time of the report, the Location(s) patrolled, and any unusual incidents or hazardous conditions observed; (ii) provide Customer with secure access to such reports; and (iii) cooperate with investigations concerning incidents of criminal activity, provided that Customer shall compensate Contractor for time spent by Contractor with respect to such investigations, at the rates on the first page of this Agreement. All posted activity reports will be kept on file with Contractor for at least five years, but may thereafter be destroyed. Customer may request copies of such reports at any time before the expiration of such period and may arrange the delivery of such reports, at Customer's sole cost and expense.
 - G. If an incident occurs requiring the Customer's immediate attention, Contractor shall notify Customer as soon as practicable after learning of the incident by calling the Emergency Contact listed on the first page of this Agreement or such other persons as Customer may from time to time designate in writing to Contractor.
2. **Delegation of Services.** Contractor may perform the Services itself or may delegate the performance of some or all of the Services to one or more of its franchisees, including without limitation the Service Provider(s) listed on the first page of this Agreement, or to subcontractors. Contractor's franchisees may likewise delegate the performance of Services to their subcontractors. In the event that the Services contemplated in the Agreement are delegated to a Service Provider, such Service Provider is not executing the Agreement on behalf of the Contractor and the Service Provider's signature is confirmation that such Services to be provided under the Agreement have been delegated to the Service Provider pursuant to Section 2.
3. **Security Standards.** Contractor agrees that the Services covered by this Agreement shall be performed in accordance with generally accepted security practices and standards in the industry.
4. **Duties of Customer.** In support of the Services to be provided under this Agreement, Customer shall, at its expense, make adequate provision for the following: (i) advising Contractor of any and all hazards at the Location(s) and dangerous activities being conducted at the Location(s); (ii) maintaining the Location(s) free from unreasonable hazards and unreasonably dangerous activities; and (iii) providing training to all of Customer's employees and contractors as to the nature of Contractor's operations at the Location(s) and as to such other matters as may be reasonably requested by Contractor and/or necessary in order to allow Contractor to perform the Services.
5. **Payment.** For the Services Contractor provides hereunder, Customer agrees to pay Contractor according to the rates set forth on the first page of this Agreement. Contractor shall submit an invoice to Customer according to the schedule selected on the first page of this Agreement, but no less often than monthly. Customer shall remit payment in full for each invoice within fifteen (15) days after the date of such invoice. In the event that Customer should fail to make payment in full of any invoice when due, the amount due under such invoice shall bear interest at the rate of one and one-half percent (1 1/2 %) per month, or the highest rate allowed by law, whichever is less. Customer shall be liable to Contractor for all costs of enforcing the terms of this Agreement, including but not limited to attorney's fees.
6. **Price Changes and Fuel Surcharges.** Contractor may increase prices for Services or impose a fuel surcharge from time to time by giving notice to the Customer either in writing or by notation on a statement of account. If it objects to the changed price or fuel surcharge, Customer shall notify the Contractor in writing within thirty (30) days after the date of first notification of the change or surcharge. In the absence of such objection, the price change shall be deemed accepted by the Customer and shall be considered by the parties as a binding modification to this Agreement, and this Agreement, as so modified, shall remain in full force and effect. If the Customer timely objects, then the Contractor reserves the right to continue this Agreement in full force and effect without any price changes or fuel surcharge.
7. **Term.** The term of this Agreement shall commence on the Start Date, and shall continue until the End Date, unless sooner terminated pursuant to Section 8 of this Agreement.
8. **Termination, Remedies.**
 - A. This Agreement may be terminated by either party at any time in the event of a breach or a failure to comply with any covenant, term, or condition of this Agreement, but only after the non-breaching party has provided written notice of such breach or failure to comply and the same remains uncured for (i) fifteen (15) days after the non-breaching party gives such notice in the event of nonpayment of amounts due hereunder, or (ii) thirty (30) days after non-breaching party gives such notice in the event of any other breach hereunder.
 - B. Either party may terminate this Agreement for any reason upon providing a written thirty (30) days' notice to the other party.
 - C. In the event that Customer (i) should breach Section 4 of this Agreement; (ii) should breach any other covenant or obligation hereunder (other than failure to pay amounts due hereunder) and should fail to cure any such breach within fifteen (15) days after the non-breaching party gives notice of said breach; or (iii) should fail to pay any amounts it owes Contractor within thirty (30) days after the applicable invoice date, then Contractor may, in addition to any other remedy it may have by contract, at law or in equity, immediately cease performing Services hereunder.
9. **Insurance.**
 - A. Contractor shall maintain at all times during the term of this Agreement general liability insurance in occurrence from covering its activities hereunder with an insurance company or companies qualified to write such insurance in the state of Service Provider, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate. Customer shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Contractor shall be delivered to Customer upon Customer's request.
 - B. Customer shall maintain at all times during the term hereof general liability insurance in occurrence form with an insurance company or companies qualified to write such insurance in the state(s) where the Location or Locations, as the case may be, are located, with limits not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate. Contractor shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Customer hereunder shall be delivered to Contractor immediately upon issuance by the insurer.
 - C. All policies of insurance required to be maintained by a party hereunder shall be renewed (and policies or certificates, together with evidence of payment of premiums, delivered to the other party immediately upon issuance by the insurer) at least thirty (30) days prior to the respective expiration dates of such policies.
 - D. All of a party's policies of insurance described in Section 9 of this Agreement shall contain an endorsement requiring the insurer to give notice to the other party at least thirty (30) days prior to any cancellation, termination or amendment of the insurance policy.
10. **Cooperation in the Event of a Claim.** In the event that either party becomes aware of any alleged claim of injury or damage arising out of the performance of the Services, such party shall give the other party written notice within two (2) business days thereafter, stating the details of the incident sufficient to identify, if possible, the persons involved, the location and circumstances of the incident, and the names, addresses, and telephone numbers of available witnesses. Failure to provide such notice in a timely manner shall not result in liability to the party obligated to provide notice, except to the extent that such failure results in damage to the party entitled to receive such notice. The parties shall cooperate with one another in good faith in the handling of such claims, including any lawsuits or other proceedings, and in enforcing any right of contribution or indemnity.

- 11. **Limitation of Liability.** In no event shall either party be liable for any special, consequential, incidental, punitive, or exemplary damages or losses of any kind whatsoever arising out of this Agreement or the performance of the services, regardless of the theory of recovery, even if such party has been advised of the possibility of such damage or if such loss could have been reasonably foreseen.
- 12. **Non-Solicitation.** During the term of this Agreement and for a period of one year thereafter, Customer shall not directly or indirectly entice, encourage or make any offer to employ, to hire, or to contract with: (i) any current employee, agent, franchisee, or employee or agent of any franchisee of Contractor; or (ii) any person who acted as an employee, agent, franchisee, or employee or agent of any franchisee of Contractor within the prior year.
- 13. **Confidentiality.** The parties acknowledge and agree that they may receive certain confidential information from the other party, including without limitation, the programs, protocols, business or strategic plans of the other party, and will also possess information relating to this Agreement, including but not limited to the compensation paid to Contractor hereunder (collectively, "Confidential Information"). The receiving party shall not at any time disclose the Confidential Information to any person, firm, partnership, corporation or other entity (other than employees, lenders, professional advisors, franchisees and subcontractors of the receiving party having a need to access the Confidential Information) for any reason whatsoever. Each party shall take actions necessary to ensure that its employees, lenders, professional advisors, franchisees and subcontractors having access to the Confidential Information do not disclose the Confidential Information. Confidential Information shall not include information which (i) was in the receiving party's possession prior to disclosure, (ii) is hereafter independently developed by the receiving party, (iii) lawfully comes into the possession of the receiving party, or (iv) is now or subsequently becomes, through no act or failure to act by the receiving party, part of the public domain. This Section 13 shall survive for a period of five (5) years from the expiration or termination of this Agreement.
- 14. **Representations and Warranties.** Each party covenants and warrants to the other that: (i) it is an entity duly formed, validly existing and in good standing under the laws of its jurisdiction of formation, (ii) it has the power and capacity to enter into, execute and perform its obligations under this Agreement in accordance with the terms and provisions hereof, and (iii) the execution and delivery of this Agreement have been duly authorized by all proper corporate action.
- 15. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties dealing with the subject matter hereof, and any prior understanding or representation of any kind preceding the date of this Agreement and dealing with the same subject matter shall not be binding upon either party, except to the extent incorporated in this Agreement.
- 16. **Modification of Agreement.** Except as provided in Section 6 herein, any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.
- 17. **No Waiver.** Waiver of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.
- 18. **Independent Contractors.** The parties acknowledge that Contractor, its employees and subcontractors, and its franchisees and their employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Contractor, its employees, or its franchisees or their employees to be agents or employees of the Customer.
- 19. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.
- 20. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Contractor and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Contractor and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Contractor is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.
- 21. **Severability.** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
- 22. **Notices.** Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.
- 23. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.
- 24. **Survival.** Sections 5, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, and 25 shall survive the expiration or termination of this Agreement.
- 25. **Force Majeure.** No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, acts of war or terrorism, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.
- 26. **Assignment.** Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.
- 27. **Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Client Signer Block (First/Last Name)

I, , have read and agree to the aforementioned terms and contract details.

Client	Date	Title
	09/25/2023	

Sign

Signal Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

Signal Signature	Date	Title
------------------	------	-------

3C

Work Order



Inframark
 313 Campus Street, Celebration, FL 34747
 Phone: 407-973-4363

Date 07/31/2023
Work order # WOM07312023
Customer ID Mirabella CDD

Proposal For
 Mirabella CDD Repair.

Quotation valid until 07/31/2023
Prepared by: Leo Lluberes

Quantity Description		Unit Price	Taxable?	Amount
42	Mirabella monument replacement / repair <ul style="list-style-type: none"> • 4 pier caps 8"x35"x35" • 8 pieces trim 4-1/2"x6"x96" • 30 repairs 		No	\$4,740.30
	The material used is 1.5lb density foam, coated with urethane, and has a white sand finish.			

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please get in touch with Leo Lluberes
Leo.Lluberes@Inframark.com 407-973-4363

Subtotal \$4,740.30
 Tax Rate 0.00%
 Sales Tax \$ -
 Other _____

Thank you for your business!

TOTAL \$4,740.30





3D.

JNJ Amenity Services LLC
 7804 davie ray dr
 Zephyrhills, FL 33540

services@jnjcleanservices.com
 +1 (813) 781-8999



Mirabella CDD c/o Inframark

Bill to

Mirabella CDD c/o Inframark
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Estimate details

Estimate no.: 1002
 Estimate date: 09/21/2023

Product or service	Amount
1. Activity room Vacuum as needed. Clean windows as needed.	\$150.00
2. Restrooms Clean and sanitize 2 restrooms. Sweep and/or mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens and/or air fragrances provided courtesy of JNJ.	2 units × \$150.00 \$300.00
3. Trash Remove and replace 3 large trash bags.	3 units × \$30.00 \$90.00
4. Pool Deck Rearrange pool furniture as needed. Pick up any trash around pool deck.	\$100.00
Total	\$640.00

Note to customer

1. All supplies will be provided by JNJ AMENITY SERVICES LLC.
2. Services will take place two (2) times a week, eight (8) days a month.
3. Days of services will be Tuesdays and Thursdays. **JNJ does not provide services on weekends and/or major holidays unless it is an emergency.**
4. Deep cleaning services are an additional cost that will be added to the invoice as needed.
5. This proposal has an effective date of: TBD
6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail. If Inframark decides to pay with credit card, JNJ must be notified and all invoices will be

adjusted to include a 3% fee.

8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

Fourth Order of Business

4A

**MINUTES OF MEETING
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of the Supervisors for Mirabella Community Development District was held on Thursday, August 3, 2023, and called to order at 6:02 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Trivia Kimbrough	Chairperson
Mindy Jacobson	Vice Chairperson
Mercedes Harrison	Assistant Secretary
Gail Reese	Assistant Secretary
Michael Pannullo	Assistant Secretary

Also present was:

Bryan Radcliff	District Manager
----------------	------------------

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

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

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Recess to Public Hearings**

Mr. Reidt directed the Board of Supervisors to recess to the Public Hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2024 Final Budget**

A. Open Public Hearing on Adopting Final Budget.

On MOTION by Mr. Reese seconded by Ms. Jacobson with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 5-0

B. Staff Presentations

Mr. Radcliff discussed the proposed budget with the Board.

C. Public Comments

A conversation ensued between the Board and the residents regarding the proposed assessment increase.

46 **D. Consideration of Resolution 2023-03 Adopting Fiscal Year 2024 Final Budget**
 47 Mr. Radcliff reviewed and discussed the Resolution with the Board. The Board agreed
 48 to reduce the assessment increase from \$102,637.68 to \$75,000.

49
 50
 51 On MOTION by Mr. Pannullo seconded by Ms. Kimbrough
 52 with all in favor Resolution 2023-03 for the Fiscal Year 2024
 53 Final Budget, was adopted. 5-0

54
 55 **E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**
 56

57 On MOTION by Mr. Reese seconded by Ms. Jacobson with all
 58 in favor Public Hearing on Adopting Fiscal Year 2024 Final
 59 Budget was closed. 5-0

60
 61 **FIFTH ORDER OF BUSINESS** **Public Hearing on Levying O&M**
 62 **Assessments**

63 **A. Open Public Hearing on Levying O&M Assessments**
 64

65 On MOTION by Ms. Jacobson seconded by Mr. Reese with all
 66 in favor Public Hearing on Levying O&M Assessments was
 67 opened. 5-0

68
 69 **B. Staff Presentations**

70 Mr. Radcliff explained to the Board and residents the process of Levying O&M
 71 Assessments.

72 **C. Public Comments**

73 There were no public comments.

74 **D. Consideration of Resolution 2023-04; Levying O&M Assessments**

75 Mr. Radcliff reviewed and discussed the Resolution with the Board.
 76
 77

78 On MOTION by Ms. Jacobson seconded by Mr. Pannullo with
 79 all in favor Resolution 2023-04 for Levying O&M
 80 Assessments, was adopted. 5-0

81
 82 **E. Close Public Hearing on Levying O&M Assessments**
 83

84 On MOTION by Ms. Jacobson seconded by Mr. Pannullo with
 85 all in favor Public Hearing on Levying O&M Assessments was
 86 closed. 5-0
 87

88 **SIXTH ORDER OF BUSINESS** **Return to Regular Meeting**
89 Mr. Radcliff directed the Board of Supervisors to proceed to the Regular Meeting.

90
91 **SEVENTH ORDER OF BUSINESS** **Business Items**
92 **A. Consideration of Resolution 2023-05; Setting Fiscal Year 2024 Meeting Schedule**
93 Mr. Radcliff discussed the Resolution with the Board.

94
95 On MOTION by Mr. de la Ossa seconded by Ms. Buck with all
96 in favor Resolution 2023-05, Setting the Fiscal Year 2024
97 meeting schedule, was approved. 5-0

98
99 **B. Ratification of Pool Maintenance Contract – Zebra Pools**
100 Mr. Radcliff discussed the Pool Maintenance Contract with the Board.

101
102 On MOTION by Mr. de la Ossa seconded by Ms. Buck with all
103 in favor the Pool Maintenance Contract with Zebra Pools, was
104 ratified. 5-0

105
106 **C. Discussion on Pond Bank Erosion Repair Proposal**
107 The Board reviewed a proposal for pond bank erosion repair. The Board agreed to table
108 this discussion pending additional proposals and a presentation by a Pond Bank erosion expert.

109
110 **D. Discussion of Monument Repair Proposal**
111 The Board reviewed the monument repair proposal. The Board agreed to table this
112 proposal pending an additional proposal using concrete as opposed to the original material.

113
114 **E. Discussion of Palm Tree Trimming**
115 Mr. Radcliff discussed the palm tree trimming with the Board.

116
117 On MOTION by Ms. Jacobson seconded by Ms. Kimbrough
118 with all in favor palm tree trimming within the District, was
119 approved. 5-0

120
121 **D. General Matters of the District**
122 There being no additional general matters of the District, the next order of business
123 followed.

124
125
126

- 127 **EIGHTH ORDER OF BUSINESS** **Consent Agenda**
- 128 **A. Consideration of Board of Supervisors’ Meeting Minutes of the Regular Meeting**
- 129 **June 1, 2023**
- 130 **B. Consideration of Operation and Maintenance Expenditures May - June 2023**
- 131 **C. Review of Financial Statements Month Ending June 30, 2023**

132 Mr. Radcliff discussed the Consent Agenda items as presented with no questions or
 133 revisions by the Board.

134
 135
 136 On MOTION by Ms. Jacobson seconded by Mr. Reese with all
 137 in favor Consent Agenda items A through C, were approved as
 138 presented. 5-0

- 139 **NINTH ORDER OF BUSINESS** **Staff Reports**
- 140 **A. District Counsel**
- 141 **B. District Manager**
- 142 **C. District Engineer**

143
 144 There being no staff reports, the next order of business followed.

- 145 **SEVENTH ORDER OF BUSINESS** **Adjournment**

146
 147 There being no further business,

148
 149 On MOTION by Ms. Jacobson seconded by Ms. Harrison with all
 150 in favor the meeting was adjourned at 7:25 p.m.

151
 152
 153
 154
 155 _____
 156 Bryan Radcliff
 157 Assistant Secretary

Trivia Kimbrough
 Chairperson

4B

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	100118	\$2,912.67		DISTRICT INVOICE AUGUST 2023
SOLITUDE LAKE MANAGEMENT, LLC	PSI-99732	\$213.97		LAKE MAINT. - AUGUST 2023
SOUTH SHORE LANDSCAPE & LAWN	73272	\$1,849.05		LANDSCAPE MAINT. AUGUST 2023
SOUTH SHORE LANDSCAPE & LAWN	73282	\$242.88	\$2,091.93	IRRIGATION REPAIRS / AUDIT - JULY 2023
ZEBRA CLEANING TEAM	6372	\$850.00		COMMERCIAL POOL SERVICE - AUGUST 2023
Monthly Contract Subtotal		\$6,068.57		
Variable Contract				
GAIL REESE	GR 080323	\$200.00		SUPERVISOR FEE 08/03/23
MERCEDES JERESSA HARRISON	MH 080323	\$200.00		SUPERVISOR FEE 08/03/23
MICHAEL PANNULLO	MP 080323	\$200.00		SUPERVISOR FEE 08/03/23
MINDY ROBYN JACOBSON	MJ 080323	\$200.00		SUPERVISOR FEE 08/03/23
TRIVIA M. KIMBROUGH	TK 080323	\$200.00		SUPERVISOR FEE 08/03/23
U.S. BANK	7002530	\$2,155.00		TRUSTEE ADMIN FEE - 07/01/23-06/30/24
Variable Contract Subtotal		\$3,155.00		
Utilities				
BOCC	8155 081423 ACH	\$234.30		WATER SERVICE 07/13/23-08/11/23
TECO	8973 081523 ACH	\$282.16		ELECTRICITY SERVICES 07/12/23-08/09/23
TECO	9179 081523 ACH	\$1,482.56		ELECTRICITY SERVICES 07/12/23-08/09/23
TECO	9344 081523 ACH	\$651.95		ELECTRICITY SERVICES 07/12/23-08/09/23
TECO	9526 081523 ACH	\$827.59	\$3,244.26	ELECTRICITY SERVICES 07/12/23-08/09/23
Utilities Subtotal		\$3,478.56		
Regular Services				
SOUTH SHORE LANDSCAPE & LAWN	73283	\$176.25		IRRIGATION MAINT. REPAIRS - VALVE REPAIR
STRALEY ROBIN VERICKER	23528	\$755.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
SUZANNA M. KIMBALL	SK 071823	\$45.00		POOL BATHROOM CLEANING - 07/18/23
SUZANNA M. KIMBALL	SK 080123	\$115.00		POOL BATHROOM CLEANING - CLUBHOUSE CLEANING
SUZANNA M. KIMBALL	SK 080823	\$45.00		POOL BATHROOM CLEANING - 08/08/23
SUZANNA M. KIMBALL	SK 081523	\$45.00		POOL BATHROOM CLEANING - 08/15/23
SUZANNA M. KIMBALL	SK 082223	\$45.00		POOL BATHROOM CLEANING - 08/22/23
SUZANNA M. KIMBALL	SK 082923	\$45.00	\$340.00	POOL BATHROOM CLEANING - 08/29/23
Regular Services Subtotal		\$1,271.75		

MIRABELLA CDD				
Summary of Operations and Maintenance Invoices				

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
SOUTH SHORE LANDSCAPE & LAWN	73295	\$1,150.00		PALM TREE TRIMMING
SOUTH SHORE LANDSCAPE & LAWN	73296	\$2,260.00	\$3,410.00	REPLACE BLADDER TANK
Additional Services Subtotal		\$3,410.00		
TOTAL		\$17,383.88		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	#100118
CUSTOMER ID	C2285
PO#	

DATE	8/28/2023
NET TERMS	Net 30
DUE DATE	9/27/2023

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

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,250.00		2,250.00
Website Maintenance / Admin	1	Ea	150.00		150.00
Postage	150	Ea	0.64		96.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					2,912.67

Subtotal	\$2,912.67
Tax	\$0.00
Total Due	\$2,912.67

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.



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: PSI-99732
 Invoice Date: 8/1/2023

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

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

Ship Via
 Ship Date 8/1/2023
 Due Date 8/31/2023
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 8/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Mirabella-Lake-ALL		1	1	213.97	213.97

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 213.97

Subtotal: 213.97
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 213.97

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details

Invoice no.: 73272
Terms: Net 30
Invoice date: 08/03/2023

	Product or service	Amount
1.	Maintenance Landscape maintenance for August.	1 unit x \$1,795.20 \$1,795.20
2.	Fuel Surcharge	\$53.85
	Total	\$1,849.05

Note to customer

Thank you for your business!

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details

Invoice no.: 73282
Terms: Net 30
Invoice date: 08/14/2023

Product or service	Amount
1. Irrigation Maintenance and Repair Repairs for July's irrigation audit.	\$0.00
2. Materials drip fittings	2 units × \$0.67 \$1.34
3. Materials Rain Bird nozzles	15 units × \$1.34 \$20.10
4. Materials 6" pop up spray head	1 unit × \$8.94 \$8.94
5. Labor	2.5 units × \$85.00 \$212.50
Total	\$242.88

Note to customer

Thank you for your business!

Zebra Pool Cleaning Team INC.

Invoice

P.O. BOX 3456
 Apollo Beach, FL. 33572
 813-279-0437

Date	Invoice #
7/31/2023	6372

Bill To
Mirbella 10635 County Road 672 Riverview,, FL. 33579

Ship To
Mirbella 10635 County Road 672 Riverview, FL 33579

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/31/2023			

Quantity	Item Code	Description	Price Each	Amount
	Commerical Pool S...	Commercial Pool Service August	850.00	850.00

We appreciate your prompt payment.			Total	\$850.00
------------------------------------	--	--	--------------	----------

MIRABELLA CDD

MEETING DATE: August 3, 2023

DMS Staff Signature:  Bryan Rollenz

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Gail Reese	✓	SALARY ACCEPTED	\$200.00
Michael Pannullo	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

GR 080323

MIRABELLA CDD

MEETING DATE: August 3, 2023

DMS Staff Signature:  Bryan R. Miller

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Mindy Jacobson	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Gail Reese	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Michael Pannullo	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Mercedes Harrison	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00

MH 080323

MIRABELLA CDD

MEETING DATE: August 3, 2023

DMS Staff Signature:  Dylan Rollenz

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Gail Reese	✓	SALARY ACCEPTED	\$200.00
Michael Pannullo	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

MP 080323

MIRABELLA CDD

MEETING DATE: August 3, 2023

DMS Staff Signature:  *Bryan Hill 279*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Mindy Jacobson	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Gail Reese	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Michael Pannullo	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00
Mercedes Harrison	<input checked="" type="checkbox"/>	SALARY ACCEPTED	\$200.00

MJ 080323

MIRABELLA CDD

MEETING DATE: August 3, 2023

DMS Staff Signature:  Bryan Rollenz

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Gail Reese	✓	SALARY ACCEPTED	\$200.00
Michael Pannullo	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

TK 080323



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7002530



000002843 02 SP 106481799011519 P

MIRABELLA COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607





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

Invoice Number: 7002530
Account Number: 275175000
Invoice Date: 07/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

MIRABELLA COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

MIRABELLA CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$2,155.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MIRABELLA CDD 2015

Invoice Number: 7002530
Account Number: 275175000
Current Due: \$2,155.00

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275175000
Invoice # 7002530
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7002530
 Invoice Date: 07/25/2023
 Account Number: 275175000
 Direct Inquiries To: LEANNE DUFFY
 Phone: 407-835-3807

Agenda Page 46

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024				\$2,000.00
Incidental Expenses 07/01/2023 to 06/30/2024	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,155.00





Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 08/14/2023	DUE DATE 09/05/2023
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	07/13/2023	14954	08/11/2023	15114	16000 GAL	ACTUAL	WATER

Service Address Charges

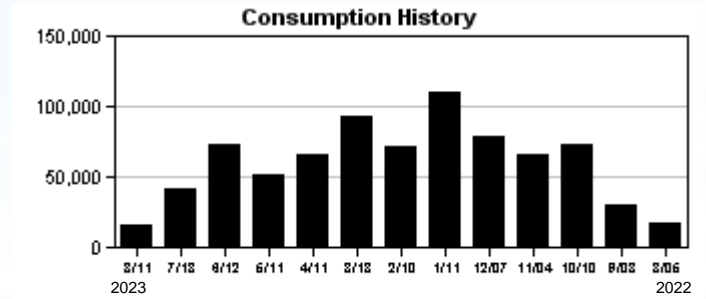
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$48.32
Water Base Charge	\$18.34
Water Usage Charge	\$26.65
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$91.36

Summary of Account Charges

Previous Balance	\$543.29
Net Payments - Thank You	\$-543.29
Total Account Charges	\$234.30
AMOUNT DUE	\$234.30

Important Message

This account has ACH payment method



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



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

376 8

DUE DATE	09/05/2023
AMOUNT DUE	\$234.30
AMOUNT PAID	

0007129681552 00000234302



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

Statement Date: August 15, 2023
 Agenda Page 48

Amount Due: \$282.16

Due Date: September 05, 2023

Account #: 211003638973

DO NOT PAY. Your account will be drafted on September 05, 2023

Your Energy Insight

- Your average daily kWh used was **100% higher** than the same period last year.
- Your average daily kWh used was **163.64% higher** than it was in your previous period.

Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.

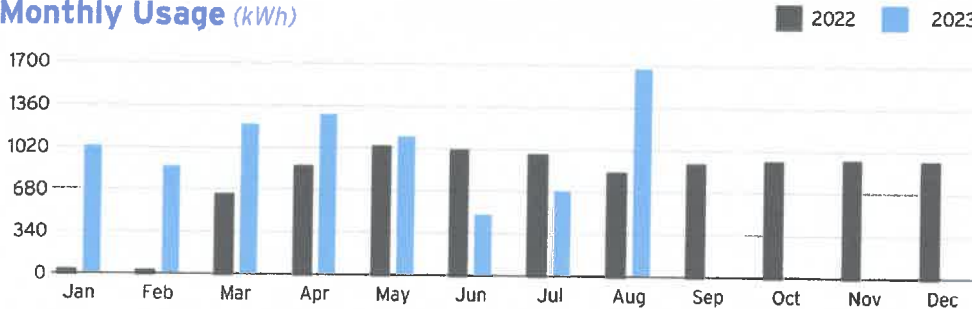
TampaElectric.com/Paperless

Account Summary

Current Service Period: July 12, 2023 - August 09, 2023	
Previous Amount Due	\$131.90
Payment(s) Received Since Last Statement	-\$131.90
Current Month's Charges	\$282.16
Amount Due by September 05, 2023	\$282.16

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

Monthly Usage (kWh)



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



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

Account #: 211003638973

Due Date: September 05, 2023

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: \$282.16

Payment Amount: \$ _____

624223576724

Your account will be drafted on September 05, 2023

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.

0000065-0000656-Page 15 of 18



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

Account #: 2100551750
Statement Date: August 15, 2023
Charges Due: September 05, 2023

Meter Read

Meter Location: SIGN-IRR

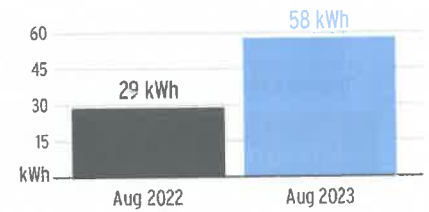
Service Period: Jul 12, 2023 - Aug 09, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	08/09/2023	25,532	23,856	1,676 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



00000065-0000656- Page 16 of 18

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,676 kWh @ \$0.07990/kWh	\$133.91
Fuel Charge	1,676 kWh @ \$0.05239/kWh	\$87.81
Storm Protection Charge	1,676 kWh @ \$0.00400/kWh	\$6.70
Clean Energy Transition Mechanism	1,676 kWh @ \$0.00427/kWh	\$7.16
Storm Surcharge	1,676 kWh @ \$0.01061/kWh	\$17.78
Florida Gross Receipt Tax		\$7.05
Electric Service Cost		\$282.16

Important Messages

More clean energy to you
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges \$282.16

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: August 15, 2023

Agenda Page 50

Amount Due: \$1,482.56

Due Date: September 05, 2023

Account #: 211003639179

DO NOT PAY. Your account will be drafted on September 05, 2023

Account Summary

Current Service Period: July 12, 2023 - August 09, 2023

Previous Amount Due	\$1,482.56
Payment(s) Received Since Last Statement	-\$1,482.56
Current Month's Charges	\$1,482.56

Amount Due by September 05, 2023 \$1,482.56

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



Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



EMAIL and TEXT ALERTS

TampaElectric.com/Paperless

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: September 05, 2023

Received

AUG 18 2023

 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: \$1,482.56

Payment Amount: \$ _____

624223576725

Your account will be drafted on September 05, 2023

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.

0000065-0000650-Page 3 of 18



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

Agenda Page 51
 Account #: 211003639179
 Statement Date: August 15, 2023
 Charges Due: September 05, 2023

Service Period: Jul 12, 2023 - Aug 09, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	490 kWh @ \$0.03511/kWh	\$17.20
Fixture & Maintenance Charge	35 Fixtures	\$714.70
Lighting Pole / Wire	35 Poles	\$715.05
Lighting Fuel Charge	490 kWh @ \$0.05169/kWh	\$25.33
Storm Protection Charge	490 kWh @ \$0.01466/kWh	\$7.18
Clean Energy Transition Mechanism	490 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	490 kWh @ \$0.00326/kWh	\$1.60
Florida Gross Receipt Tax		\$1.32
Lighting Charges		\$1,482.56

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges \$1,482.56

00000065-0000650-Page 4 of 18

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: August 15, 2023

Agenda Page 52

Amount Due: \$651.95

Due Date: September 05, 2023

Account #: 211003639344

DO NOT PAY. Your account will be drafted on September 05, 2023

Your Energy Insight



Your average daily kWh used was **3.45% lower** than the same period last year.



Your average daily kWh used was **2.78% lower** than it was in your previous period.

Account Summary

Current Service Period: July 12, 2023 - August 09, 2023

Previous Amount Due	\$737.36
Payment(s) Received Since Last Statement	-\$737.36

Current Month's Charges **\$651.95**

Amount Due by September 05, 2023 **\$651.95**

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



Scan here to view your account online.

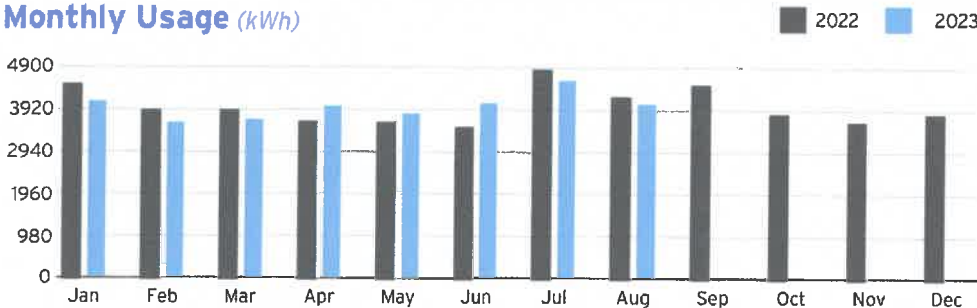
0000065-0000652-Page 7 of 18

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.

TampaElectric.com/Paperless

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: September 05, 2023

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: \$651.95

Payment Amount: \$ _____

624223576726

Your account will be drafted on September 05, 2023

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.



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

Statement Date: August 15, 2023

Amount Due: \$827.59

Due Date: September 05, 2023
Account #: 211003639526

DO NOT PAY. Your account will be drafted on September 05, 2023

Account Summary

Current Service Period: July 12, 2023 - August 09, 2023	
Previous Amount Due	\$828.19
Payment(s) Received Since Last Statement	-\$828.19
Current Month's Charges	\$827.59
Amount Due by September 05, 2023	\$827.59

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



Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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

Account #: 211003639526

Due Date: September 05, 2023

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: \$827.59

Payment Amount: \$ _____

624223576727

Your account will be drafted on September 05, 2023

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.

00000065-0000654-Page 11 of 18



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

Account #: 211003639526
Statement Date: August 15, 2023
Charges Due: September 05, 2023

Service Period: Jul 12, 2023 - Aug 09, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	746 kWh @ \$0.03511/kWh	\$26.19
Fixture & Maintenance Charge	19 Fixtures	\$359.02
Lighting Pole / Wire	19 Poles	\$388.17
Lighting Fuel Charge	746 kWh @ \$0.05169/kWh	\$38.56
Storm Protection Charge	746 kWh @ \$0.01466/kWh	\$10.94
Clean Energy Transition Mechanism	746 kWh @ \$0.00036/kWh	\$0.27
Storm Surcharge	746 kWh @ \$0.00326/kWh	\$2.43
Florida Gross Receipt Tax		\$2.01
Lighting Charges		\$827.59

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

Total Current Month's Charges **\$827.59**

00000065-0000654-Page 12 of 18

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

Ways To Pay Your Bill

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

Contact Us

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TampaElectric.com
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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
 7-1-1
- Power Outage:**
 877-588-1010
- Energy-Saving Programs:**
 813-275-3909

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INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details

Invoice no.: 73283
Terms: Net 30
Invoice date: 08/14/2023

Product or service		Amount
1. Irrigation Maintenance and Repair		\$0.00
Repaired a stuck valve that a resident called in.		
2. Materials	1 unit × \$91.25	\$91.25
1 1/2" Rain Bird valve		
3. Labor	1 unit × \$85.00	\$85.00
Total		\$176.25

Note to customer

Thank you for your business!

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 29, 2023
 Client: 001295
 Matter: 000001
 Invoice #: 23528

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.5	\$87.50
7/17/2023	LB	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 2023-2024 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME.	1.4	\$245.00
7/21/2023	LB	FINALIZE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
7/21/2023	KCH	REVIEW RESOLUTION ADOPTING BUDGET AND O&M.	0.6	\$183.00
7/28/2023	KCH	REVIEW OF PUBLIC HEARING AGENDA BOOK.	0.3	\$91.50
7/31/2023	KCH	REVIEW QUARTERLY REPORT ON BOND INDEBTEDNESS.	0.2	\$61.00
8/1/2023	LB	FINALIZE QUARTERLY REPORTS FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR SERIES 2013 BONDS; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR SERIES 2015 BONDS.	0.3	\$52.50
Total Professional Services			3.5	\$755.50

Total Services	\$755.50	
Total Disbursements	\$0.00	
Total Current Charges		\$755.50
Previous Balance		\$994.50
<i>Less Payments</i>		<i>(\$994.50)</i>
PAY THIS AMOUNT		\$755.50

Please Include Invoice Number on all Correspondence

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 7/18/2023

To: ██████ **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 7/18/2023 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 8/1/2023

To: [REDACTED] **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services and Clubhouse Cleaning Services

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 8/1/2023	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 8/1/2023	_____	\$70.00

Total Amount Due \$115.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL.
PAYMENT IS DUE UPON RECEIPT OF INVOICE.**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 8/8/2023

To: [REDACTED] **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 8/8/2023 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 8/15/2023

To: [REDACTED] **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 8/15/2023 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 8/22/2023

To: [REDACTED] **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 8/22/2023 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 8/29/2023

To: [REDACTED] **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 8/29/2023 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details

Invoice no.: 73295
Terms: Net 30
Invoice date: 08/25/2023

Product or service	Amount
1. Palm Tree Trimming Trim 23 Palm trees	\$1,150.00
Total	\$1,150.00

Note to customer

Thank you for your business!

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details

Invoice no.: 73296
Terms: Net 30
Invoice date: 08/25/2023

Product or service	Amount
1. Irrigation Maintenance and Repair	\$2,260.00
Replace the bladder tank, remove the cycle stop valve, replace with new gavanized parts, and replace the pump sensor probe.	
Total	\$2,260.00

Note to customer

Thank you for your business!

4C

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 116,207	\$ -	\$ -	\$ -	\$ -	\$ 116,207
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	1,184	195	-	-	1,379
Investments:						
Interest Account	-	137	-	-	-	137
Reserve Fund	-	151,843	11,240	-	-	163,083
Revenue Fund	-	93,067	18,082	-	-	111,149
Sinking fund	-	9	-	-	-	9
Deposits	2,857	-	-	-	-	2,857
Fixed Assets						
Construction Work In Process	-	-	-	1,603,412	-	1,603,412
Amount Avail In Debt Services	-	-	-	-	278,309	278,309
Amount To Be Provided	-	-	-	-	1,481,691	1,481,691
TOTAL ASSETS	\$ 120,731	\$ 246,240	\$ 29,517	\$ 1,603,412	\$ 1,760,000	\$ 3,759,900
LIABILITIES						
Accounts Payable	\$ 10,692	\$ -	\$ -	\$ -	\$ -	\$ 10,692
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	1,379	-	-	-	-	1,379
TOTAL LIABILITIES	12,071	-	-	-	1,760,000	1,772,071
FUND BALANCES						
Restricted for:						
Debt Service	-	246,240	29,517	-	-	275,757
Unassigned:	108,660	-	-	1,603,412	-	1,712,072
TOTAL FUND BALANCES	108,660	246,240	29,517	1,603,412	-	1,987,829
TOTAL LIABILITIES & FUND BALANCES	\$ 120,731	\$ 246,240	\$ 29,517	\$ 1,603,412	\$ 1,760,000	\$ 3,759,900

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 171,980	\$ 173,712	\$ 1,732	101.01%
Other Miscellaneous Revenues	-	742	742	0.00%
TOTAL REVENUES	171,980	174,454	2,474	101.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	4,800	(1,800)	160.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	2,155	1,345	61.57%
Disclosure Report	5,000	7,917	(2,917)	158.34%
District Counsel	4,000	4,234	(234)	105.85%
District Engineer	1,750	139	1,611	7.94%
District Manager	27,000	28,283	(1,283)	104.75%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	1,569	(369)	130.75%
Postage, Phone, Faxes, Copies	250	179	71	71.60%
Public Officials Insurance	2,905	2,603	302	89.60%
Legal Advertising	900	3,324	(2,424)	369.33%
Misc-Taxes	-	567	(567)	0.00%
Bank Fees	150	35	115	23.33%
Website Administration	1,800	1,650	150	91.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	450	50	90.00%
Total Administration	57,905	57,905	-	100.00%
<u>Electric Utility Services</u>				
Utility - Electric	28,000	36,591	(8,591)	130.68%
Total Electric Utility Services	28,000	36,591	(8,591)	130.68%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	11,112	(9,112)	555.60%
Total Water-Sewer Comb Services	2,000	11,112	(9,112)	555.60%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	3,000	2,354	646	78.47%
Clubhouse - Facility Janitorial Service	12,000	4,612	7,388	38.43%
Contracts-Security Services	1,500	258	1,242	17.20%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	8,500	1,700	83.33%
Contracts-Other Landscape	3,500	1,330	2,170	38.00%
Insurance -Property & Casualty	6,823	6,314	509	92.54%
R&M-Pools	1,000	368	632	36.80%
Landscape Maintenance	24,000	21,490	2,510	89.54%
Clubhouse Facility - Other	2,500	7,536	(5,036)	301.44%
Irrigation Maintenance	2,000	3,240	(1,240)	162.00%
Capital Outlay	8,000	1,125	6,875	14.06%
Total Other Physical Environment	76,523	57,127	19,396	74.65%
<u>Reserves</u>				
Capital Reserve	7,552	-	7,552	0.00%
Total Reserves	7,552	-	7,552	0.00%
TOTAL EXPENDITURES & RESERVES	171,980	162,735	9,245	94.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11,719	11,719	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		96,941		
FUND BALANCE, ENDING		\$ 108,660		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2013 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,357	\$ 9,357	0.00%
Special Assmnts- Tax Collector	130,850	141,736	10,886	108.32%
TOTAL REVENUES	130,850	151,093	20,243	115.47%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	30,000	30,000	-	100.00%
Principal Prepayments	-	35,000	(35,000)	0.00%
Interest Expense	100,850	101,725	(875)	100.87%
Total Debt Service	130,850	166,725	(35,875)	127.42%
TOTAL EXPENDITURES	130,850	166,725	(35,875)	127.42%
Excess (deficiency) of revenues Over (under) expenditures	-	(15,632)	(15,632)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		261,872		
FUND BALANCE, ENDING		\$ 246,240		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,012	\$ 1,012	0.00%
Special Assmnts- Tax Collector	22,500	23,380	880	103.91%
TOTAL REVENUES	22,500	24,392	1,892	108.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	6,000	6,000	-	100.00%
Principal Prepayments	-	500	(500)	0.00%
Interest Expense	16,500	16,620	(120)	100.73%
Total Debt Service	22,500	23,120	(620)	102.76%
TOTAL EXPENDITURES	22,500	23,120	(620)	102.76%
Excess (deficiency) of revenues Over (under) expenditures	-	1,272	1,272	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		28,245		
FUND BALANCE, ENDING		\$ 29,517		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending August 31, 2023
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,603,412		
FUND BALANCE, ENDING		<u>\$ 1,603,412</u>		

MIRABELLA CDD

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING
 Statement No. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	116,207.38	Statement Balance	116,207.38
G/L Balance	116,207.38	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	116,207.38
Subtotal	116,207.38	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	116,207.38	Ending Balance	116,207.38
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	2876	SUZANNA M. KIMBALL	45.00	45.00	0.00
8/3/2023	Payment	2877	ACOMA ROOFING	1,125.00	1,125.00	0.00
8/3/2023	Payment	2878	STRALEY ROBIN VERICKER	994.50	994.50	0.00
8/8/2023	Payment	DD113	Payment of Invoice 000469	1,482.56	1,482.56	0.00
8/8/2023	Payment	DD114	Payment of Invoice 000470	828.19	828.19	0.00
8/8/2023	Payment	DD115	Payment of Invoice 000471	737.36	737.36	0.00
8/8/2023	Payment	DD116	Payment of Invoice 000472	131.90	131.90	0.00
8/11/2023	Payment	2879	GAIL REESE	200.00	200.00	0.00
8/11/2023	Payment	2880	MERCEDES JERESSA HARRISON	200.00	200.00	0.00
8/11/2023	Payment	2881	MICHAEL PANNULLO	200.00	200.00	0.00
8/11/2023	Payment	2882	MINDY ROBYN JACOBSON	200.00	200.00	0.00
8/11/2023	Payment	2883	OWENS ELECTRIC, INC.	2,145.00	2,145.00	0.00
8/11/2023	Payment	2884	SOLITUDE LAKE MANAGEMENT, LLC	213.97	213.97	0.00
8/11/2023	Payment	2885	SOUTH SHORE LANDSCAPE & LAWN	1,849.05	1,849.05	0.00
8/11/2023	Payment	2886	SUZANNA M. KIMBALL	160.00	160.00	0.00
8/11/2023	Payment	2887	TRIVIA M. KIMBROUGH	200.00	200.00	0.00
8/11/2023	Payment	2888	U.S. BANK	2,155.00	2,155.00	0.00
8/11/2023	Payment	2889	ZEBRA CLEANING TEAM	850.00	850.00	0.00
8/17/2023	Payment	2890	SOUTH SHORE LANDSCAPE & LAWN	419.13	419.13	0.00
8/17/2023	Payment	2891	SUZANNA M. KIMBALL	45.00	45.00	0.00
8/25/2023		JE000240	Reverse Water Service 3234 ACH	234.30	234.30	0.00
8/25/2023		JE000241	Reverse Water Service 3234 ACH	234.30	234.30	0.00
Total Checks				14,650.26	14,650.26	0.00
Deposits						
8/3/2023		JE000220	MO#534808895##### Clubhouse	G/L Ac 75.00	75.00	0.00
8/11/2023		JE000221	CK#1222### - Clubhouse	G/L Ac 25.00	25.00	0.00
8/22/2023		JE000222	CK#1453### - Clubhouse	G/L Ac 75.00	75.00	0.00
8/25/2023		JE000239	Water Service 3234 ACH	G/L Ac 234.30	234.30	0.00
Total Deposits				409.30	409.30	0.00