

**Mirabella  
Community Development District**

**April 1, 2024**

**AGENDA PACKAGE**

**Teams Meeting Information**

**Meeting ID: 217 094 131 937 Passcode: pQo6Hu**

**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
- Lisa Castoria, District Manager
- Kathryn Hopkinson, District Counsel
- Tonja Stewart, District Engineer

**Agenda for Regular Meeting**

Thursday, April 4, 2026 – 6:00 p.m.

**Teams Meeting Information**

**Meeting ID: 217 094 131 937 Passcode: pQo6Hu**

*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 Proposals
- D. Consideration of Security Camera Proposals
- E. Consideration of Access Control Proposals
- F. Discussion on Pool Furniture
- G. Consideration of Resolution 2024-01; General Election
- H. Presentation and Discussion of Fiscal Year 2025 Proposed Budget
- I. General Matters of the District

**4. Consent Agenda**

- A. Consideration of Board of Supervisors' Meeting Minutes of the February 1, 2024
- B. Consideration of Operation and Maintenance Expenditures as of January & February 2024
- C. Review of Financial Statements as of January & February 2024

**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, June 6, 2024, 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**

**3C**



Grace Construction Group Inc.

13014 N Dale Mabry Hwy, Ste # 137 • Tampa, FL 33618 • Phone: 813-644-2401

Mike Pannullo  
Phone: 951-218-7053

Job Address:  
14308 Romeo Blvd  
Wimauma, FL 33598

**Print Date:** 2-2-2024

## Column Cap Replacement and Banding

Thank you for the opportunity to provide you with a proposal on your upcoming project!

Once you have approved this proposal, you will receive an invite to create an account into our customer portal. Through the portal you will be able to sign the contract, communicate easily with us, follow along with the progress of your job, and stay up-to-date on all of the details.



---

## Column Cap and Banding Replacement

### Demo and Prep:

- Demo and remove the foam column caps and column foam bands on the 6 west side columns next to the pool area (see highlighted area in the attached photos).
- Remove adhesive residue preparing for replacement.
- Dispose of all demo waste.
- Make best efforts to protect the adjacent landscaping around each column (there are no guaranties that there will be no damage, plant replacement will be the client's responsibility).
- Make ready for build-back.

### Build-back:

- Install new customer approved column caps on the pre-existing columns setting each with masonry mortar.
- Create new stucco based banding where the foam banding was previously removed.
- Paint each of the new column caps and bands using a color match paint based off the previously removed caps.
- Clean and finalize installation.

**Total Price: \$13,473.87**

Clicking Approve does not constitute a legally binding contract. The contract, including a more detailed scope of work, will be available for you to review and sign in your customer portal. After approving your proposal, please look for an email invitation from BuilderTrend.com to create your account with Grace Construction Group, Inc.

After your account is created, we will notify you when your contract is ready for you to review and sign. A fully executed and signed contract, as well as a deposit, is required in order for your project to be scheduled.

I confirm that my action here represents my electronic signature.

**Signature:**

---

**Date:**

---

**Print Name:**

---

**3D.**



# Eagle Eye Networks Camera System

Monitored & Non-Monitored Camera System Options

CDD Owns All Equipment

Prepared for: Mirabella CDD

***Created by:* Thomas Giella | CEO of Complete I.T. Corp**

***Email:* [Thomas@completeit.io](mailto:Thomas@completeit.io)**

***Phone:* (813) 444-4355 Ext 203**



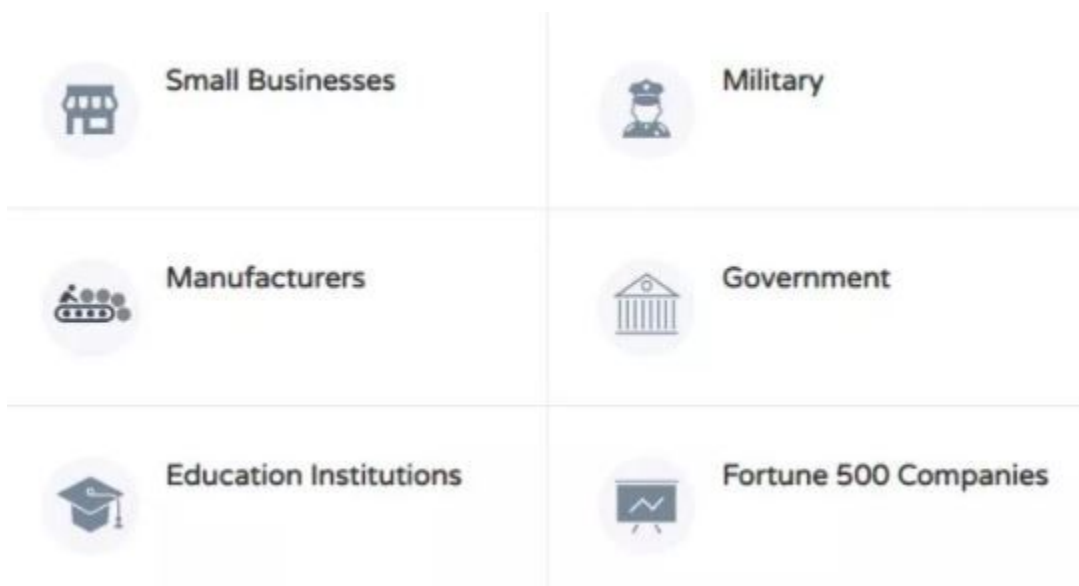


- Your Technology Professionals -  
Sales, Training, & Support

Hi 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.



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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.



## Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



# Eagle Eye Cloud Video Management System



### CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



### TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



### CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



### OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



### AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

# Smart Video Surveillance





# Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.



# The Eagle Eye Cloud VMS Equips You With:

## True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

## Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

## Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





## Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

## Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

# Project Summary

In this proposal, Complete I.T. Corp has provided you with a monitored and non-monitored camera system. Between the two systems, there are 4MP cameras, and 5MP Ai cameras used in conjunction with 4MP cameras.

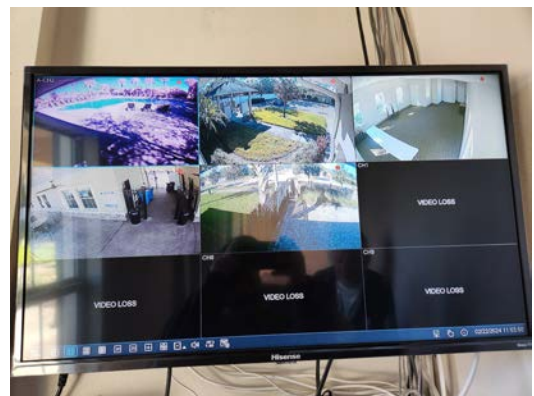
The pricing is with CDD owned CMVRs. The CMVR (recording unit) would be owned by the district and come with a 2-year manufacturer warranty. Cameras come with a manufacturer 3 year limited warranty as well.

Our monitored system has human detection that identifies humans. These cameras are then sent to a second onsite unit for verification using a second Ai. Once the second Ai confirms it is a human, the notification is sent to our central station to confirm it is a human. Once confirmed by a human, a text notification is sent to up to 5 people for confirmation to be sure it isn't the pool company or 3rd party vendor. If nobody responds, our central station will ask them to leave. This is a talk down, not a pre-recorded message. If they do not leave, the police are notified.

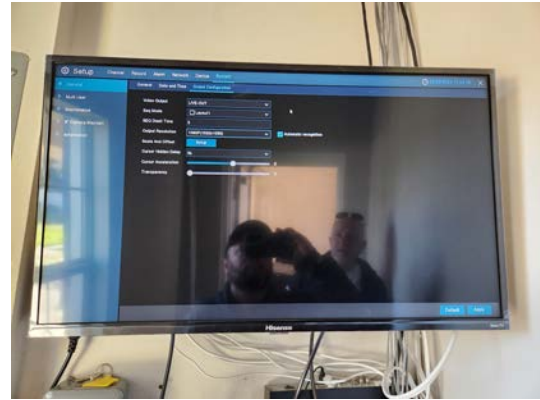
For our non-monitored system, we offer the ability for anyone with secured access to the system via the App to talk down (2-way communication). In the next few quarters, we will be able to add a additional Ai software feature upgrade to these non-ai cameras to notify anyone with the App for night time trespassers. This would also have the option to use our central station to monitor the location.

## **Current Camera System:**

- Equipment mounted directly next to the circuit breaker
- There are a estimated total of 5 cameras onsite covering the pool, mailboxes, and parking lot.
  - These cameras are analog
  - BNC looks to have been installed
- No PA or sound system
- Equipment hasn't been labeled
- **Missing many locations of interest including the pool deck, pool equipment, and seating areas**







### Complete I.T. Camera Solution:

- Installation of new cameras
- Install new managed POE port switch
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff, district board, or patrol to:
  - Have 2-way communication through the Eagle Eye Network app. Great for at night or when allow from the phone (non-monitored)
  - Allow staff to talk through CIT phone system through the PA. Great for emergency messages during the day and to stop kids from running around the pool deck. This can also be done remotely from the phone at the main clubhouse. (non-monitored)
  - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.
- Installation of new CAT6 wire for the AXIS PA
- Remove old equipment
- Installation of UPS
- Install all new equipment on opposite wall so it is not next to the electrical panel
- **Minimum of 30-days video retention. State requirement is 30-days.**

# Current Camera System Setup



Current Exterior Cameras



Interior Exterior Cameras

# Option 1: New Non-Monitored Camera System



New 4MP Exterior Cameras



New 4MP Interior Exterior Cameras

## Option 2: New Monitored Camera System



 New 5MP Ai Exterior Cameras

 New 4MP Exterior Cameras

 New 4MP Interior Exterior Cameras

 New Wireless Point to Point

# Option 1: Not Monitored Proposal

## Camera: Eagle Eye Camera System (CDD owning all equipment)

| Equipment   | Price       |
|---|-------------|
| Camera System <ul style="list-style-type: none"> <li>• (2) CMVR 420                             <ul style="list-style-type: none"> <li>• 30-days of onsite retention</li> </ul> </li> <li>• (2) POE 24 Port Switch</li> <li>• (9) Hanwha 4MP Cameras (3-year manufacturer warranty)</li> <li>• Wall Mounted Server Rack</li> <li>• 300W UPS</li> <li>• Patch panel and accessories</li> <li>• (10) CAT6</li> <li>• Camera Monitoring Hub</li> <li>• Up to 16 hours of technician installation time</li> </ul> | \$11,016.00 |

**Estimated Camera Project Total    \$11,016.00**

## Software Licenses: Eagle Eye

| Description                                 | Price   | QTY |
|---|---------|-----|
| EEN Local Data Recording License            | \$9.50  | 9   |
| EEN Talk Down Feature (2-way communication) | \$10.00 | 1   |

**Monthly Camera License    \$95.50**

## Option 2: Monitored Proposal

### Camera: Eagle Eye Camera System (CDD owning all equipment)

| Equipment  | Price       |
|--|-------------|
| Camera System <ul style="list-style-type: none"> <li>• (2) CMVR 420                             <ul style="list-style-type: none"> <li>• 30-days of onsite retention</li> </ul> </li> <li>• (1) Hybrid POE 24 Port Switch</li> <li>• (8) Hanwha 5MP Ai Cameras (3-year manufacturer warranty)</li> <li>• (4) Hanwha 4MP Cameras (3-year manufacturer warranty)</li> <li>• Wall Mounted Server Rack</li> <li>• 300W UPS</li> <li>• Patch panel and accessories</li> <li>• 14ft black aluminum pole</li> <li>• Nema box and accessories</li> <li>• Point to point wireless</li> <li>• Trenching for Conduit</li> <li>• (14) CAT6</li> <li>• Camera Monitoring Hub</li> <li>• (1) AXIS Outdoor Network Horn Speaker for Long Range Speech                             <ul style="list-style-type: none"> <li>• Includes daily automated pool closing announcements</li> </ul> </li> <li>• Up to 24 hours of technician installation time</li> </ul> | \$19,006.00 |

**Estimated Camera Project Total    \$19,006.00**

### Software Licenses: Eagle Eye

| Description                      | Price          | QTY             |
|----------------------------------|----------------|-----------------|
| EEN Local Data Recording License | \$9.50         | 12              |
| CIT Video Monitoring             | \$500.00       | 1               |
|                                  | <b>Monthly</b> | <b>\$614.00</b> |



## PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:
  1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
  2. \$165 per hour
8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach





# Eagle Eye Networks Camera System

Monitored & Non-Monitored Camera System Options

Rents CMVR

Prepared for: Mirabella CDD

***Created by:* Thomas Giella | CEO of Complete I.T. Corp**

***Email:* [Thomas@completeit.io](mailto:Thomas@completeit.io)**

***Phone:* (813) 444-4355 Ext 203**

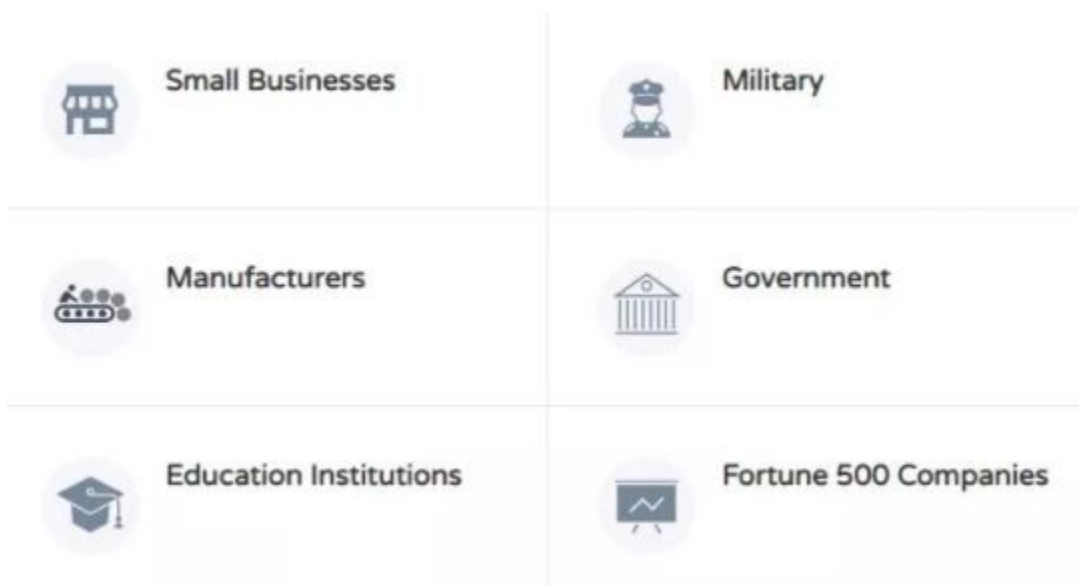


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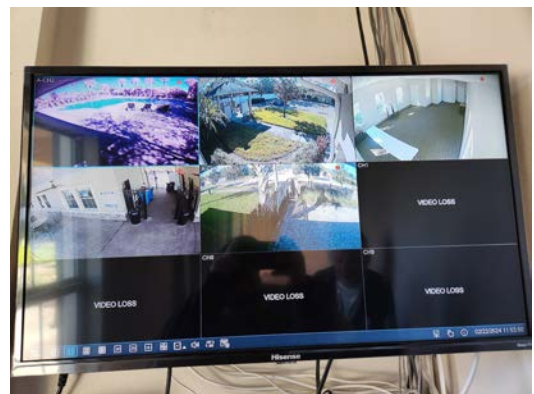
The pricing is with rented CMVR. The CMVR (recording unit) is rented from the manufacturer. While the license is active and up to date (payment wise), it will have a limited lifetime warranty on the unit. Cameras come with a manufacturer 3 year limited warranty as well. No need for a managed service plan at this time since most equipment will be under manufacturer warranty.

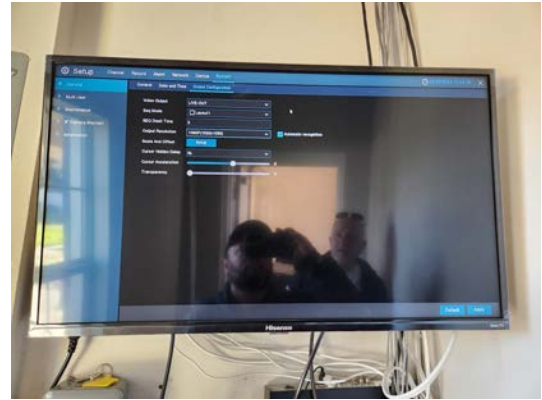
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- Remove old equipment
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- **Minimum of 30-days video retention. State requirement is 30-days.**

# Current Camera System Setup



Current Exterior Cameras



Interior Exterior Cameras

# Option 1: New Non-Monitored Camera System



New 4MP Exterior Cameras



New 4MP Interior Exterior Cameras

## Option 2: New Monitored Camera System



 New 5MP Ai Exterior Cameras

 New 4MP Exterior Cameras

 New 4MP Interior Exterior Cameras

 New Wireless Point to Point



# Option 1: Not Monitored Proposal

## Camera: Eagle Eye Camera System (CDD renting CMVR)

| Equipment   | Price             |
|---|-------------------|
| <b>Camera System</b> <ul style="list-style-type: none"> <li>• (1) Rent CMVR 520                             <ul style="list-style-type: none"> <li>• 30+ days of onsite retention</li> <li>• Limited lifetime manufacturer warranty under rental agreement</li> </ul> </li> <li>• (1) POE 16 Port Switch</li> <li>• (9) Hanwha 4MP Cameras (3-year manufacturer warranty)</li> <li>• Wall Mounted Server Rack</li> <li>• 300W UPS</li> <li>• Patch panel and accessories</li> <li>• (10) CAT6</li> <li>• Camera Monitoring Hub</li> <li>• Up to 16 hours of technician installation time</li> </ul> | <b>\$7,119.00</b> |

**Estimated Camera Project Total    \$7,119.00**

## Software Licenses: Eagle Eye

| Description   | Price    | QTY |
|---|----------|-----|
| <b>Eagle Eye Bridge/CMVR Complete CB520 (includes 20xPR1-D30)</b> <ul style="list-style-type: none"> <li>• Includes Limited lifetime manufacturer warranty under rental agreement for CMVR 520</li> </ul> | \$260.98 | 1   |
| <b>EEN Talk Down Feature (2-way communication)</b>  | \$10.00  | 1   |

**Monthly Camera License    \$270.98**

## Option 2: Monitored Proposal

### Camera: Eagle Eye Camera System (CDD renting CMVR)

| Equipment   | Price              |
|---|--------------------|
| <b>Camera System</b> <ul style="list-style-type: none"> <li>• (1) Rent CMVR 520                             <ul style="list-style-type: none"> <li>• 30+ days of onsite retention</li> <li>• Limited lifetime manufacturer warranty under rental agreement</li> </ul> </li> <li>• (1) POE 16 Port Switch</li> <li>• (8) Hanwha 5MP Ai Cameras (3-year manufacturer warranty)</li> <li>• (4) Hanwha 4MP Cameras (3-year manufacturer warranty)</li> <li>• Wall Mounted Server Rack</li> <li>• 300W UPS</li> <li>• Patch panel and accessories</li> <li>• 14ft black aluminum pole</li> <li>• Nema box and accessories</li> <li>• Point to point wireless</li> <li>• Trenching for Conduit</li> <li>• (14) CAT6</li> <li>• Camera Monitoring Hub</li> <li>• (1) AXIS Outdoor Network Horn Speaker for Long Range Speech                             <ul style="list-style-type: none"> <li>• Includes daily automated pool closing announcements</li> </ul> </li> <li>• Up to 24 hours of technician installation time</li> </ul> | <b>\$15,577.00</b> |

**Estimated Camera Project Total    \$15,577.00**

### Software Licenses: Eagle Eye

| Description  | Price    | QTY |
|--|----------|-----|
| Eagle Eye Bridge/CMVR Complete CB520 (includes 20xPR1-D30) <ul style="list-style-type: none"> <li>• Includes Limited lifetime manufacturer warranty under rental agreement for CMVR 520</li> </ul> | \$260.98 | 1   |
| CIT Video Monitoring   | \$500.00 | 1   |

**Monthly**

**\$760.98**



## PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:
  1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
  2. \$165 per hour
8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

**3E.**

# ESTIMATE

## RUAV

United States  
 Mobile: 813-316-6187  
 robbyuptonav@gmail.com  
 www.ru-av.com

### Estimate To:

### Mirabella CDD

lisa.castoria@inframark.com

|                   |                |
|-------------------|----------------|
| <b>Estimate #</b> | 904            |
| <b>Date</b>       | Feb 5, 2024    |
| <b>Total</b>      | \$4,250.00 USD |

### Access Control for gate with computer control on-site

| #  | Tasks  | Quantity | Rate             | Amount                |
|--|--|----------|------------------|-----------------------|
| 1.   | <b>1 day labor flat rate</b><br>This will be to remove the old system and install the new one. It will take about 1 day.   | 1        | \$1,500.00       | \$1,500.00            |
| #  | Products   | Quantity | Unit Price       | Amount                |
| 1.   | <b>1 door access control kit</b><br>This will have the main computer hub with battery back up and all key fobs, and locks. | 1        | \$2,500.00       | \$2,500.00            |
| 2.   | <b>Miscellaneous materials</b><br>This will be for all of your patch cables, zip ties, extra wires                         | 1        | \$250.00         | \$250.00              |
| <b>Terms &amp; Conditions</b><br>75% is due for the deposit and to hold the date and purchase all the materials. After materials have been dropped off and installed the 25% will be due. With payment of the deposit you agree to the terms and conditions of RUAV. |  |          | <b>Sub Total</b> | <b>\$4,250.00 USD</b> |
|  |  |          | <b>Total</b>     | <b>\$4,250.00 USD</b> |



# Access Control System

Prepared for: Mirabella CDD

***Created by:* Thomas Giella | CEO of Complete I.T. Corp**

***Email:* [Thomas@completeit.io](mailto:Thomas@completeit.io)**

***Phone:* (813) 444-4355 Ext 203**

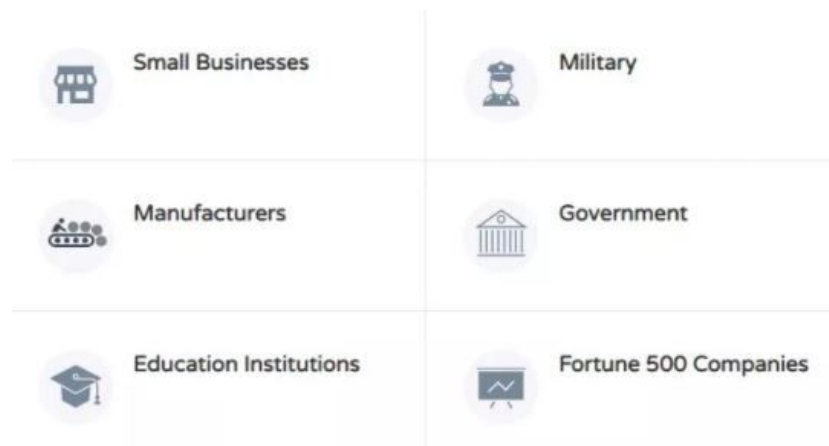


- Your Technology Professionals -  
Sales, Training, & Support

Hi 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**



**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.





# BRIVO ACCESS

Manage facility access, improve security responsiveness and enhance insight into your security data.

**Brivo Access is a breakthrough solution that delivers a smarter and more powerful way to manage building security.** With robust data analytics, streamlined workflows, identity management integrations, and powerful security features, you can protect your people, property and reputation.



## APPLICATIONS & BENEFITS

### Access Control Visibility

- Data visualization capability with intuitive user-friendly interface
- Event tracking of door activity and active users with alert settings and reporting features
- Event classification to organize activity by critical action required
- Device status read-out in your access control solution
- User and credential management as well as group access permission management
- Lockdown feature to secure the facility in an emergency
- Live and recorded video capture and indexing

### Flexibility and Control

- Mobile credentials to modernize your workforce and facility
- Remote and mobile management to control from any device and from anywhere
- Role-based permissions
- Event and user access automation and scheduling
- Automated user access privileges and ability to schedule events
- Identity Access Management to tie user physical security access rights to online access
- Infinite scalability to grow
- Site and door management to set up building access perimeter and interior doors

### Data Analytics and Insight

- Data Explorer business intelligence tool built into the platform for advanced analytics
- Global View map-centric multi-site display to zoom into individual facilities to assess usage patterns and risks
- Hundreds of API integrations to expand connectivity and develop your ecosystem
- Event trend analysis automatically identifies patterns and anomalies in your access data to surface potential issues and confirm if the event is normal or anomalous

# CAPABILITIES

|                                     |  |
|-------------------------------------|--|
| System sizing                       | Unlimited sites, readers, card holders, administrators, events, inputs, outputs and auxiliary devices  |
| Mobile credentials                  | Each Brivo Access Edition includes a package of number of Brivo Mobile Passes<br>5 with Standard Edition   500 with Professional Edition   1000 with Enterprise Edition<br>Additional Brivo Mobile Passes can be added to any edition at any time  |
| Administrator authentication        | MFA (Multi-factor Authentication)   SSO (Single-sign on)   |
| Text message and email notification | Unlimited notifications, configurable by site, user, doors and criteria  |
| Software/Hardware updates           | Automatic updates to Brivo Access platform and Brivo control panels  |
| Privacy and Security Compliance     | SOC2 Type II Certification, PCI DSS, Cloud Security Alliance, GDPR, Privacy Shield, Veracode Verified  |
| Cybersecurity Standards             | HTTPS using TLS 1.2 + for all communications, AES-256 + for data encryption at rest, Bot detection for Brivo hardware  |
| Access control events               | Unlimited events stored, viewable for 365 days, accessible in reports based on the Brivo Access Edition (1 ~ 3 years)  |
| Video integration                   | Unlimited cameras   Deep, seamless native Eagle Eye VMS   Brivo Onair Cam  |
| 3rd party integrations              | <b>Alarm Systems</b> - Alula<br><b>Biometric Management</b> - Bioconnect<br><b>Central Station</b> - Immix<br><b>Control Panels</b> - Mercury Security<br><b>Elevator Destination Dispatch</b> - Braxos<br><b>Facility Management</b> - BuildingLink, Stratis, HomeBase, SmartRent, Vivint<br><b>Identity Management</b> - Okta, Azure AD, G-Suite<br><b>Telephone Entry</b> - 2N, MVI<br><b>Video Management</b> - Eagle Eye Networks, Exacq, OpenEye, Salient<br><b>Visitor Management</b> - Brivo Visitor, EasyLobby, Envoy, Savance, Splan, WhosOnLocation<br><b>Wireless Locks</b> - Allegion, Assa Abloy, Salto<br><b>Workplace Software</b> - OfficeRnD, Nexodus, MorningStar, Yardi Kube, Camio, Density |
| Credential support                  | Wide array of credential formats   125 kHz prox, 13.56 mHz and bluetooth   Physical, Biometric   |
| Mobile management                   | Manage users and credentials   View video   View events   Unlock doors remotely   Lockdown   |
| Event management                    | Classify, add notes and acknowledge events   |
| Device management                   | See device status, momentarily unlock and override doors   |
| Additional capabilities             | Elevator control up to 118 floors per elevator reader   60 custom data fields   Anti-passback<br>Administrator journal holds complete record of administrative actions   |
| Supported Control Panels            | All Version of the Brivo ACS6000-E Series, Brivo ACS300-E Series, Brivo ACS100<br>Mercury EP1502, Brivo ACS5000 and IPDC are supported with limited functionality  |
| Supported Readers                   | All Brivo Readers<br>OSDP and Wiegand standard compliant readers<br>Biometric devices using Wiegand  |

# LIMITATIONS

# OUR BENEFITS

## SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



## BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

## LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



## FLEXIBILITY

Secure or open doors from anywhere on your mobile device

## LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

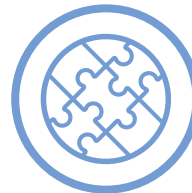


## UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

## INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



## INTEGRATE WITH KEY SYSTEMS

Including alarms and surveillance cameras

## WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.

Contact your local Brivo dealer to request additional information.





# FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.



### Correlate video with access control events

Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

### Remotely unlock doors while seeing a live view

Use your mobile device to view live activity and remotely open doors with the click of a button.

### Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.



## ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



# Installation of Brivo Access Control

| Brivo Installation  | Price      |
|---|------------|
| Main Clubhouse  | \$4,712.00 |
| <ul style="list-style-type: none"> <li>• Replace with (2) Brivo acs300 dual node panel</li> <li>• Reuse current ACS readers</li> <li>• New Altronix power supply</li> <li>• Installation of new ACS Composite wire to move control panel location to other wall</li> <li>• Labor</li> </ul> |            |

| Keyfobs   |        |
|---|--------|
| <input checked="" type="checkbox"/> 500 CIT Keyfobs (\$1,750 VALUE) | \$0.00 |

**Project Estimate Total    \$4,712.00**

| Door Monthly (Choose one)  | Price   |
|--|---------|
| Brivo Basic Monthly License  | \$66.00 |
| <ul style="list-style-type: none"> <li>• 4 Doors/readers (\$16.50 each)</li> </ul> |         |

**Brivo Monthly Estimate    \$66.00**



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as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

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8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

**3G.**

**RESOLUTION NO: 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Mirabella Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Trivia M. Kimbrough, and Seat 2, currently held by Mindy Jacobson are scheduled for General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

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

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of April 2024.

**MIRABELLA COMMUNITY  
DEVELOPMENT DISTRICT**

---

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

---

SECRETARY/ASSISTANT SECRETARY

**Exhibit A:** Notice of Qualifying Period

**Exhibit A:**  
Notice of Qualifying Period

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Mirabella Community Development District (“District”) will commence **at noon on June 10, 2024, and close at noon on June 14, 2024**. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Mirabella Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election in November 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.



# **Fourth Order of Business**

**4A**

**MINUTES OF MEETING  
MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of the Supervisors of Mirabella Community Development District was held on Thursday, February 1, 2024, and called to order at 6:02 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

|                     |                     |
|---------------------|---------------------|
| Trivia M. Kimbrough | Chairperson         |
| Mindy Jacobson      | Vice Chairperson    |
| Mercedes Harrison   | Assistant Secretary |
| Gail Reese          | Assistant Secretary |

Also, present were:

|                 |                    |
|-----------------|--------------------|
| Lisa Castoria   | District Manager   |
| Chris Vernon    | Southshore         |
| Jeremy Crawford | Jaymen Enterprises |
| Residents       |                    |

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

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

Ms. Castoria 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** **Business Items**

**A. Discussion with Southshore Landscaping**

Mr. Chris, a representative from Southshore Landscaping, will prepare mulch and spotty sod proposal. The Board does not want to replace sod that cars park on at this time in front of CDD.

**B. Discussion of Monument Repairs**

Mr. Jeremy, a representative from Jaymen Enterprises, discussed the monument repairs with the Board. Grace Construction met with Mindy and Mike but has not submitted a proposal yet. Mr. Jeremy will submit a proposal for the next meeting.

February 1, 2024,

44 **C. Consideration of Security Camera Proposal**

45 The Board tabled the proposal and requested Robby to answer a few questions. He will  
46 attend the April meeting.

47  
48 **D. Discussion on Installation of Pool Heaters**

49 The Board discussed the pool heaters installation pricing is too expensive.  
50

51 **E. General Matters of the District**

52 A discussion ensued regarding JNJ janitorial added blowing to service for \$25 a month  
53 signal security and unfortunately the high schoolers continue to be a nuisance.

54 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

55 **A. Consideration of Board of Supervisors’ Minutes of the December 7, 2023,**  
56 **Regular Meeting**

57 **B. Consideration of Operation and Maintenance Expenditures for November-**  
58 **December 2023**

59 **C. Review of Financial Statements as of November 30, 2023 & December 31, 2023**  
60

61 On MOTION by Ms. Kimbrough seconded by Ms. Jacobson  
62 with all in favor the Consent Agenda items (A-C), were  
63 approved as presented. 4-0

64  
65 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 66 **A. District Counsel**
- 67 **B. District Engineer**
- 68 **C. District Manager**

69 There being no reports, the next order of business followed.  
70

71 **SIXTH ORDER OF BUSINESS** **Board of Supervisors’ Requests and**  
72 **Comments**

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

74  
75 **SEVENTH ORDER OF BUSINESS** **Adjournment**

76 There being no further business,  
77

78 On MOTION by Ms. Kimbrough seconded by Mr. Reese with all  
79 in favor, the meeting was adjourned at 7:02 p.m. 4-0

80  
81  
82  
83  
84 \_\_\_\_\_  
85 Lisa Castoria  
86 Assistant Secretary

80  
81  
82  
83  
84 \_\_\_\_\_  
85 Chairperson/Vice Chairperson  
86

**4B**

|   |
|---|
| <b>MIRABELLA CDD</b><br><b>Summary of Operations and Maintenance Invoices</b> |
|---|

| Vendor                            | Invoice/Account Number | Amount             | Vendor Total | Comments/Description                                       |
|-----------------------------------|------------------------|--------------------|--------------|--|
| <b>Monthly Contract</b>           |                        |                    |              |  |
| CHARTER COMMUNICATIONS            | 0624 020624 ACH        | \$119.98           |              | INTERNET - 02/06/24-03/05/24                               |
| INFRAMARK LLC                     | 104221                 | \$2,816.67         |              | DISTRICT INVOICE OCTOBER 2023                              |
| INFRAMARK LLC                     | 110055                 | \$2,816.67         |              | DISTRICT INVOICE FEBRUARY 2024                             |
| INFRAMARK LLC                     | 110649                 | \$5.82             | \$5,639.16   | DISTRICT SERVICES FEBRUARY 2024                            |
| JNJ CLEANING SERVICES LLC         | 0341                   | \$640.00           |              | AMENITY CLEANING - FEBRUARY 2024                           |
| SIGNAL 88, LLC                    | 0130997-IN             | \$2,905.28         |              | SECURITY - 10/12/23-10/31/23                               |
| SIGNAL 88, LLC                    | 0130998-IN             | \$4,669.20         |              | SECURITY - NOVEMBER 2023                                   |
| SIGNAL 88, LLC                    | 0130999-IN             | \$4,254.16         |              | SECURITY - DECEMBER 2023                                   |
| SIGNAL 88, LLC                    | 3710361                | \$4,254.16         | \$16,082.80  | SECURITY - FEBRUARY 2024                                   |
| SOLITUDE LAKE MANAGEMENT, LLC     | PSI047807              | \$220.39           |              | LAKE MAINT. - FEBRUARY 2024                                |
| SOUTH SHORE LANDSCAPE & LAWN      | 73522                  | \$1,849.05         |              | LANDSCAPE MAINT - FEBRUARY 2024                            |
| ZEBRA CLEANING TEAM               | 6817                   | \$850.00           |              | COMMERCIAL POOL - FEBRUARY 2024                            |
| <b>Monthly Contract Subtotal</b>  |                        | <b>\$25,401.38</b> |              |  |
| <b>Variable Contract</b>          |                        |                    |              |  |
| GAIL REESE                        | GR 020124              | \$200.00           |              | SUPERVISOR FEE - 02/01/24                                  |
| MERCEDES JERESSA HARRISON         | MH 020124              | \$200.00           |              | SUPERVISOR FEE - 02/01/24                                  |
| MINDY ROBYN JACOBSON              | MJ 020124              | \$200.00           |              | SUPERVISOR FEE - 02/01/24                                  |
| TRIVIA M. KIMBROUGH               | TK 020124              | \$200.00           |              | SUPERVISOR FEE - 02/01/24                                  |
| <b>Variable Contract Subtotal</b> |                        | <b>\$800.00</b>    |              |  |
| <b>Utilities</b>                  |                        |                    |              |  |
| BOCC                              | 8155 021424 ACH        | \$75.48            |              | WATER - 01/11/24-02/12/24                                  |
| TECO                              | 8973 021524 ACH        | \$99.08            |              | ELECTRIC - 01/12/24-02/09/24                               |
| TECO                              | 9179 021524 ACH        | \$1,512.29         |              | ELECTRIC - 01/12/24-02/09/24                               |
| TECO                              | 9344 021524 ACH        | \$574.59           |              | ELECTRIC - 01/12/24-02/09/24                               |
| TECO                              | 9526 021524 ACH        | \$845.55           | \$3,031.51   | ELECTRIC - 01/12/24-02/09/24                               |
| <b>Utilities Subtotal</b>         |                        | <b>\$3,106.99</b>  |              |  |
| <b>Regular Services</b>           |                        |                    |              |  |
| MIRABELLA CDD                     | 02022024-01            | \$156.47           |              | SERIES 2013 FY24 TAX DIST ID INT 02/02/2024                |
| MIRABELLA CDD                     | 02022024-02            | \$25.81            | \$182.28     | SERIES 2015 FY24 TAX DIST ID INT 02/02/2024                |
| SOUTH SHORE LANDSCAPE & LAWN      | 73546                  | \$176.99           |              | IRRIGATION REPAIRS   |
| STRALEY ROBIN VERICKER            | 24149                  | \$192.00           |              | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24 |

**MIRABELLA CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                              | Invoice/Account Number | Amount             | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|--------------------|--------------|----------------------|
| <b>Regular Services Subtotal</b>    |                        | <b>\$551.27</b>    |              |                      |
| <b>Additional Services</b>          |                        | <b>\$0.00</b>      |              |                      |
| <b>Additional Services Subtotal</b> |                        | <b>\$0.00</b>      |              |                      |
| <b>TOTAL</b>                        |                        | <b>\$29,859.64</b> |              |                      |

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary



February 6, 2024  
Invoice Number: 2504811020624  
Account Number: **8337 12 029 2504811**  
Security Code: XXXXXXXXXX  
Service At: 14306 ROMEO BLVD  
WIMAUMA FL 33598-0016

**Auto Pay Notice**

**Contact Us**

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

**Summary**

*Service from 02/06/24 through 03/05/24  
details on following pages*

|   |                 |
|---|-----------------|
| Previous Balance                                | 119.98          |
| Payments Received -Thank You!                   | -119.98         |
| <b>Remaining Balance</b>                        | <b>\$0.00</b>   |
| Spectrum Business™ Internet                     | 119.98          |
| Current Charges                                 | \$119.98        |
| <i>YOUR AUTO PAY WILL BE PROCESSED 02/23/24</i> |                 |
| <b>Total Due by Auto Pay</b>                    | <b>\$119.98</b> |

**NEWS AND INFORMATION**

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

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

- Payment Processing Charge of \$5.00 per month will be added\*

\*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

**Stay connected with the best communications solution** for your business. To learn about our different voice offerings and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at 1-855-809-4028 today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call 1-877-516-7478 today!

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 06 02072024 NNNNNNNN 01 001162 0004

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

Received  
FEB 12

February 6, 2024

Mirabella CDD

Invoice Number: 2504811020624  
Account Number: 8337 12 029 2504811  
Service At: 14306 ROMEO BLVD  
WIMAUMA FL 33598-0016

**Total Due by Auto Pay \$119.98**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029250481100119982

Invoice Number: Mirabella CDD 2504811020624
Account Number: 8337 12 029 2504811
Security Code: [REDACTED]

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

8633 2390 NO RP 06 02072024 NNNNNNNN 01 001162 0004

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (119.98), EFT Payment (01/23, -119.98), and Remaining Balance (\$0.00).

Payments received after 02/06/24 will appear on your next bill.

Service from 02/06/24 through 03/05/24

Spectrum Business™ Internet

Table with 3 columns: Description, Amount, Total. Rows include Spectrum Business Internet (129.99), 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 (19.99), and totals for Current Charges and Total Due by Auto Pay (\$119.98).

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.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees.

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.

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.

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



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 5:00pm

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.





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#104221

**DATE**  
10/31/2023

**CUSTOMER ID**  
C2285

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
11/30/2023

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

Services provided for the Month of: October 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          |
| Dissemination Services      | 1   | Ea  | 416.67   |        | 416.67          |
| <b>Subtotal</b>             |     |     |          |        | <b>2,816.67</b> |

|                  |            |
|------------------|------------|
| <b>Subtotal</b>  | \$2,816.67 |
| <b>Tax</b>       | \$0.00     |
| <b>Total Due</b> | \$2,816.67 |

**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

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#110055

**DATE**  
2/6/2024

**CUSTOMER ID**  
C2285

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
3/7/2024

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

Services provided for the Month of: February 2024

| DESCRIPTION                 | QTY | UOM | RATE     | MARKUP | AMOUNT          |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Dissemination Services      | 1   | Ea  | 416.67   |        | 416.67          |
| District Management         | 1   | Ea  | 2,250.00 |        | 2,250.00        |
| Website Maintenance / Admin | 1   | Ea  | 150.00   |        | 150.00          |
| <b>Subtotal</b>             |     |     |          |        | <b>2,816.67</b> |

|                  |            |
|------------------|------------|
| <b>Subtotal</b>  | \$2,816.67 |
| <b>Tax</b>       | \$0.00     |
| <b>Total Due</b> | \$2,816.67 |

**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

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#110649

**DATE**  
2/27/2024

**CUSTOMER ID**  
C2285

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
3/28/2024

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

Services provided for the Month of: February 2024

| DESCRIPTION     | QTY | UOM | RATE | MARKUP | AMOUNT      |
|-----------------|-----|-----|------|--------|-------------|
| B/W Copies      | 22  | Ea  | 0.15 |        | 3.30        |
| Postage         | 4   | Ea  | 0.63 |        | 2.52        |
| <b>Subtotal</b> |     |     |      |        | <b>5.82</b> |

|                  |        |
|------------------|--------|
| <b>Subtotal</b>  | \$5.82 |
| <b>Tax</b>       | \$0.00 |
| <b>Total Due</b> | \$5.82 |

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

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

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

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

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

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

JNJ Amenity Services 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

### Invoice details

Invoice no.: 0341  
Invoice date: 02/26/2024  
Due date: 03/15/2024

| #  | Date | Product or service  | SKU | Qty | Rate     | Amount   |
|----|------|---|-----|-----|----------|----------|
| 1. |      | <b>Activity room</b><br>Vacuum as needed. Clean windows as needed.  |     | 1   | \$150.00 | \$150.00 |
| 2. |      | <b>Restrooms</b><br>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   | \$150.00 | \$300.00 |
| 3. |      | <b>Trash</b><br>Remove and replace 3 large trash bags.  |     | 3   | \$30.00  | \$90.00  |
| 4. |      | <b>Pool Deck</b><br>Rearrange pool furniture as needed. Pick up any trash around pool deck.   |     | 1   | \$100.00 | \$100.00 |

Total **\$640.00**

### Ways to pay



### Note to customer

Amenity cleaning services at Mirabella CDD - Feb 2024.

[Pay invoice](#)



**INVOICE** Agenda Page 72

**REMIT TO:** Signal 88, LLC  
 PO Box 8246  
 Omaha, NE 68108  
 billing@teamsignal.com  
 (877) 498-8494 x301

**INVOICE NO.:** 0130997-IN  
**INVOICE DATE:** 12/12/23  
**DUE DATE:** 12/27/23  
**TERMS:** Net 15  
**CUSTOMER ID:** 0102824

**Bill To:**  
**Mirabella CDD**  
 14306 Romeo Blvd  
 Wimauma, FL 33598

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$2,905.28**

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

| Service Dates | Service Description  | Quantity | Unit Rate (\$) | Amount (\$) |
|---------------|--|----------|----------------|-------------|
| 10/12-10/31   | Service Location: Mirabella CDD<br>14306 Romeo Blvd<br>Wimauma, FL 33598 | 56.000   | 51.88          | 2,905.28    |

**Thank you for your business!**

Subtotal: \$2,905.28  
 Sales Tax: 0.00

**INVOICE TOTAL: \$2,905.28**

**Open Invoices as of 12/12/2023:**

| InvoiceNo               | InvoiceDate | DueDate    | Inv Balance      | Current         | 1-30            | 31-60           | 61-90       | Over 90 Days |
|-------------------------|-------------|------------|------------------|-----------------|-----------------|-----------------|-------------|--------------|
| 3681115-IN              | 10/16/2023  | 10/31/2023 | 3,123.18         | -               | -               | 3,123.18        | -           | - 42         |
| 3684363-IN              | 11/01/2023  | 11/16/2023 | 5,019.40         | -               | 5,019.40        | -               | -           | - 26         |
| 3691366-IN              | 12/01/2023  | 12/16/2023 | 4,573.22         | 4,573.22        | -               | -               | -           | - -4         |
| <b>BALANCE FORWARD:</b> |             |            | <b>12,715.80</b> | <b>4,573.22</b> | <b>5,019.40</b> | <b>3,123.18</b> | <b>0.00</b> | <b>0.00</b>  |



**INVOICE** Agenda Page 73

**REMIT TO:** Signal 88, LLC  
 PO Box 8246  
 Omaha, NE 68108  
 billing@teamsignal.com  
 (877) 498-8494 x301

**INVOICE NO.:** 0130998-IN  
**INVOICE DATE:** 12/12/23  
**DUE DATE:** 12/27/23  
**TERMS:** Net 15  
**CUSTOMER ID:** 0102824

**Bill To:**  
**Mirabella CDD**  
 14306 Romeo Blvd  
 Wimauma, FL 33598

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$4,669.20**

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

| Service Dates | Service Description  | Quantity | Unit Rate (\$) | Amount (\$) |
|---------------|--|----------|----------------|-------------|
| 11/1-11/30    | Service Location: Mirabella CDD<br>14306 Romeo Blvd<br>Wimauma, FL 33598 | 84.000   | 51.88          | 4,357.92    |
| 11/1-11/30    | : Holiday  | 4.000    | 77.82          | 311.28      |

**Thank you for your business!**

Subtotal: \$4,669.20  
 Sales Tax: 0.00

**INVOICE TOTAL: \$4,669.20**

**Open Invoices as of 12/12/2023:**

| InvoiceNo               | InvoiceDate | DueDate    | Inv Balance      | Current         | 1-30            | 31-60           | 61-90       | Over 90 Days |
|-------------------------|-------------|------------|------------------|-----------------|-----------------|-----------------|-------------|--------------|
| 3681115-IN              | 10/16/2023  | 10/31/2023 | 3,123.18         | -               | -               | 3,123.18        | -           | - 42         |
| 3684363-IN              | 11/01/2023  | 11/16/2023 | 5,019.40         | -               | 5,019.40        | -               | -           | - 26         |
| 3691366-IN              | 12/01/2023  | 12/16/2023 | 4,573.22         | 4,573.22        | -               | -               | -           | - -4         |
| <b>BALANCE FORWARD:</b> |             |            | <b>12,715.80</b> | <b>4,573.22</b> | <b>5,019.40</b> | <b>3,123.18</b> | <b>0.00</b> | <b>0.00</b>  |





**INVOICE** Agenda Page 74

**REMIT TO:** Signal 88, LLC  
 PO Box 8246  
 Omaha, NE 68108  
 billing@teamsignal.com  
 (877) 498-8494 x301

**INVOICE NO.:** 0130999-IN  
**INVOICE DATE:** 12/12/23  
**DUE DATE:** 12/27/23  
**TERMS:** Net 15  
**CUSTOMER ID:** 0102824

**Bill To:**  
**Mirabella CDD**  
 14306 Romeo Blvd  
 Wimauma, FL 33598

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$4,254.16**

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

| Service Dates | Service Description  | Quantity | Unit Rate (\$) | Amount (\$) |
|---------------|--|----------|----------------|-------------|
| 12/1-12/31    | Service Location: Mirabella CDD<br>14306 Romeo Blvd<br>Wimauma, FL 33598 | 76.000   | 51.88          | 3,942.88    |
| 12/1-12/31    | : holiday  | 4.000    | 77.82          | 311.28      |

**Thank you for your business!**

Subtotal: \$4,254.16  
 Sales Tax: 0.00

**INVOICE TOTAL: \$4,254.16**

**Open Invoices as of 12/12/2023:**

| InvoiceNo               | InvoiceDate | DueDate    | Inv Balance      | Current         | 1-30            | 31-60           | 61-90       | Over 90 Days |
|-------------------------|-------------|------------|------------------|-----------------|-----------------|-----------------|-------------|--------------|
| 3681115-IN              | 10/16/2023  | 10/31/2023 | 3,123.18         | -               | -               | 3,123.18        | -           | - 42         |
| 3684363-IN              | 11/01/2023  | 11/16/2023 | 5,019.40         | -               | 5,019.40        | -               | -           | - 26         |
| 3691366-IN              | 12/01/2023  | 12/16/2023 | 4,573.22         | 4,573.22        | -               | -               | -           | - -4         |
| <b>BALANCE FORWARD:</b> |             |            | <b>12,715.80</b> | <b>4,573.22</b> | <b>5,019.40</b> | <b>3,123.18</b> | <b>0.00</b> | <b>0.00</b>  |



# INVOICE Agenda Page 75

REMIT TO

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

**Signal 88, LLC.**  
PO Box 8246  
Omaha, NE 68108  
remittance@teamsignal.com

**BILL TO**

**Mirabella CDD**  
14306 Romeo Blvd  
Wimauma, FL 33598

INVOICE NUMBER: 3710361  
Invoice Date: 02/14/2024  
DUE DATE: 02/29/2024  
CUSTOMER ID: 102824

Amount Enclosed: \$ \_\_\_\_\_  
**AMOUNT DUE: \$4,254.16**

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

OPERATED BY SIGNAL88 FRANCHISE #68 VISIT SIGNAL88.COM TO LEARN MORE ABOUT OUR SERVICES

| Period        | Description  | QTY | Unit Price | Total      |
|---------------|--|-----|------------|------------|
| 02/01 - 02/29 | Roving Patrol Tours: Roving Patrol Tours<br>Service Location:<br>Mirabella CDD<br>14306 Romeo Blvd<br>Wimauma FL 33598 | 76  | \$51.88    | \$3,942.88 |
| 02/01 - 02/29 | Roving Patrol Tours: Roving Patrol Tours: Holiday - February 19th 2024   | 4   | \$77.82    | \$311.28   |

| SUBTOTAL   | Tax    | Credit | Total      |
|------------|--------|--------|------------|
| \$4,254.16 | \$0.00 | \$0.00 | \$4,254.16 |

SUBTOTAL \$4,254.16  
TAXES \$0.00

**Total \$4,254.16**

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: PSI047807  
 Invoice Date: 2/2/2024

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

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

Ship Via  
 Ship Date 2/2/2024  
 Due Date 3/3/2024  
 Terms Net 30

Customer ID 8108  
 P.O. Number  
 P.O. Date 2/2/2024  
 Our Order No.

| Item/Description   | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>February Billing<br>2/1/2024 - 2/29/2024<br>Mirabella-Lake-ALL |      | 1         | 1        | 220.39     | 220.39      |

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 220.39

**Subtotal: 220.39**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 220.39**

# 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.: 73522  
Terms: Net 30  
Invoice date: 02/06/2024

| #  | Product or service  | SKU | Qty | Rate         | Amount            |
|----|---|-----|-----|--------------|-------------------|
| 1. | <b>Maintenance</b><br>Landscape maintenance for February. |     | 1   | \$1,795.20   | \$1,795.20        |
| 2. | <b>Fuel Surcharge</b>                                     |     | 1   | \$53.85      | \$53.85           |
|    |   |     |     | <b>Total</b> | <b>\$1,849.05</b> |

### Note to customer

Thank you for your business!

Zebra Pool Cleaning Team INC.

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

| Date     | Invoice # |
|----------|-----------|
| 2/1/2024 | 6817      |

| Bill To  |
|--|
| Mirbella<br>10635 County Road 672<br>Riverview,, FL. 33579 |

| Ship To  |
|--|
| Mirbella<br>10635 County Road 672<br>Riverview, FL 33579 |

| P.O. Number | Terms  | Rep | Ship     | Via | F.O.B. | Project |
|-------------|--------|-----|----------|-----|--------|---------|
|             | Net 30 |     | 2/1/2024 |     |        |         |

| Quantity | Item Code            | Description                      | Price Each | Amount |
|----------|----------------------|----------------------------------|------------|--------|
|          | Commerical Pool S... | Commercial Pool Service February | 850.00     | 850.00 |

|                                    |              |          |
|------------------------------------|--------------|----------|
| We appreciate your prompt payment. | <b>Total</b> | \$850.00 |
|------------------------------------|--------------|----------|



**MIRABELLA CDD**

MEETING DATE: February 1, 2024

GR 020124

DMS Staff Signature: \_\_\_\_\_

| SUPERVISORS         | CHECK IF IN ATTENDANCE | STATUS          | PAYMENT AMOUNT |
|---------------------|------------------------|-----------------|----------------|
| Trivia M. Kimbrough | <del>absent</del> ✓    | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      | ✓                      | SALARY ACCEPTED | \$200.00       |
| Gail Reese          | ✓                      | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    | absent                 | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   | ✓                      | SALARY ACCEPTED | \$200.00       |



**MIRABELLA CDD**

MEETING DATE: February 1, 2024

MH 020124

DMS Staff Signature: \_\_\_\_\_

| SUPERVISORS         | CHECK IF IN ATTENDANCE | STATUS          | PAYMENT AMOUNT |
|---------------------|------------------------|-----------------|----------------|
| Trivia M. Kimbrough | <del>absent</del> ✓    | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      | ✓                      | SALARY ACCEPTED | \$200.00       |
| Gail Reese          | ✓                      | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    | absent                 | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   | ✓                      | SALARY ACCEPTED | \$200.00       |



**MIRABELLA CDD**

MEETING DATE: February 1, 2024

MJ 020124

DMS Staff Signature: \_\_\_\_\_

| SUPERVISORS         | CHECK IF IN ATTENDANCE | STATUS          | PAYMENT AMOUNT |
|---------------------|------------------------|-----------------|----------------|
| Trivia M. Kimbrough | <del>absent</del> ✓    | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      | ✓                      | SALARY ACCEPTED | \$200.00       |
| Gail Reese          | ✓                      | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    | absent                 | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   | ✓                      | SALARY ACCEPTED | \$200.00       |



**MIRABELLA CDD**

MEETING DATE: February 1, 2024

DMS Staff Signature: \_\_\_\_\_

TK 020124

| SUPERVISORS         | CHECK IF IN ATTENDANCE | STATUS          | PAYMENT AMOUNT |
|---------------------|------------------------|-----------------|----------------|
| Trivia M. Kimbrough | <del>absent</del> ✓    | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      | ✓                      | SALARY ACCEPTED | \$200.00       |
| Gail Reese          | ✓                      | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    | absent                 | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   | ✓                      | SALARY ACCEPTED | \$200.00       |





Hillsborough County Florida

|                                       |                                     |                                |                               |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|
| <b>CUSTOMER NAME</b><br>MIRABELLA CDD | <b>ACCOUNT NUMBER</b><br>0712968155 | <b>BILL DATE</b><br>02/14/2024 | <b>DUE DATE</b><br>03/06/2024 |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53136726     | 01/11/2024    | 15277         | 02/12/2024   | 15280        | 300 GAL     | ACTUAL    | WATER             |

**Service Address Charges**

|                          |         |
|--------------------------|---------|
| Customer Service Charge  | \$5.63  |
| Purchase Water Pass-Thru | \$0.91  |
| Water Base Charge        | \$19.54 |
| Water Usage Charge       | \$0.29  |
| Sewer Base Charge        | \$47.28 |
| Sewer Usage Charge       | \$1.83  |

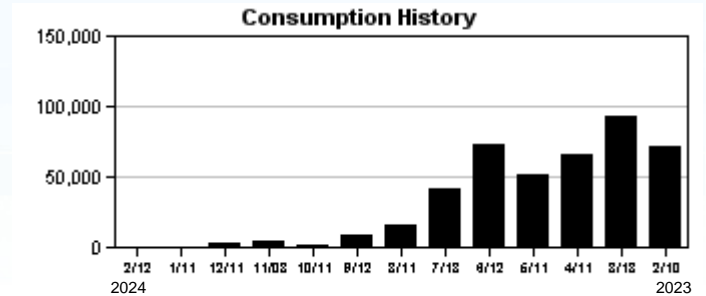
**Summary of Account Charges**

|                              |                |
|------------------------------|----------------|
| Previous Balance             | \$73.46        |
| Net Payments - Thank You     | \$-73.46       |
| <b>Total Account Charges</b> | <b>\$75.48</b> |
| <b>AMOUNT DUE</b>            | <b>\$75.48</b> |

**Important Message**

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions) or call (813) 275-7094.



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](http://HCFLGov.net/WaterBill)  
 Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)

**THANK YOU!**



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

448 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 03/06/2024 |
| <b>AMOUNT DUE</b>  | \$75.48    |
| <b>AMOUNT PAID</b> |            |

0007129681552 00000075481



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

**Statement Date:** February 15, 2024

**Amount Due:** \$99.08

**Due Date:** March 07, 2024

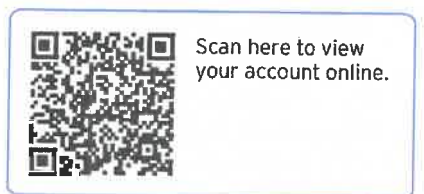
**Account #:** 211003638973

**DO NOT PAY.** Your account will be drafted on March 07, 2024

**Your Energy Insight**

Your average daily kWh used was **36.67% lower** than the same period last year.

Your average daily kWh used was **5% lower** than it was in your previous period.



**An audit you can look forward to.**

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

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



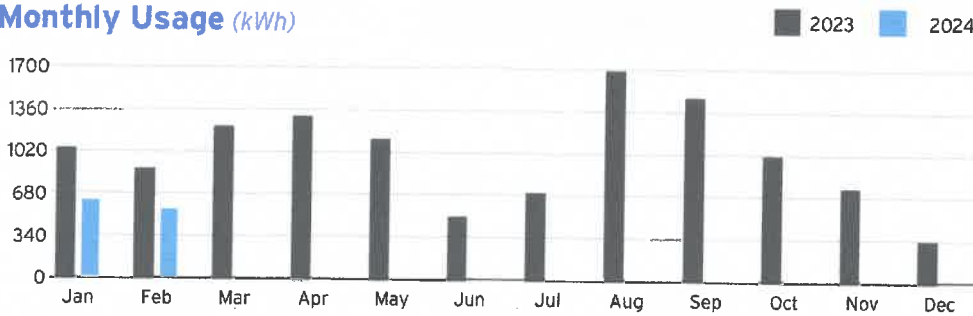
0000042-0000-418- Page 11 of 18

**Account Summary**

|   |                |
|---|----------------|
| <b>Current Service Period:</b> January 12, 2024 - February 09, 2024 |                |
| Previous Amount Due   | \$109.87       |
| Payment(s) Received Since Last Statement                            | -\$109.87      |
| <b>Current Month's Charges</b>                                      | <b>\$99.08</b> |
| <b>Amount Due by March 07, 2024</b>                                 | <b>\$99.08</b> |

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](http://TECOaccount.com)

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



**Account #:** 211003638973

**Due Date:** March 07, 2024

**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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$99.08

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

629161934508

Your account will be drafted on March 07, 2024

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 15, 2024  
Charges Due: March 07, 2024

## Meter Read

**Meter Location:** SIGN-IRR

**Service Period:** Jan 12, 2024 - Feb 09, 2024

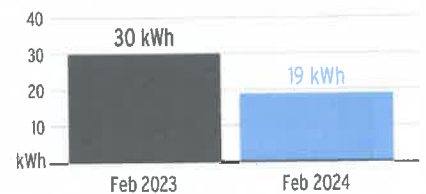
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|------------|------------|----------------|
| 1000551750   | 02/09/2024 | 30,243          | 29,687           | 556 kWh    | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.75000     | \$21.75        |
| Energy Charge                     | 556 kWh @ \$0.08192/kWh | \$45.55        |
| Fuel Charge                       | 556 kWh @ \$0.03843/kWh | \$21.37        |
| Storm Protection Charge           | 556 kWh @ \$0.00775/kWh | \$4.31         |
| Clean Energy Transition Mechanism | 556 kWh @ \$0.00427/kWh | \$2.37         |
| Storm Surcharge                   | 556 kWh @ \$0.00225/kWh | \$1.25         |
| Florida Gross Receipt Tax         |                         | \$2.48         |
| <b>Electric Service Cost</b>      |                         | <b>\$99.08</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$99.08**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

## Ways To Pay Your Bill

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

## Contact Us

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

**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: February 15, 2024

Amount Due: \$1,512.29

Due Date: March 07, 2024

Account #: 211003639179

DO NOT PAY. Your account will be drafted on March 07, 2024



### Account Summary

Current Service Period: January 12, 2024 - February 09, 2024

|  |             |
|--|-------------|
| Previous Amount Due                      | \$1,512.29  |
| Payment(s) Received Since Last Statement | -\$1,512.29 |

Current Month's Charges **\$1,512.29**

**Amount Due by March 07, 2024 \$1,512.29**

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

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Scan here to view your account online.

### An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

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



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

Account #: 211003639179

Due Date: March 07, 2024

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

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

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

RECEIVED  
FEB 21

Amount Due: \$1,512.29

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

629161934509

Your account will be drafted on March 07, 2024

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

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

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





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

Account #: 211003639179  
 Statement Date: February 15, 2024  
 Charges Due: March 07, 2024

**Service Period:** Jan 12, 2024 - Feb 09, 2024

**Rate Schedule:** Lighting Service

**Charge Details**

**Important Messages**

|   |                         |                   |
|---|-------------------------|-------------------|
| <b>⚡ Electric Charges</b>                                       |                         |                   |
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b> |                         |                   |
| Lighting Energy Charge  | 490 kWh @ \$0.03406/kWh | \$16.69           |
| Fixture & Maintenance Charge                                    | 35 Fixtures             | \$727.30          |
| Lighting Pole / Wire  | 35 Poles                | \$728.70          |
| Lighting Fuel Charge  | 490 kWh @ \$0.03806/kWh | \$18.65           |
| Storm Protection Charge   | 490 kWh @ \$0.03877/kWh | \$19.00           |
| Clean Energy Transition Mechanism                               | 490 kWh @ \$0.00036/kWh | \$0.18            |
| Storm Surcharge   | 490 kWh @ \$0.00074/kWh | \$0.36            |
| Florida Gross Receipt Tax                                       |                         | \$1.41            |
| <b>Lighting Charges</b>   |                         | <b>\$1,512.29</b> |

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**We continue to add more solar to our fuel mix**  
 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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

**Total Current Month's Charges \$1,512.29**

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

**Ways To Pay Your Bill**

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

**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)

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

**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

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

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

**Contact Us**

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

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

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

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



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

**Statement Date:** February 15, 2024

**Amount Due:** \$574.59

**Due Date:** March 07, 2024

**Account #:** 211003639344

**DO NOT PAY.** Your account will be drafted on March 07, 2024

**Your Energy Insight**

Your average daily kWh used was **10.4% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

**An audit you can look forward to.**

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

**Account Summary**

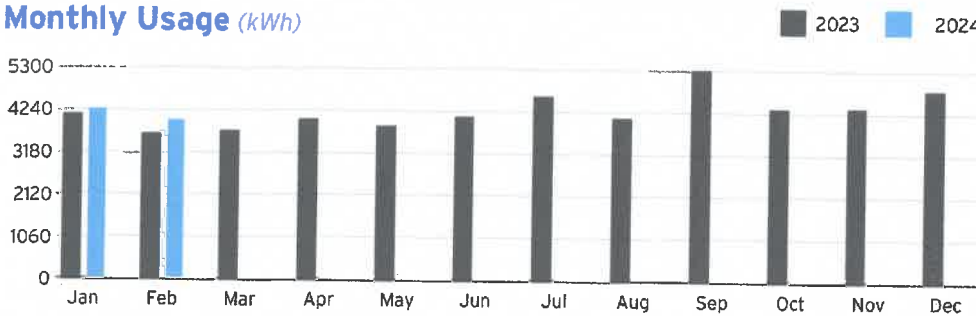
**Current Service Period:** January 12, 2024 - February 09, 2024

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$612.59        |
| Payment(s) Received Since Last Statement | -\$612.59       |
| <b>Current Month's Charges</b>           | <b>\$574.59</b> |

**Amount Due by March 07, 2024** **\$574.59**

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](https://TECOaccount.com)



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

**Account #:** 211003639344

**Due Date:** March 07, 2024

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$574.59

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

629161934510

Your account will be drafted on March 07, 2024

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.

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

Account #: 211003639344  
 Statement Date: February 15, 2024  
 Charges Due: March 07, 2024

### Meter Read

**Service Period:** Jan 12, 2024 - Feb 09, 2024

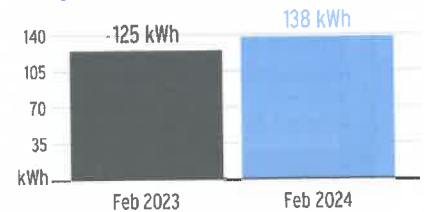
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|--------------|------------|----------------|
| 1000439099   | 02/09/2024 | 8,316           | 4,316            | 4,000 kWh    | 1          | 29 Days        |

### Charge Details

| Electric Charges                  |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.75000       | \$21.75         |
| Energy Charge                     | 4,000 kWh @ \$0.08192/kWh | \$327.68        |
| Fuel Charge                       | 4,000 kWh @ \$0.03843/kWh | \$153.72        |
| Storm Protection Charge           | 4,000 kWh @ \$0.00775/kWh | \$31.00         |
| Clean Energy Transition Mechanism | 4,000 kWh @ \$0.00427/kWh | \$17.08         |
| Storm Surcharge                   | 4,000 kWh @ \$0.00225/kWh | \$9.00          |
| Florida Gross Receipt Tax         |                           | \$14.36         |
| <b>Electric Service Cost</b>      |                           | <b>\$574.59</b> |

### Avg kWh Used Per Day



### Important Messages

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**Total Current Month's Charges \$574.59**

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

### Ways To Pay Your Bill

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

### Contact Us

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

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

Statement Date: February 15, 2024

Amount Due: \$845.55

Due Date: March 07, 2024

Account #: 211003639526

DO NOT PAY. Your account will be drafted on March 07, 2024



### Account Summary

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> January 12, 2024 - February 09, 2024 |                 |
| Previous Amount Due   | \$846.64        |
| Payment(s) Received Since Last Statement                            | -\$846.64       |
| <b>Current Month's Charges</b>                                      | <b>\$845.55</b> |
| <b>Amount Due by March 07, 2024</b>                                 | <b>\$845.55</b> |

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



Scan here to view your account online.

0000042-0000417-Page 7 of 18

**An audit you can look forward to.**

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

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

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



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

Account #: 211003639526

Due Date: March 07, 2024

**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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$845.55

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

629161934511

Your account will be drafted on March 07, 2024

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 15, 2024  
**Charges Due:** March 07, 2024

**Service Period:** Jan 12, 2024 - Feb 09, 2024

**Rate Schedule:** Lighting Service

**Charge Details**

|   |                         |                 |
|---|-------------------------|-----------------|
| <b>⚡ Electric Charges</b>                                       |                         |                 |
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b> |                         |                 |
| Lighting Energy Charge  | 726 kWh @ \$0.03406/kWh | \$24.73         |
| Fixture & Maintenance Charge                                    | 19 Fixtures             | \$366.58        |
| Lighting Pole / Wire  | 19 Poles                | \$395.58        |
| Lighting Fuel Charge  | 726 kWh @ \$0.03806/kWh | \$27.63         |
| Storm Protection Charge   | 726 kWh @ \$0.03877/kWh | \$28.15         |
| Clean Energy Transition Mechanism                               | 726 kWh @ \$0.00036/kWh | \$0.26          |
| Storm Surcharge   | 726 kWh @ \$0.00074/kWh | \$0.54          |
| Florida Gross Receipt Tax                                       |                         | \$2.08          |
| <b>Lighting Charges</b>   |                         | <b>\$845.55</b> |

**Total Current Month's Charges \$845.55**

**Important Messages**

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**We continue to add more solar to our fuel mix**  
 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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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

**Ways To Pay Your Bill**

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

**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)

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

**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

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

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

**Contact Us**

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

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

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

**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.

**CHECK REQUEST FORM**  
**Mirabella**

**Date:** 2/2/2024

**Invoice#:** 02022024-01

**Vendor#:** V00066

**Vendor Name:** Mirabella

**Pay From:** Truist Acct# 2062

**Description:** Series 2013 - FY 24 Tax Dist. ID Int 02/02/2024

**Code to:** 202.103200.1000

**Amount:** \$156.47

**Requested By:** Teresa Farlow 2/2/2024

# MIRABELLA CDD

## DISTRICT CHECK REQUEST

|                             |  |
|-----------------------------|--|
| <b>Today's Date</b>         | <u>2/2/2024</u>                                    |
| <b>Payable To</b>           | <u>Mirabella CDD</u>                               |
| <b>Check Amount</b>         | <u>\$156.47</u>                                    |
| <b>Check Description</b>    | <u>Series 2013 - FY 24 Tax Dist. ID Int 2/2/24</u> |
| <b>Check Amount</b>         | <u>\$25.81</u>                                     |
| <b>Check Description</b>    | <u>Series 2015 - FY 24 Tax Dist. ID Int 2/2/24</u> |
| <b>Special Instructions</b> | <u>Do not mail. Please give to Eric Davidson</u>   |

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*  
 \_\_\_\_\_  
 Authorization

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

# MIRABELLA CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

|           | Dollar Amounts | Fiscal Year 2024 Percentages |
|-----------|----------------|------------------------------|
| Net O&M   | \$ 242,480.29  | 59.73% 0.597300              |
| Net DS 13 | \$ 140,323.20  | 34.57% 0.345700              |
| Net DS 15 | \$ 23,147.50   | 5.70% 0.057000               |
| Net Total | 405,950.99     | 100.00% 1.000000             |

| Date Received                         | Amount Received   | 59.73%                         |                            | 34.57%                                | 34.57%                            | 5.70%                                 | 5.70%                             | Proof         | Date Transferred / Distribution ID | Notes / CDD checks # |
|---------------------------------------|-------------------|--------------------------------|----------------------------|---------------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|---------------|------------------------------------|----------------------|
|                                       |                   | Raw Numbers Operations Revenue | Rounded Operations Revenue | Raw Numbers 2013 Debt Service Revenue | Rounded 2013 Debt Service Revenue | Raw Numbers 2015 Debt Service Revenue | Rounded 2015 Debt Service Revenue |               |                                    |                      |
| 11/17/2023                            | 11,935.73         | 7,129.38                       | 7,129.38                   | 4,125.77                              | 4,125.77                          | 680.58                                | 680.58                            | (0.00)        | 646                                | 2928/2929            |
| 12/5/2023                             | 17,093.10         | 10,209.95                      | 10,209.95                  | 5,908.49                              | 5,908.49                          | 974.66                                | 974.66                            | (0.00)        | 649                                | 110369319/2939       |
| 12/7/2023                             | 360,402.57        | 215,273.57                     | 215,273.57                 | 124,578.69                            | 124,578.69                        | 20,550.31                             | 20,550.31                         | -             | 651                                | 2947/2946            |
| 12/15/2023                            | 14,068.79         | 8,403.49                       | 8,403.49                   | 4,863.09                              | 4,863.09                          | 802.21                                | 802.21                            | 0.00          | 652                                | 2949/2948            |
| 2/2/2024                              | 452.66            | 270.38                         | 270.38                     | 156.47                                | 156.47                            | 25.81                                 | 25.81                             | 0.00          | Int 2/2/24                         |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |                                    |                      |
| <b>TOTAL</b>                          | <b>403,952.85</b> | <b>241,286.77</b>              | <b>241,286.77</b>          | <b>139,632.51</b>                     | <b>139,632.51</b>                 | <b>23,033.56</b>                      | <b>23,033.57</b>                  | <b>(0.00)</b> |                                    |                      |
| <b>Net Total on Roll</b>              | <b>405,950.99</b> |                                | <b>242,480.29</b>          | <b>140,323.20</b>                     |                                   |                                       | <b>23,147.50</b>                  |               |                                    |                      |
| <b>Collection Surplus / (Deficit)</b> | <b>(1,998.14)</b> |                                | <b>(1,193.52)</b>          | <b>(690.69)</b>                       |                                   |                                       | <b>(113.93)</b>                   |               |                                    |                      |



**Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023** **02/02/2024**

| Distribution Category | Act System Num | Funding Agency           | Distributed Amt |
|-----------------------|----------------|--------------------------|-----------------|
| Bank Interest         | DD0058         | EASTLAKE PARK SDD        | 28.25           |
| Bank Interest         | DD0059         | PINE MEADOWS SDD         | 0.00            |
| Bank Interest         | DD0060         | TAMPA SHORES SDD         | 21.83           |
| Bank Interest         | DD0061         | COVINGTON PARK CDD       | 1,914.87        |
| Bank Interest         | DD0062         | HARBOR BAY CDD           | 6,782.25        |
| Bank Interest         | DD0063         | RIVERCREST CDD           | 2,081.47        |
| Bank Interest         | DD0064         | COUNTRY VILLAGE SDD      | 0.00            |
| Bank Interest         | DD0065         | PARK PLACE CDD           | 1,428.56        |
| Bank Interest         | DD0066         | WATERCHASE CDD           | 1,144.89        |
| Bank Interest         | DD0067         | PANTHER TRACE CDD        | 1,168.69        |
| Bank Interest         | DD0069         | LIVE OAK 1 CDD           | 926.84          |
| Bank Interest         | DD0070         | LIVE OAK 2 CDD           | 872.54          |
| Bank Interest         | DD0071         | BRANDON HILLS SDD        | 28.40           |
| Bank Interest         | DD0072         | LAKE STRAWBERRY CDD      | 14.93           |
| Bank Interest         | DD0073         | HARBOUR ISLES CDD        | 1,352.63        |
| Bank Interest         | DD0075         | SOUTH FORK CDD           | 822.07          |
| Bank Interest         | DD0076         | PANTHER TRACE II CDD     | 2,137.16        |
| Bank Interest         | DD0077         | HIGHLANDS CDD            | 3,656.65        |
| Bank Interest         | DD0078         | GRAND HAMPTON CDD        | 1,207.55        |
| Bank Interest         | DD0079         | STONELAKE RANCH CDD      | 209.02          |
| Bank Interest         | DD0080         | PANTHER TRAILS CDD       | 1,889.95        |
| Bank Interest         | DD0081         | KEYSTONE GROVE LAKES SDD | 0.00            |
| Bank Interest         | DD0082         | LAKE MAGDALENE SDD       | 56.06           |
| Bank Interest         | DD0087         | SOUTH BAY CDD            | 1,143.36        |
| Bank Interest         | DD0088         | SOUTH FORK EAST CDD      | 2,673.00        |
| Bank Interest         | DD0089         | DIAMOND HILL CDD         | 428.37          |

**CHECK REQUEST FORM**  
**Mirabella**

**Date:** 2/2/2024

**Invoice#:** 02022024-02

**Vendor#:** V00066

**Vendor Name:** Mirabella

**Pay From:** Truist Acct# 2062

**Description:** Series 2015 - FY 24 Tax Dist. ID Int 02/02/2024

**Code to:** 203.103200.1000

**Amount:** \$25.81

**Requested By:** 2/2/2024  
Teresa Farlow

# MIRABELLA CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/2/2024

**Payable To** Mirabella CDD

**Check Amount** \$156.47

**Check Description** Series 2013 - FY 24 Tax Dist. ID Int 2/2/24

**Check Amount** \$25.81

**Check Description** Series 2015 - FY 24 Tax Dist. ID Int 2/2/24

**Special Instructions** Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric  
Authorization

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



# MIRABELLA CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

| Dollar Amounts | Fiscal Year 2024 Percentages |
|----------------|------------------------------|
| \$ 242,480.29  | 59.73%                       |
| \$ 140,323.20  | 34.57%                       |
| \$ 23,147.50   | 5.70%                        |
| 405,950.99     | 100.00%                      |

Net O&M 100%

Net DS 13

Net DS 15

Net Total

| Date Received                         | Amount Received   | 59.73%                         |                            | 34.57%                                |                                   | 34.57%                                |                                   | 5.70%         |            | Proof          | Date Transferred / Distribution ID | Notes / CDD checks # |
|---------------------------------------|-------------------|--------------------------------|----------------------------|---------------------------------------|-----------------------------------|---------------------------------------|-----------------------------------|---------------|------------|----------------|------------------------------------|----------------------|
|                                       |                   | Raw Numbers Operations Revenue | Rounded Operations Revenue | Raw Numbers 2013 Debt Service Revenue | Rounded 2013 Debt Service Revenue | Raw Numbers 2015 Debt Service Revenue | Rounded 2015 Debt Service Revenue |               |            |                |                                    |                      |
| 11/17/2023                            | 11,935.73         | 7,129.38                       | 7,129.38                   | 4,125.77                              | 4,125.77                          | 680.58                                | 680.58                            | (0.00)        | 646        | 2928/2929      |                                    |                      |
| 12/5/2023                             | 17,093.10         | 10,209.95                      | 10,209.95                  | 5,908.49                              | 5,908.49                          | 974.66                                | 974.66                            | (0.00)        | 649        | 110369319/2939 |                                    |                      |
| 12/7/2023                             | 360,402.57        | 215,273.57                     | 215,273.57                 | 124,578.69                            | 124,578.69                        | 20,550.31                             | 20,550.31                         | -             | 651        | 2947/2946      |                                    |                      |
| 12/15/2023                            | 14,068.79         | 8,403.49                       | 8,403.49                   | 4,863.09                              | 4,863.09                          | 802.21                                | 802.21                            | 0.00          | 652        | 2949/2948      |                                    |                      |
| 2/2/2024                              | 452.66            | 270.38                         | 270.38                     | 156.47                                | 156.47                            | 25.81                                 | 25.81                             | 0.00          | Int 2/2/24 |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -             |            |                |                                    |                      |
| <b>TOTAL</b>                          | <b>403,952.85</b> | <b>241,286.77</b>              | <b>241,286.77</b>          | <b>139,632.51</b>                     | <b>139,632.51</b>                 | <b>23,033.56</b>                      | <b>23,033.57</b>                  | <b>(0.00)</b> |            |                |                                    |                      |
| <b>Net Total on Roll</b>              | <b>405,950.99</b> |                                | <b>242,480.29</b>          |                                       | <b>140,323.20</b>                 |                                       | <b>23,147.50</b>                  |               |            |                |                                    |                      |
| <b>Collection Surplus / (Deficit)</b> | <b>(1,998.14)</b> |                                | <b>(1,193.52)</b>          |                                       | <b>(690.69)</b>                   |                                       | <b>(113.93)</b>                   |               |            |                |                                    |                      |



**Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023** **02/02/2024**

| Distribution Category | Act System Num | Funding Agency           | Distributed Amt |
|-----------------------|----------------|--------------------------|-----------------|
| Bank Interest         | DD0058         | EASTLAKE PARK SDD        | 28.25           |
| Bank Interest         | DD0059         | PINE MEADOWS SDD         | 0.00            |
| Bank Interest         | DD0060         | TAMPA SHORES SDD         | 21.83           |
| Bank Interest         | DD0061         | COVINGTON PARK CDD       | 1,914.87        |
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| Bank Interest         | DD0064         | COUNTRY VILLAGE SDD      | 0.00            |
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| Bank Interest         | DD0066         | WATERCHASE CDD           | 1,144.89        |
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| Bank Interest         | DD0070         | LIVE OAK 2 CDD           | 872.54          |
| Bank Interest         | DD0071         | BRANDON HILLS SDD        | 28.40           |
| Bank Interest         | DD0072         | LAKE STRAWBERRY CDD      | 14.93           |
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| Bank Interest         | DD0077         | HIGHLANDS CDD            | 3,656.65        |
| Bank Interest         | DD0078         | GRAND HAMPTON CDD        | 1,207.55        |
| Bank Interest         | DD0079         | STONELAKE RANCH CDD      | 209.02          |
| Bank Interest         | DD0080         | PANTHER TRAILS CDD       | 1,889.95        |
| Bank Interest         | DD0081         | KEYSTONE GROVE LAKES SDD | 0.00            |
| Bank Interest         | DD0082         | LAKE MAGDALENE SDD       | 56.06           |
| Bank Interest         | DD0087         | SOUTH BAY CDD            | 1,143.36        |
| Bank Interest         | DD0088         | SOUTH FORK EAST CDD      | 2,673.00        |
| Bank Interest         | DD0089         | DIAMOND HILL CDD         | 428.37          |

# 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.: 73546  
Terms: Net 30  
Invoice date: 02/27/2024

| #  | Product or service  | SKU | Qty | Rate         | Amount          |
|----|---|-----|-----|--------------|-----------------|
| 1. | <b>Irrigation Maintenance and Repair</b><br>Repairs for January's irrigation audit. |     |     | \$0.00       | \$0.00          |
| 2. | <b>Materials</b><br>Rain Bird nozzles   |     | 3   | \$1.66       | \$4.98          |
| 3. | <b>Materials</b><br>drip fittings   |     | 3   | \$0.67       | \$2.01          |
| 4. | <b>Labor</b>  |     | 2   | \$85.00      | \$170.00        |
|    |   |     |     | <b>Total</b> | <b>\$176.99</b> |

**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

February 09, 2024  
 Client: 001295  
 Matter: 000001  
 Invoice #: 24149

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

## SERVICES

| Date                        | Person | Description of Services  | Hours    | Amount          |
|-----------------------------|--------|--|----------|-----------------|
| 1/12/2024                   | LB     | PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023 RE SERIES 2013 BONDS;<br>PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023 RE SERIES 2015 BONDS. | 0.4      | \$70.00         |
| 1/29/2024                   | KCH    | REVIEW AGENDA AND ATTACHMENTS.   | 0.4      | \$122.00        |
| Total Professional Services |        |  | 0.8      | \$192.00        |
| Total Services              |        |  | \$192.00 |                 |
| Total Disbursements         |        |  | \$0.00   |                 |
| Total Current Charges       |        |  |          | \$192.00        |
| Previous Balance            |        |  |          | \$638.50        |
| <i>Less Payments</i>        |        |  |          | (\$638.50)      |
| <b>PAY THIS AMOUNT</b>      |        |  |          | <b>\$192.00</b> |

**Please Include Invoice Number on all Correspondence**

|   |
|---|
| <b>MIRABELLA CDD</b><br><b>Summary of Operations and Maintenance Invoices</b> |
|---|

| Vendor                              | Invoice/Account Number | Amount            | Vendor Total | Comments/Description                    |
|-------------------------------------|------------------------|-------------------|--------------|---|
| <b>Monthly Contract</b>             |                        |                   |              |   |
| CHARTER COMMUNICATIONS              | 0624 010624 ACH        | \$119.98          |              | INTERNET SERVICE - 01/06/24-02/05/24    |
| INFRAMARK LLC                       | 108606                 | \$2,816.67        |              | DISTRICT INVOICE JANUARY 2024           |
| JNJ CLEANING SERVICES LLC           | 0329                   | \$640.00          |              | AMENITY CLEANING - JANUARY 2024         |
| SOLITUDE LAKE MANAGEMENT, LLC       | PSI038389              | \$220.39          |              | LAKE MAINT. - JANUARY 2024              |
| SOUTH SHORE LANDSCAPE & LAWN        | 73487                  | \$1,849.05        |              | LANDSCAPE - JANUARY 2024                |
| ZEBRA CLEANING TEAM                 | 6742                   | \$850.00          |              | POOL SERVICE - JANUARY 2024             |
| <b>Monthly Contract Subtotal</b>    |                        | <b>\$6,496.09</b> |              |   |
| <b>Variable Contract</b>            |                        |                   |              |   |
|                                     |                        | <b>\$0.00</b>     |              |   |
| <b>Variable Contract Subtotal</b>   |                        | <b>\$0.00</b>     |              |   |
| <b>Utilities</b>                    |                        |                   |              |   |
| BOCC                                | 8155 011224 ACH        | \$73.46           |              | WATER SERVICE - 12/11/23-01/11/24       |
| TECO                                | 8973 011824 ACH        | \$109.87          |              | ELECTRICITY SERVICE - 12/12/23-01/11/23 |
| TECO                                | 9179 011824 ACH        | \$1,512.29        |              | ELECTRICITY SERVICE - 12/12/23-01/11/23 |
| TECO                                | 9344 011824 ACH        | \$612.59          |              | ELECTRICITY SERVICE - 12/12/23-01/11/23 |
| TECO                                | 9526 011824 ACH        | \$846.64          | \$3,081.39   | ELECTRICITY SERVICE - 12/12/23-01/11/24 |
| <b>Utilities Subtotal</b>           |                        | <b>\$3,154.85</b> |              |   |
| <b>Regular Services</b>             |                        |                   |              |   |
|                                     |                        | <b>\$0.00</b>     |              |   |
| <b>Regular Services Subtotal</b>    |                        | <b>\$0.00</b>     |              |   |
| <b>Additional Services</b>          |                        |                   |              |   |
|                                     |                        | <b>\$0.00</b>     |              |   |
| <b>Additional Services Subtotal</b> |                        | <b>\$0.00</b>     |              |   |
| <b>TOTAL</b>                        |                        | <b>\$9,650.94</b> |              |   |

|   |
|---|
| <b>MIRABELLA CDD</b><br><b>Summary of Operations and Maintenance Invoices</b> |
|---|

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|------------------------|--------|--------------|----------------------|
|        |                        |        |              |                      |

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary

January 6, 2024  
 Invoice Number: 2504811010624  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary**

*Service from 01/06/24 through 02/05/24  
 details on following pages*

|   |                 |
|---|-----------------|
| Previous Balance                                | 119.98          |
| Payments Received -Thank You!                   | -119.98         |
| <b>Remaining Balance</b>                        | <b>\$0.00</b>   |
| Spectrum Business™ Internet                     | 119.98          |
| Current Charges                                 | \$119.98        |
| <i>YOUR AUTO PAY WILL BE PROCESSED 01/23/24</i> |                 |
| <b>Total Due by Auto Pay</b>                    | <b>\$119.98</b> |

**NEWS AND INFORMATION**

**Spectrum Business is made to work for your business**, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-921-2373** today!

**Spectrum Business TV** packages are made to entertain! Call **1-833-772-0255** to speak with a business specialist and pick the best TV package for your business!



**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 NO RP 06 01072024 NNNNNNNN 01 000977 0003

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

**Received**

**JAN 16**

January 6, 2024

**Mirabella CDD**

Invoice Number: 2504811010624  
 Account Number: 8337 12 029 2504811  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA FL 33598-0016

**Total Due by Auto Pay** **\$119.98**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



**833712029250481100119982**

Invoice Number: 2504811010624  
Account Number: 8337 12 029 2504811  
Security Code: 3706

Mirabella CDD  
2504811010624  
8337 12 029 2504811  
3706

**Contact Us**

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

8633 2390 NO RP 06 01072024 NNNNNNNN 01 000977 0003

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 119.98        |
| EFT Payment              | 12/23 | -119.98       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 01/06/24 will appear on your next bill.

Service from 01/06/24 through 02/05/24

**Spectrum Business™ Internet**

|  |                 |
|--|-----------------|
| Spectrum Business Internet               | 129.99          |
| 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                              | 19.99           |
|  | <b>\$119.98</b> |
| <b>Spectrum Business™ Internet Total</b> | <b>\$119.98</b> |
| <b>Current Charges</b>                   | <b>\$119.98</b> |
| <b>Total Due by Auto Pay</b>             | <b>\$119.98</b> |

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

**Authorization to Convert your Check to an Electronic Funds Transfer Debit**

- If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**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.

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



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 5:00pm

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**.







# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**

#108606

**DATE**

1/24/2024

**CUSTOMER ID**

C2285

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

2/23/2024

**BILL TO**

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

Services provided for the Month of: January 2024

| DESCRIPTION                 | QTY | UOM | RATE     | MARKUP | AMOUNT          |
|-----------------------------|-----|-----|----------|--------|-----------------|
| Dissemination Services      | 1   | Ea  | 416.67   |        | 416.67          |
| District Management         | 1   | Ea  | 2,250.00 |        | 2,250.00        |
| Website Maintenance / Admin | 1   | Ea  | 150.00   |        | 150.00          |
| <b>Subtotal</b>             |     |     |          |        | <b>2,816.67</b> |

|                  |            |
|------------------|------------|
| <b>Subtotal</b>  | \$2,816.67 |
| <b>Tax</b>       | \$0.00     |
| <b>Total Due</b> | \$2,816.67 |

**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.

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

### Invoice details

Invoice no.: 0329  
Invoice date: 01/27/2024  
Due date: 02/15/2024

| #  | Date | Product or service  | SKU | Qty | Rate     | Amount   |
|----|------|---|-----|-----|----------|----------|
| 1. |      | <b>Activity room</b><br>Vacuum as needed. Clean windows as needed.  |     | 1   | \$150.00 | \$150.00 |
| 2. |      | <b>Restrooms</b><br>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   | \$150.00 | \$300.00 |
| 3. |      | <b>Trash</b><br>Remove and replace 3 large trash bags.  |     | 3   | \$30.00  | \$90.00  |
| 4. |      | <b>Pool Deck</b><br>Rearrange pool furniture as needed. Pick up any trash around pool deck.   |     | 1   | \$100.00 | \$100.00 |

Total **\$640.00**

### Ways to pay



### Note to customer

Amenity cleaning services at Mirabella CDD - Jan 2024.

Pay invoice



# 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: PSI038389  
 Invoice Date: 1/1/2024

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

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

Ship Via  
 Ship Date 1/1/2024  
 Due Date 1/31/2024  
 Terms Net 30

Customer ID 8108  
 P.O. Number  
 P.O. Date 1/1/2024  
 Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>January Billing<br>1/1/2024 - 1/31/2024<br>Mirabella-Lake-ALL |      | 1         | 1        | 220.39     | 220.39      |

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 220.39

**Subtotal: 220.39**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 220.39**

# 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.: 73487  
Terms: Net 30  
Invoice date: 01/08/2024

| #  | Product or service                                       | SKU | Qty | Rate         | Amount            |
|----|--|-----|-----|--------------|-------------------|
| 1. | <b>Maintenance</b><br>Landscape maintenance for January. |     | 1   | \$1,795.20   | \$1,795.20        |
| 2. | <b>Fuel Surcharge</b>                                    |     |     | \$53.85      | \$53.85           |
|    |  |     |     | <b>Total</b> | <b>\$1,849.05</b> |

**Note to customer**

Thank you for your business!

Zebra Pool Cleaning Team INC.

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

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 1/2/2024 | 6742      |

|  |
|--|
| <b>Bill To</b>   |
| Mirbella<br>10635 County Road 672<br>Riverview,, FL. 33579 |

|  |
|--|
| <b>Ship To</b>   |
| Mirbella<br>10635 County Road 672<br>Riverview, FL 33579 |

|             |        |     |          |     |        |         |
|-------------|--------|-----|----------|-----|--------|---------|
| P.O. Number | Terms  | Rep | Ship     | Via | F.O.B. | Project |
|             | Net 30 |     | 1/2/2024 |     |        |         |

| Quantity | Item Code            | Description                     | Price Each | Amount |
|----------|----------------------|---------------------------------|------------|--------|
|          | Commerical Pool S... | Commercial Pool Service January | 850.00     | 850.00 |

|                                    |              |          |
|------------------------------------|--------------|----------|
| We appreciate your prompt payment. | <b>Total</b> | \$850.00 |
|------------------------------------|--------------|----------|



Hillsborough County Florida

|                                       |                                     |                                |                               |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|
| <b>CUSTOMER NAME</b><br>MIRABELLA CDD | <b>ACCOUNT NUMBER</b><br>0712968155 | <b>BILL DATE</b><br>01/12/2024 | <b>DUE DATE</b><br>02/02/2024 |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|

Agenda Page 111



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53136726     | 12/11/2023    | 15276         | 01/11/2024   | 15277        | 100 GAL     | ACTUAL    | WATER             |

**Service Address Charges**

|                          |         |
|--------------------------|---------|
| Customer Service Charge  | \$5.63  |
| Purchase Water Pass-Thru | \$0.30  |
| Water Base Charge        | \$19.54 |
| Water Usage Charge       | \$0.10  |
| Sewer Base Charge        | \$47.28 |
| Sewer Usage Charge       | \$0.61  |

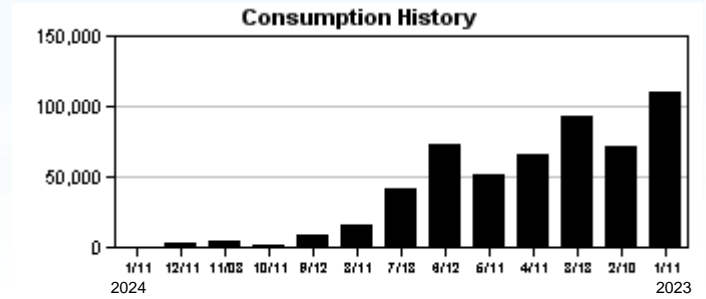
**Summary of Account Charges**

|                              |                |
|------------------------------|----------------|
| Previous Balance             | \$104.67       |
| Net Payments - Thank You     | -\$104.67      |
| <b>Total Account Charges</b> | <b>\$73.46</b> |
| <b>AMOUNT DUE</b>            | <b>\$73.46</b> |

**Important Message**

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](http://HCFLGov.net/WaterRestrictions) or call (813) 275-7094.



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](http://HCFLGov.net/WaterBill)  
 Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)

**THANK YOU!**



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

440 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 02/02/2024 |
| <b>AMOUNT DUE</b>  | \$73.46    |
| <b>AMOUNT PAID</b> |            |

0007129681552 00000073460



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

Amount Due: **\$109.87**

**Due Date:** February 08, 2024  
**Account #:** 211003638973

**DO NOT PAY. Your account will be drafted on February 08, 2024**

**Your Energy Insight**

Your average daily kWh used was **35.48% lower** than the same period last year.

Your average daily kWh used was **100% higher** than it was in your previous period.



**Account Summary**

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2023 - January 11, 2024 |                 |
| Previous Amount Due   | \$75.78         |
| Payment(s) Received Since Last Statement                            | -\$73.23        |
| Miscellaneous Credits   | -\$2.55         |
| <b>Current Month's Charges</b>                                      | <b>\$109.87</b> |
| <b>Amount Due by February 08, 2024 \$109.87</b>                     |                 |

Scan here to view your account online.

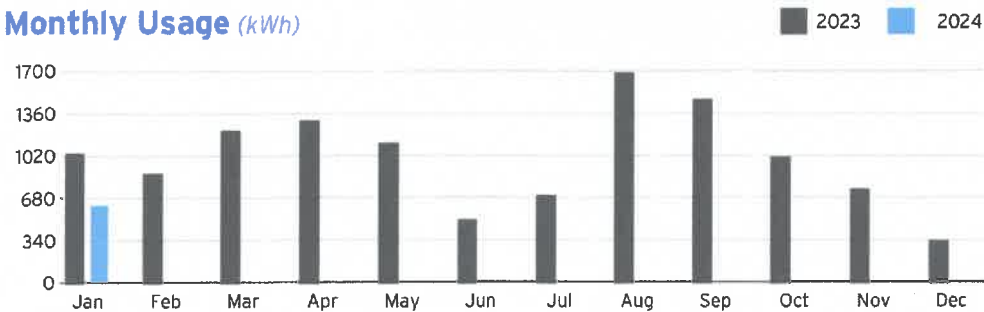
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
 For more safety tips, visit [TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

00000048-0000492-Page 7 of 18

**Monthly Usage (kWh)**



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

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



**Account #:** 211003638973  
**Due Date:** February 08, 2024

**Pay your bill online at TampaElectric.com**

Amount Due: **\$109.87**

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

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

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

625458222723

Your account will be drafted on February 08, 2024

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: January 18, 2024  
Charges Due: February 08, 2024

## Meter Read

**Meter Location:** SIGN-IRR

**Service Period:** Dec 12, 2023 - Jan 11, 2024

**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000551750   | 01/11/2024 | 29,687          | 29,064           |   | 623 kWh    | 1          | 31 Days        |

## Charge Details

| Electric Charges                  |                         |                 |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge        | 31 days @ \$0.75000     | \$23.25         |
| Energy Charge                     | 623 kWh @ \$0.08192/kWh | \$51.04         |
| Fuel Charge                       | 623 kWh @ \$0.03843/kWh | \$23.94         |
| Storm Protection Charge           | 623 kWh @ \$0.00775/kWh | \$4.83          |
| Clean Energy Transition Mechanism | 623 kWh @ \$0.00427/kWh | \$2.66          |
| Storm Surcharge                   | 623 kWh @ \$0.00225/kWh | \$1.40          |
| Florida Gross Receipt Tax         |                         | \$2.75          |
| <b>Electric Service Cost</b>      |                         | <b>\$109.87</b> |

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

**Total Current Month's Charges**

**\$109.87**

| Miscellaneous Credits                         |                |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$2.55        |
| <b>Total Current Month's Credits</b>          | <b>-\$2.55</b> |

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

## Ways To Pay Your Bill

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

## Contact Us

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

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



Statement Date: January 18, 2024



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

|                   |                   |
|-------------------|-------------------|
| Amount Due:       | \$1,512.29        |
| <b>Due Date:</b>  | February 08, 2024 |
| <b>Account #:</b> | 211003639179      |


**DO NOT PAY. Your account will be drafted on February 08, 2024**



### Account Summary

|   |                   |
|---|-------------------|
| <b>Current Service Period:</b> December 12, 2023 - January 11, 2024 |                   |
| Previous Amount Due   | \$1,482.56        |
| Payment(s) Received Since Last Statement                            | -\$1,418.36       |
| Miscellaneous Credits   | -\$64.20          |
| <b>Current Month's Charges</b>                                      | <b>\$1,512.29</b> |
| <b>Amount Due by February 08, 2024</b>                              | <b>\$1,512.29</b> |

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



Scan here to view your account online.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
For more safety tips, visit [TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

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

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



**Account #:** 211003639179  
**Due Date:** February 08, 2024

 **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](http://TampaElectric.com/Paperless) to enroll now.

|                        |            |
|------------------------|------------|
| Amount Due:            | \$1,512.29 |
| <b>Payment Amount:</b> | \$ _____   |

625458222724

Your account will be drafted on February 08, 2024

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

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

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



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

Account #: 211003639179  
 Statement Date: January 18, 2024  
 Charges Due: February 08, 2024

**Service Period:** Dec 12, 2023 - Jan 11, 2024

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

| <b>Electric Charges</b>   |                         |                   |
|---|-------------------------|-------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b> |                         |                   |
| Lighting Energy Charge  | 490 kWh @ \$0.03406/kWh | \$16.69           |
| Fixture & Maintenance Charge                                    | 35 Fixtures             | \$727.30          |
| Lighting Pole / Wire  | 35 Poles                | \$728.70          |
| Lighting Fuel Charge  | 490 kWh @ \$0.03806/kWh | \$18.65           |
| Storm Protection Charge   | 490 kWh @ \$0.03877/kWh | \$19.00           |
| Clean Energy Transition Mechanism                               | 490 kWh @ \$0.00036/kWh | \$0.18            |
| Storm Surcharge   | 490 kWh @ \$0.00074/kWh | \$0.36            |
| Florida Gross Receipt Tax                                       |                         | \$1.41            |
| <b>Lighting Charges</b>   |                         | <b>\$1,512.29</b> |

**Total Current Month's Charges** **\$1,512.29**

| <b>Miscellaneous Credits</b>                  |                 |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$64.20        |
| <b>Total Current Month's Credits</b>          | <b>-\$64.20</b> |

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

### Ways To Pay Your Bill

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

### Contact Us

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

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



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

Amount Due: \$612.59

**Due Date:** February 08, 2024  
**Account #:** 211003639344


**DO NOT PAY. Your account will be drafted on February 08, 2024**

**Your Energy Insight**

- Your average daily kWh used was **11.29% higher** than the same period last year.
- Your average daily kWh used was **4.83% lower** than it was in your previous period.

**Account Summary**

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2023 - January 11, 2024 |                 |
| Previous Amount Due   | \$765.87        |
| Payment(s) Received Since Last Statement                            | -\$738.00       |
| Miscellaneous Credits   | -\$27.87        |
| <b>Current Month's Charges</b>                                      | <b>\$612.59</b> |
| <b>Amount Due by February 08, 2024 \$612.59</b>                     |                 |



Scan here to view your account online.

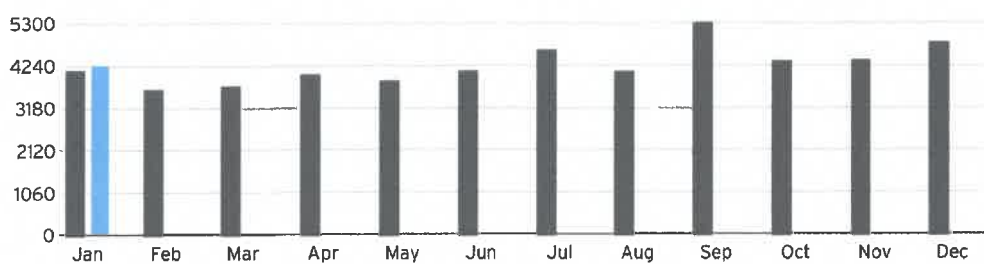
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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**Monthly Usage (kWh)**



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

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



**Account #:** 211003639344  
**Due Date:** February 08, 2024

**Pay your bill online at TampaElectric.com**

Amount Due: \$612.59

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

See reverse side of your paystub for more ways to pay.  
Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

625458222725  
Your account will be drafted on February 08, 2024

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.

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

Account #: 211003639344  
 Statement Date: January 18, 2024  
 Charges Due: February 08, 2024

## Meter Read

Service Period: Dec 12, 2023 - Jan 11, 2024

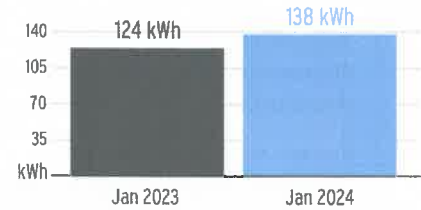
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000439099   | 01/11/2024 | 4,316           | 52               |   | 4,264 kWh  | 1          | 31 Days        |

## Charge Details

| Electric Charges                  |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 31 days @ \$0.75000       | \$23.25         |
| Energy Charge                     | 4,264 kWh @ \$0.08192/kWh | \$349.31        |
| Fuel Charge                       | 4,264 kWh @ \$0.03843/kWh | \$163.87        |
| Storm Protection Charge           | 4,264 kWh @ \$0.00775/kWh | \$33.05         |
| Clean Energy Transition Mechanism | 4,264 kWh @ \$0.00427/kWh | \$18.21         |
| Storm Surcharge                   | 4,264 kWh @ \$0.00225/kWh | \$9.59          |
| Florida Gross Receipt Tax         |                           | \$15.31         |
| <b>Electric Service Cost</b>      |                           | <b>\$612.59</b> |

## Avg kWh Used Per Day



## Important Messages

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

**Total Current Month's Charges**

**\$612.59**

| Miscellaneous Credits                         |                 |
|---|-----------------|
| Interest for Cash Security Deposit - Electric | -\$27.87        |
| <b>Total Current Month's Credits</b>          | <b>-\$27.87</b> |

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

## Ways To Pay Your Bill



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**In-Person**  
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**Mail A Check**  
**Payments:**  
 TECO  
 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](http://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](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

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

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Statement Date: January 18, 2024



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


|                   |                   |
|-------------------|-------------------|
| Amount Due:       | \$846.64          |
| <b>Due Date:</b>  | February 08, 2024 |
| <b>Account #:</b> | 211003639526      |

**DO NOT PAY. Your account will be drafted on February 08, 2024**


### Account Summary

|   |                 |
|---|-----------------|
| <b>Current Service Period:</b> December 12, 2023 - January 11, 2024 |                 |
| Previous Amount Due   | \$827.59        |
| Payment(s) Received Since Last Statement                            | -\$819.19       |
| Miscellaneous Credits   | -\$8.40         |
| <b>Current Month's Charges</b>                                      | <b>\$846.64</b> |
| <b>Amount Due by February 08, 2024</b>                              | <b>\$846.64</b> |

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



Scan here to view your account online.



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

Received  
JAN 23

**Account #:** 211003639526  
**Due Date:** February 08, 2024

|                        |          |
|------------------------|----------|
| Amount Due:            | \$846.64 |
| <b>Payment Amount:</b> | \$ _____ |

625458222726

Your account will be drafted on February 08, 2024

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

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

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

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

Account #: 211003639526  
 Statement Date: January 18, 2024  
 Charges Due: February 08, 2024

**Service Period:** Dec 12, 2023 - Jan 11, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

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

| <b>Electric Charges</b>   |                         |                 |
|---|-------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b> |                         |                 |
| Lighting Energy Charge  | 746 kWh @ \$0.03406/kWh | \$25.41         |
| Fixture & Maintenance Charge                                    | 19 Fixtures             | \$365.38        |
| Lighting Pole / Wire  | 19 Poles                | \$395.58        |
| Lighting Fuel Charge  | 746 kWh @ \$0.03806/kWh | \$28.39         |
| Storm Protection Charge   | 746 kWh @ \$0.03877/kWh | \$28.92         |
| Clean Energy Transition Mechanism                               | 746 kWh @ \$0.00036/kWh | \$0.27          |
| Storm Surcharge   | 746 kWh @ \$0.00074/kWh | \$0.55          |
| Florida Gross Receipt Tax                                       |                         | \$2.14          |
| <b>Lighting Charges</b>   |                         | <b>\$846.64</b> |

**Total Current Month's Charges** **\$846.64**

| <b>Miscellaneous Credits</b>                  |                |
|---|----------------|
| Interest for Cash Security Deposit - Electric | -\$8.40        |
| <b>Total Current Month's Credits</b>          | <b>-\$8.40</b> |

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

## Ways To Pay Your Bill

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

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

## Contact Us

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**Residential Customer Care:**  
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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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**4C**

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

| <b>ACCOUNT DESCRIPTION</b>    | <b>GENERAL FUND</b> | <b>SERIES 2013 DEBT SERVICE FUND</b> | <b>SERIES 2015 DEBT SERVICE FUND</b> | <b>GENERAL FIXED ASSETS FUND</b> | <b>GENERAL LONG-TERM DEBT FUND</b> | <b>TOTAL</b>        |
|-------------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|---------------------|
| <b><u>ASSETS</u></b>          |                     |                                      |                                      |                                  |                                    |                     |
| Cash - Operating Account      | \$ 273,901          | \$ -                                 | \$ -                                 | \$ -                             | \$ -                               | \$ 273,901          |
| Cash in Transit               | -                   | -                                    | 868                                  | -                                | -                                  | 868                 |
| Accounts Receivable - Other   | 1,667               | -                                    | -                                    | -                                | -                                  | 1,667               |
| Due From Other Funds          | -                   | 1,184                                | 195                                  | -                                | -                                  | 1,379               |
| Investments:                  |                     |                                      |                                      |                                  |                                    |                     |
| Interest Account              | -                   | 249                                  | -                                    | -                                | -                                  | 249                 |
| Prepayment Account            | -                   | 11,732                               | 15                                   | -                                | -                                  | 11,747              |
| Reserve Fund                  | -                   | 151,290                              | 11,225                               | -                                | -                                  | 162,515             |
| Revenue Fund                  | -                   | 143,555                              | 26,700                               | -                                | -                                  | 170,255             |
| Sinking fund                  | -                   | 19                                   | -                                    | -                                | -                                  | 19                  |
| 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           |
| <b>TOTAL ASSETS</b>           | <b>\$ 278,425</b>   | <b>\$ 308,029</b>                    | <b>\$ 39,003</b>                     | <b>\$ 1,603,412</b>              | <b>\$ 1,760,000</b>                | <b>\$ 3,988,869</b> |

**LIABILITIES**

|                          |               |            |          |          |                  |                  |
|--------------------------|---------------|------------|----------|----------|------------------|------------------|
| Accounts Payable         | \$ 6,544      | \$ -       | \$ -     | \$ -     | \$ -             | \$ 6,544         |
| Accrued Expenses         | 2,817         | -          | -        | -        | -                | 2,817            |
| Due to Other             | -             | 868        | -        | -        | -                | 868              |
| Bonds Payable            | -             | -          | -        | -        | 1,760,000        | 1,760,000        |
| Due To Other Funds       | 1,379         | -          | -        | -        | -                | 1,379            |
| <b>TOTAL LIABILITIES</b> | <b>10,740</b> | <b>868</b> | <b>-</b> | <b>-</b> | <b>1,760,000</b> | <b>1,771,608</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2024

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>                   | <b>GENERAL FUND</b> | <b>SERIES 2013 DEBT SERVICE FUND</b> | <b>SERIES 2015 DEBT SERVICE FUND</b> | <b>GENERAL FIXED ASSETS FUND</b> | <b>GENERAL LONG-TERM DEBT FUND</b> | <b>TOTAL</b>        |
|--|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|---------------------|
| <b><u>FUND BALANCES</u></b>                  |                     |                                      |                                      |                                  |                                    |                     |
| Restricted for:                              |                     |                                      |                                      |                                  |                                    |                     |
| Debt Service                                 | -                   | 307,161                              | 39,003                               | -                                | -                                  | 346,164             |
| Unassigned:                                  | 267,685             | -                                    | -                                    | 1,603,412                        | -                                  | 1,871,097           |
| <b>TOTAL FUND BALANCES</b>                   | <b>267,685</b>      | <b>307,161</b>                       | <b>39,003</b>                        | <b>1,603,412</b>                 | <b>-</b>                           | <b>2,217,261</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 278,425</b>   | <b>\$ 308,029</b>                    | <b>\$ 39,003</b>                     | <b>\$ 1,603,412</b>              | <b>\$ 1,760,000</b>                | <b>\$ 3,988,869</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2024  
 General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                  |                             |                        |                             |  |
| Special Assmnts- Tax Collector          | \$ 242,480                  | \$ 241,016             | \$ (1,464)                  | 99.40%                                 |
| <b>TOTAL REVENUES</b>                   | <b>242,480</b>              | <b>241,016</b>         | <b>(1,464)</b>              | <b>99.40%</b>                          |
| <b><u>EXPENDITURES</u></b>              |                             |                        |                             |  |
| <b><u>Administration</u></b>            |                             |                        |                             |  |
| Supervisor Fees                         | 6,000                       | 1,800                  | 4,200                       | 30.00%                                 |
| ProfServ-Arbitrage Rebate               | 650                         | -                      | 650                         | 0.00%                                  |
| ProfServ-Trustee Fees                   | 3,500                       | 3,500                  | -                           | 100.00%                                |
| Disclosure Report                       | 5,000                       | 6,667                  | (1,667)                     | 133.34%                                |
| District Counsel                        | 4,000                       | 1,131                  | 2,869                       | 28.28%                                 |
| District Engineer                       | 1,750                       | -                      | 1,750                       | 0.00%                                  |
| District Manager                        | 27,000                      | 9,000                  | 18,000                      | 33.33%                                 |
| Auditing Services                       | 5,200                       | -                      | 5,200                       | 0.00%                                  |
| Website Compliance                      | 1,200                       | 1,500                  | (300)                       | 125.00%                                |
| Postage, Phone, Faxes, Copies           | 250                         | 40                     | 210                         | 16.00%                                 |
| Public Officials Insurance              | 2,905                       | 2,694                  | 211                         | 92.74%                                 |
| Legal Advertising                       | 1,200                       | -                      | 1,200                       | 0.00%                                  |
| Misc-Taxes                              | 900                         | -                      | 900                         | 0.00%                                  |
| Bank Fees                               | 150                         | -                      | 150                         | 0.00%                                  |
| Website Administration                  | 1,800                       | 610                    | 1,190                       | 33.89%                                 |
| Office Supplies                         | 100                         | -                      | 100                         | 0.00%                                  |
| Dues, Licenses, Subscriptions           | 500                         | 784                    | (284)                       | 156.80%                                |
| <b>Total Administration</b>             | <b>62,105</b>               | <b>27,726</b>          | <b>34,379</b>               | <b>44.64%</b>                          |
| <b><u>Electric Utility Services</u></b> |                             |                        |                             |  |
| Utility - Electric                      | 29,400                      | 12,455                 | 16,945                      | 42.36%                                 |
| <b>Total Electric Utility Services</b>  | <b>29,400</b>               | <b>12,455</b>          | <b>16,945</b>               | <b>42.36%</b>                          |
| <b><u>Water-Sewer Comb Services</u></b> |                             |                        |                             |  |
| Utility - Water                         | 7,500                       | 366                    | 7,134                       | 4.88%                                  |
| <b>Total Water-Sewer Comb Services</b>  | <b>7,500</b>                | <b>366</b>             | <b>7,134</b>                | <b>4.88%</b>                           |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2024  
 General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Waterway Management                          | 3,000                       | 3,882                  | (882)                       | 129.40%                                |
| Clubhouse - Facility Janitorial Service      | 12,000                      | 640                    | 11,360                      | 5.33%                                  |
| Contracts-Plant Replacement                  | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Contracts-Pools                              | 10,200                      | 2,716                  | 7,484                       | 26.63%                                 |
| Contracts-Other Landscape                    | 3,500                       | -                      | 3,500                       | 0.00%                                  |
| Contracts-Security System                    | 1,500                       | -                      | 1,500                       | 0.00%                                  |
| Insurance -Property & Casualty               | 8,500                       | 7,771                  | 729                         | 91.42%                                 |
| R&M-Clubhouse                                | 5,000                       | 2,675                  | 2,325                       | 53.50%                                 |
| R&M-Pools                                    | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Landscape Maintenance                        | 24,000                      | 7,396                  | 16,604                      | 30.82%                                 |
| Clubhouse Facility - Other                   | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Security System Monitoring & Maint.          | 42,862                      | -                      | 42,862                      | 0.00%                                  |
| Irrigation Maintenance                       | 2,000                       | 185                    | 1,815                       | 9.25%                                  |
| Holiday Lighting & Decorations               | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Capital Outlay                               | 8,000                       | -                      | 8,000                       | 0.00%                                  |
| <b>Total Other Physical Environment</b>      | <b>129,562</b>              | <b>25,265</b>          | <b>104,297</b>              | <b>19.50%</b>                          |
| <b><u>Reserves</u></b>                       |                             |                        |                             |  |
| Capital Reserve                              | 13,913                      | -                      | 13,913                      | 0.00%                                  |
| <b>Total Reserves</b>                        | <b>13,913</b>               | <b>-</b>               | <b>13,913</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>242,480</b>              | <b>65,812</b>          | <b>176,668</b>              | <b>27.14%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 175,204                | 175,204                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>92,481</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 267,685</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2024  
 Series 2013 Debt Service Fund (202)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 3,396               | \$ 3,396                    | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 132,900                     | 139,476                | 6,576                       | 104.95%                                |
| <b>TOTAL REVENUES</b>  | <b>132,900</b>              | <b>142,872</b>         | <b>9,972</b>                | <b>107.50%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 35,000                      | 35,000                 | -                           | 100.00%                                |
| Interest Expense   | 97,900                      | 49,100                 | 48,800                      | 50.15%                                 |
| <b>Total Debt Service</b>                                    | <b>132,900</b>              | <b>84,100</b>          | <b>48,800</b>               | <b>63.28%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>132,900</b>              | <b>84,100</b>          | <b>48,800</b>               | <b>63.28%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 58,772                 | 58,772                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>248,389</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 307,161</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2024  
 Series 2015 Debt Service Fund (203)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 373                 | \$ 373                      | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 22,080                      | 23,008                 | 928                         | 104.20%                                |
| <b>TOTAL REVENUES</b>  | <b>22,080</b>               | <b>23,381</b>          | <b>1,301</b>                | <b>105.89%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 6,000                       | 6,000                  | -                           | 100.00%                                |
| Interest Expense   | 16,080                      | 8,205                  | 7,875                       | 51.03%                                 |
| <b>Total Debt Service</b>                                    | <b>22,080</b>               | <b>14,205</b>          | <b>7,875</b>                | <b>64.33%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>22,080</b>               | <b>14,205</b>          | <b>7,875</b>                | <b>64.33%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 9,176                  | 9,176                       | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>29,827</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 39,003</b>       |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2024  
 General Fixed Assets Fund (900)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|----------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                            |                             |  |
| <b>TOTAL REVENUES</b>  | -                           | -                          | -                           | <b>0.00%</b>                           |
| <b><u>EXPENDITURES</u></b>                                   |                             |                            |                             |  |
| <b>TOTAL EXPENDITURES</b>                                    | -                           | -                          | -                           | <b>0.00%</b>                           |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | -                          | -                           | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>1,603,412</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b><u>\$ 1,603,412</u></b> |                             |  |

**MIRABELLA CDD**

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING  
 Statement No. 01-24  
 Statement Date 1/31/2024

|                             |            |                             |            |
|-----------------------------|------------|-----------------------------|------------|
| <b>G/L Balance (LCY)</b>    | 273,900.57 | <b>Statement Balance</b>    | 274,750.57 |
| <b>G/L Balance</b>          | 273,900.57 | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b> | 0.00       |                             |            |
|                             | <hr/>      | <b>Subtotal</b>             | 274,750.57 |
| <b>Subtotal</b>             | 273,900.57 | <b>Outstanding Checks</b>   | 850.00     |
| <b>Negative Adjustments</b> | 0.00       | <b>Differences</b>          | 0.00       |
|                             | <hr/>      |                             |            |
| <b>Ending G/L Balance</b>   | 273,900.57 | <b>Ending Balance</b>       | 273,900.57 |
| <b>Difference</b>           | 0.00       |                             |            |

| Posting Date                         | Document Type | Document No. | Description                   | Amount        | Cleared Amount | Difference    |
|--------------------------------------|---------------|--------------|-------------------------------|---------------|----------------|---------------|
| <b>Checks</b>                        |               |              |                               |               |                |               |
| 11/30/2023                           | Payment       | 2932         | LERNER REPORTING SERVICES     | 5000          | 5,000.00       | 0.00          |
| 12/14/2023                           | Payment       | 2943         | ZEBRA CLEANING TEAM           | 1015.5        | 1,015.50       | 0.00          |
| 12/21/2023                           | Payment       | 2945         | HOWIES PLUMBING INC.          | 297           | 297.00         | 0.00          |
| 12/21/2023                           | Payment       | 2946         | MIRABELLA CDD                 | 20550.31      | 20,550.31      | 0.00          |
| 12/21/2023                           | Payment       | 2947         | MIRABELLA CDD                 | 124578.69     | 124,578.69     | 0.00          |
| 12/21/2023                           | Payment       | 2948         | MIRABELLA CDD                 | 802.21        | 802.21         | 0.00          |
| 12/21/2023                           | Payment       | 2949         | MIRABELLA CDD                 | 4863.09       | 4,863.09       | 0.00          |
| 1/4/2024                             | Payment       | 2961         | STRALEY ROBIN VERICKER        | 638.5         | 638.50         | 0.00          |
| 1/8/2024                             | Payment       | DD142        | Payment of Invoice 000705     | 73.23         | 73.23          | 0.00          |
| 1/8/2024                             | Payment       | DD143        | Payment of Invoice 000706     | 819.19        | 819.19         | 0.00          |
| 1/8/2024                             | Payment       | DD144        | Payment of Invoice 000707     | 1418.36       | 1,418.36       | 0.00          |
| 1/8/2024                             | Payment       | DD145        | Payment of Invoice 000708     | 738           | 738.00         | 0.00          |
| 1/18/2024                            | Payment       | 2963         | INFRAMARK LLC                 | 2828.88       | 2,828.88       | 0.00          |
| 1/18/2024                            | Payment       | 2964         | JNJ CLEANING SERVICES LLC     | 640           | 640.00         | 0.00          |
| 1/18/2024                            | Payment       | 2965         | SOLITUDE LAKE MANAGEMENT, LLC | 220.39        | 220.39         | 0.00          |
| 1/18/2024                            | Payment       | 2966         | SOUTH SHORE LANDSCAPE & LAWN  | 1849.05       | 1,849.05       | 0.00          |
| 1/25/2024                            | Payment       | DD146        | Payment of Invoice 000722     | 119.98        | 119.98         | 0.00          |
| 1/26/2024                            | Payment       | DD147        | Payment of Invoice 000721     | 73.46         | 73.46          | 0.00          |
| <b>Total Checks</b>                  |               |              |                               | 166,525.84    | 166,525.84     | 0.00          |
| <b>Outstanding Checks</b>            |               |              |                               |               |                |               |
| 1/18/2024                            | Payment       | 2967         | ZEBRA CLEANING TEAM           | 850.00        | 0.00           | 850.00        |
| <b>Total Outstanding Checks.....</b> |               |              |                               | <b>850.00</b> |                | <b>850.00</b> |



# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2024

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 February 29, 2024

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>    | <b>GENERAL FUND</b> | <b>SERIES 2013 DEBT SERVICE FUND</b> | <b>SERIES 2015 DEBT SERVICE FUND</b> | <b>GENERAL FIXED ASSETS FUND</b> | <b>GENERAL LONG-TERM DEBT FUND</b> | <b>TOTAL</b>        |
|-------------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|---------------------|
| <b>ASSETS</b>                 |                     |                                      |                                      |                                  |                                    |                     |
| Cash - Operating Account      | \$ 261,504          | \$ -                                 | \$ -                                 | \$ -                             | \$ -                               | \$ 261,504          |
| Cash in Transit               | -                   | -                                    | 868                                  | -                                | -                                  | 868                 |
| Accounts Receivable - Other   | 1,667               | -                                    | -                                    | -                                | -                                  | 1,667               |
| Due From Other Funds          | -                   | 1,184                                | 195                                  | -                                | -                                  | 1,379               |
| Investments:                  |                     |                                      |                                      |                                  |                                    |                     |
| Interest Account              | -                   | 298                                  | -                                    | -                                | -                                  | 298                 |
| Prepayment Account            | -                   | 11,732                               | 15                                   | -                                | -                                  | 11,747              |
| Reserve Fund                  | -                   | 151,920                              | 11,225                               | -                                | -                                  | 163,145             |
| Revenue Fund                  | -                   | 144,139                              | 26,859                               | -                                | -                                  | 170,998             |
| Sinking fund                  | -                   | 19                                   | -                                    | -                                | -                                  | 19                  |
| 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           |
| <b>TOTAL ASSETS</b>           | <b>\$ 266,028</b>   | <b>\$ 309,292</b>                    | <b>\$ 39,162</b>                     | <b>\$ 1,603,412</b>              | <b>\$ 1,760,000</b>                | <b>\$ 3,977,894</b> |

**LIABILITIES**

|                          |               |            |          |          |                  |                  |
|--------------------------|---------------|------------|----------|----------|------------------|------------------|
| Accounts Payable         | \$ 23,554     | \$ -       | \$ -     | \$ -     | \$ -             | \$ 23,554        |
| Accrued Expenses         | 2,817         | -          | -        | -        | -                | 2,817            |
| Due to Other             | -             | 868        | -        | -        | -                | 868              |
| Bonds Payable            | -             | -          | -        | -        | 1,760,000        | 1,760,000        |
| Due To Other Funds       | 1,379         | -          | -        | -        | -                | 1,379            |
| <b>TOTAL LIABILITIES</b> | <b>27,750</b> | <b>868</b> | <b>-</b> | <b>-</b> | <b>1,760,000</b> | <b>1,788,618</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 29, 2024

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>                   | <b>GENERAL FUND</b> | <b>SERIES 2013 DEBT SERVICE FUND</b> | <b>SERIES 2015 DEBT SERVICE FUND</b> | <b>GENERAL FIXED ASSETS FUND</b> | <b>GENERAL LONG-TERM DEBT FUND</b> | <b>TOTAL</b>        |
|--|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|---------------------|
| <b><u>FUND BALANCES</u></b>                  |                     |                                      |                                      |                                  |                                    |                     |
| Restricted for:                              |                     |                                      |                                      |                                  |                                    |                     |
| Debt Service                                 | -                   | 308,424                              | 39,162                               | -                                | -                                  | 347,586             |
| Unassigned:                                  | 238,278             | -                                    | -                                    | 1,603,412                        | -                                  | 1,841,690           |
| <b>TOTAL FUND BALANCES</b>                   | <b>238,278</b>      | <b>308,424</b>                       | <b>39,162</b>                        | <b>1,603,412</b>                 | <b>-</b>                           | <b>2,189,276</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 266,028</b>   | <b>\$ 309,292</b>                    | <b>\$ 39,162</b>                     | <b>\$ 1,603,412</b>              | <b>\$ 1,760,000</b>                | <b>\$ 3,977,894</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 29, 2024  
 General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                  |                             |                        |                             |  |
| Special Assmnts- Tax Collector          | \$ 242,480                  | \$ 241,287             | \$ (1,193)                  | 99.51%                                 |
| <b>TOTAL REVENUES</b>                   | <b>242,480</b>              | <b>241,287</b>         | <b>(1,193)</b>              | <b>99.51%</b>                          |
| <b><u>EXPENDITURES</u></b>              |                             |                        |                             |  |
| <b><u>Administration</u></b>            |                             |                        |                             |  |
| Supervisor Fees                         | 6,000                       | 2,600                  | 3,400                       | 43.33%                                 |
| ProfServ-Arbitrage Rebate               | 650                         | -                      | 650                         | 0.00%                                  |
| ProfServ-Trustee Fees                   | 3,500                       | 3,500                  | -                           | 100.00%                                |
| Disclosure Report                       | 5,000                       | 7,500                  | (2,500)                     | 150.00%                                |
| District Counsel                        | 4,000                       | 1,323                  | 2,677                       | 33.08%                                 |
| District Engineer                       | 1,750                       | -                      | 1,750                       | 0.00%                                  |
| District Manager                        | 27,000                      | 13,500                 | 13,500                      | 50.00%                                 |
| Auditing Services                       | 5,200                       | -                      | 5,200                       | 0.00%                                  |
| Website Compliance                      | 1,200                       | 1,500                  | (300)                       | 125.00%                                |
| Postage, Phone, Faxes, Copies           | 250                         | 46                     | 204                         | 18.40%                                 |
| Public Officials Insurance              | 2,905                       | 2,694                  | 211                         | 92.74%                                 |
| Legal Advertising                       | 1,200                       | -                      | 1,200                       | 0.00%                                  |
| Misc-Taxes                              | 900                         | -                      | 900                         | 0.00%                                  |
| Bank Fees                               | 150                         | -                      | 150                         | 0.00%                                  |
| Website Administration                  | 1,800                       | 910                    | 890                         | 50.56%                                 |
| Office Supplies                         | 100                         | -                      | 100                         | 0.00%                                  |
| Dues, Licenses, Subscriptions           | 500                         | 784                    | (284)                       | 156.80%                                |
| <b>Total Administration</b>             | <b>62,105</b>               | <b>34,357</b>          | <b>27,748</b>               | <b>55.32%</b>                          |
| <b><u>Electric Utility Services</u></b> |                             |                        |                             |  |
| Utility - Electric                      | 29,400                      | 15,487                 | 13,913                      | 52.68%                                 |
| <b>Total Electric Utility Services</b>  | <b>29,400</b>               | <b>15,487</b>          | <b>13,913</b>               | <b>52.68%</b>                          |
| <b><u>Water-Sewer Comb Services</u></b> |                             |                        |                             |  |
| Utility - Water                         | 7,500                       | 442                    | 7,058                       | 5.89%                                  |
| <b>Total Water-Sewer Comb Services</b>  | <b>7,500</b>                | <b>442</b>             | <b>7,058</b>                | <b>5.89%</b>                           |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 29, 2024  
 General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Waterway Management                          | 3,000                       | 4,102                  | (1,102)                     | 136.73%                                |
| Clubhouse - Facility Janitorial Service      | 12,000                      | 1,280                  | 10,720                      | 10.67%                                 |
| Contracts-Plant Replacement                  | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Contracts-Pools                              | 10,200                      | 3,566                  | 6,634                       | 34.96%                                 |
| Contracts-Other Landscape                    | 3,500                       | -                      | 3,500                       | 0.00%                                  |
| Contracts-Security System                    | 1,500                       | -                      | 1,500                       | 0.00%                                  |
| Insurance -Property & Casualty               | 8,500                       | 7,771                  | 729                         | 91.42%                                 |
| R&M-Clubhouse                                | 5,000                       | 2,795                  | 2,205                       | 55.90%                                 |
| R&M-Pools                                    | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Landscape Maintenance                        | 24,000                      | 9,245                  | 14,755                      | 38.52%                                 |
| Clubhouse Facility - Other                   | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Security System Monitoring & Maint.          | 42,862                      | 16,083                 | 26,779                      | 37.52%                                 |
| Irrigation Maintenance                       | 2,000                       | 362                    | 1,638                       | 18.10%                                 |
| Holiday Lighting & Decorations               | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Capital Outlay                               | 8,000                       | -                      | 8,000                       | 0.00%                                  |
| <b>Total Other Physical Environment</b>      | <b>129,562</b>              | <b>45,204</b>          | <b>84,358</b>               | <b>34.89%</b>                          |
| <b><u>Reserves</u></b>                       |                             |                        |                             |  |
| Capital Reserve                              | 13,913                      | -                      | 13,913                      | 0.00%                                  |
| <b>Total Reserves</b>                        | <b>13,913</b>               | <b>-</b>               | <b>13,913</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>242,480</b>              | <b>95,490</b>          | <b>146,990</b>              | <b>39.38%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 145,797                | 145,797                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>92,481</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 238,278</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 29, 2024  
 Series 2013 Debt Service Fund (202)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 4,502               | \$ 4,502                    | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 132,900                     | 139,633                | 6,733                       | 105.07%                                |
| <b>TOTAL REVENUES</b>  | <b>132,900</b>              | <b>144,135</b>         | <b>11,235</b>               | <b>108.45%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 35,000                      | 35,000                 | -                           | 100.00%                                |
| Interest Expense   | 97,900                      | 49,100                 | 48,800                      | 50.15%                                 |
| <b>Total Debt Service</b>                                    | <b>132,900</b>              | <b>84,100</b>          | <b>48,800</b>               | <b>63.28%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>132,900</b>              | <b>84,100</b>          | <b>48,800</b>               | <b>63.28%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 60,035                 | 60,035                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>                 |                             | <b>248,389</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 308,424</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 29, 2024  
 Series 2015 Debt Service Fund (203)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 506                 | \$ 506                      | 0.00%                                  |
| Special Assmnts- Tax Collector               | 22,080                      | 23,034                 | 954                         | 104.32%                                |
| <b>TOTAL REVENUES</b>                        | <b>22,080</b>               | <b>23,540</b>          | <b>1,460</b>                | <b>106.61%</b>                         |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 6,000                       | 6,000                  | -                           | 100.00%                                |
| Interest Expense                             | 16,080                      | 8,205                  | 7,875                       | 51.03%                                 |
| <b>Total Debt Service</b>                    | <b>22,080</b>               | <b>14,205</b>          | <b>7,875</b>                | <b>64.33%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>22,080</b>               | <b>14,205</b>          | <b>7,875</b>                | <b>64.33%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 9,335                  | 9,335                       | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>29,827</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 39,162</b>       |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 29, 2024  
 General Fixed Assets Fund (900)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|----------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                            |                             |  |
| <b>TOTAL REVENUES</b>                        | -                           | -                          | -                           | <b>0.00%</b>                           |
| <b><u>EXPENDITURES</u></b>                   |                             |                            |                             |  |
| <b>TOTAL EXPENDITURES</b>                    | -                           | -                          | -                           | <b>0.00%</b>                           |
| Excess (deficiency) of revenues              |                             |                            |                             |  |
| Over (under) expenditures                    | -                           | -                          | -                           | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b> |                             | <b>1,603,412</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b><u>\$ 1,603,412</u></b> |                             |  |



**MIRABELLA CDD**

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING  
 Statement No. 02\_24  
 Statement Date 2/29/2024

|                             |            |                             |            |
|-----------------------------|------------|-----------------------------|------------|
| <b>G/L Balance (LCY)</b>    | 261,503.65 | <b>Statement Balance</b>    | 267,211.37 |
| <b>G/L Balance</b>          | 261,503.65 | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b> | 0.00       |                             |            |
|                             | <hr/>      |                             |            |
| <b>Subtotal</b>             | 261,503.65 | <b>Subtotal</b>             | 267,211.37 |
| <b>Negative Adjustments</b> | 0.00       | <b>Outstanding Checks</b>   | 5,707.72   |
|                             | <hr/>      | <b>Differences</b>          | 0.00       |
| <b>Ending G/L Balance</b>   | 261,503.65 | <b>Ending Balance</b>       | 261,503.65 |
| <b>Difference</b>           | 0.00       |                             |            |

| Posting Date                         | Document Type | Document No. | Description                   | Amount          | Cleared Amount | Difference      |
|--------------------------------------|---------------|--------------|-------------------------------|-----------------|----------------|-----------------|
| <b>Checks</b>                        |               |              |                               |                 |                |                 |
| 1/18/2024                            | Payment       | 2967         | ZEBRA CLEANING TEAM           | 850.00          | 850.00         | 0.00            |
| 2/7/2024                             | Payment       | 2968         | INFRAMARK LLC                 | 2,822.34        | 2,822.34       | 0.00            |
| 2/7/2024                             | Payment       | 2969         | JNJ CLEANING SERVICES LLC     | 640.00          | 640.00         | 0.00            |
| 2/7/2024                             | Payment       | 2970         | MIRABELLA CDD                 | 25.81           | 25.81          | 0.00            |
| 2/7/2024                             | Payment       | 2971         | SOLITUDE LAKE MANAGEMENT, LLC | 220.39          | 220.39         | 0.00            |
| 2/7/2024                             | Payment       | 2973         | MIRABELLA CDD                 | 156.47          | 156.47         | 0.00            |
| 2/9/2024                             | Payment       | DD148        | Payment of Invoice 000726     | 1,512.29        | 1,512.29       | 0.00            |
| 2/9/2024                             | Payment       | DD149        | Payment of Invoice 000727     | 109.87          | 109.87         | 0.00            |
| 2/9/2024                             | Payment       | DD150        | Payment of Invoice 000728     | 612.59          | 612.59         | 0.00            |
| 2/9/2024                             | Payment       | DD151        | Payment of Invoice 000730     | 846.64          | 846.64         | 0.00            |
| 2/14/2024                            | Payment       | DD152        | Payment of Invoice 000754     | 75.48           | 75.48          | 0.00            |
| 2/14/2024                            | Payment       | DD153        | Payment of Invoice 000746     | 119.98          | 119.98         | 0.00            |
| Total Checks                         |               |              |                               | 7,991.86        | 7,991.86       | 0.00            |
| <b>Deposits</b>                      |               |              |                               |                 |                |                 |
| 2/2/2024                             |               | JE000374     | DS payment tax collector      | G/L 452.66      | 452.66         | 0.00            |
| Total Deposits                       |               |              |                               | 452.66          | 452.66         | 0.00            |
| <b>Outstanding Checks</b>            |               |              |                               |                 |                |                 |
| 2/7/2024                             | Payment       | 2972         | ZEBRA CLEANING TEAM           | 850.00          | 0.00           | 850.00          |
| 2/28/2024                            | Payment       | 2974         | INFRAMARK LLC                 | 2,816.67        | 0.00           | 2,816.67        |
| 2/28/2024                            | Payment       | 2975         | SOUTH SHORE LANDSCAPE & LAWN  | 1,849.05        | 0.00           | 1,849.05        |
| 2/28/2024                            | Payment       | 2976         | STRALEY ROBIN VERICKER        | 192.00          | 0.00           | 192.00          |
| <b>Total Outstanding Checks.....</b> |               |              |                               | <b>5,707.72</b> |                | <b>5,707.72</b> |