

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

- 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

Public Hearing & Regular Meeting Agenda

Thursday, August 22, 2024 – 6:00 p.m.

Teams Meeting Information

Meeting ID: 252 087 769 630 Passcode: tSm3Zm

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

1. **Call to Order/Roll Call**
2. **Approval of Agenda**
3. **Public Comment on Agenda Items**
4. **Public Hearing on Adopting Fiscal Year 2025 Final Budget & Levying O&M Assessments**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget & Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comments
 - D. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget & Levying O&M Assessments
 - E. Consideration of Resolution 2024-03; Adopting Final Fiscal Year 2025 Budget
 - F. Consideration of Resolution 2024-04; Levying O&M Assessments
5. **Business Items**
 - A. Consideration of Onsite Security Proposals
 - B. Consideration of South Shore Landscaping Monument Landscaping Proposal
 - C. Consideration of Palm Tree Trimming Proposal
 - D. Consideration of Resolution 2024-05; Setting Fiscal Year 2025 Meeting Schedule
6. **Consent Agenda**
 - A. Consideration of Board of Supervisors' Meeting Minutes of the June 6, 2024
 - B. Consideration of Operation and Maintenance Expenditures as of June & July 2024
 - C. Review of Financial Statements as of June & July 2024
 - D. Ratification of JNJ Services Pressure Washing
7. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
8. **Board of Supervisors' Requests and Comments**
9. **Adjournment**

The next Regular Meeting is scheduled to be held Thursday, October 3, 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

Fourth Order of Business

4E.

Mirabella
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Mirabella
Community Development District

Budget Overview
Fiscal Year 2025

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Mirabella
Community Development District

Supporting Budget Schedules
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU 2/29/24	March- 10/1/2024	PROJECTED FY 2024		BUDGET FY 2025
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	242,480	241,287	1,193	242,480	0%	242,480
TOTAL REVENUES	\$ 242,480	\$ 241,287	\$ 1,193	\$ 242,480		\$ 242,480
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 6,000	\$ 2,600	\$ 3,400	\$ 6,000	0%	\$ 6,000
District Management	27,000	13,500	13,500	27,000	0%	30,000
Dissemination Agent/Reporting	5,000	7,500	-	7,500	50%	7,725
Website Admin Services	1,800	910	890	1,800	0%	1,998
District Engineer	1,750	-	1,750	1,750	0%	1,750
District Counsel	4,000	1,323	2,677	4,000	0%	4,000
Trustees Fees	3,500	3,500	-	3,500	0%	3,500
Auditing Services	5,200	-	5,200	5,200	0%	5,200
Postage, Phone, Faxes, Copies	250	46	204	250	0%	278
Legal Advertising	1,200	-	1,200	1,200	0%	1,200
Bank Fees	150	-	150	150	0%	150
Dues, Licenses & Fees	500	784	-	784	57%	750
Onsite Office Supplies	100	-	100	100	0%	100
Website ADA Compliance	1,200	1,500	-	1,500	25%	1,500
Total Financial and Administrative	\$ 59,200	\$ 31,663	\$ 30,621	\$ 62,284		\$ 64,151
Insurance						
Public Officials Insurance	2,905	2,694	-	2,694	-7%	3,000
Property & Casualty Insurance	8,500	7,771	-	7,771	-9%	10,694
Total Insurance	\$ 11,405	\$ 10,465	\$ -	\$ 10,465		\$ 13,694
Utility Services						
Electric Utility Services	\$ 29,400	\$ 15,487	\$ 22,051	\$ 37,538	28%	\$ 39,000
Water/Waste	7,500	442	629	1,071	-86%	2,000
Total Utility Services	\$ 36,900	\$ 15,929	\$ 22,680	\$ 38,609		\$ 41,000

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2024	THRU 2/29/24	March- 10/1/2024	PROJECTED FY 2024	% +/-) Budget	BUDGET FY 2025
Amenity						
Janitorial - Contract	12,000	1,280	4,480	5,760	-52%	7,680
Amenity R&M	5,000	2,795	3,980	6,775	35%	5,000
Access Control R&M	1,500	-	1,500	1,500	0%	1,500
Pool Maintenance - Contract	10,200	3,566	6,634	10,200	0%	10,500
Pool Treatments & Other R&M	2,000	-	2,000	2,000	0%	2,000
Security Monitoring Services	42,862	16,083	22,900	38,983	-9%	40,000
Holiday Decorations	2,500	-	2,500	2,500	0%	2,500
Clubhouse Facility - Other	2,500	-	2,500	2,500	0%	-
Amenity Internet		-	-	-	0%	1,500
Total Amenity	\$ 78,562	\$ 23,724	\$ 46,493	\$ 70,217		\$ 70,680
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 24,000	\$ 9,245	\$ 14,755	\$ 24,000	0%	\$ 24,000
Landscaping - R&M	3,500	-	3,500	3,500	0%	3,500
Landscaping - Annuals	-	3,000	-	3,000	0%	3,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	0%	2,000
Irrigation Maintenance	2,000	362	1,638	2,000	0%	2,000
Waterway Management Program	3,000	1,102	1,898	3,000	0%	3,000
Capital Outlay	8,000	-	8,000	8,000	0%	7,455
Total Landscape and Pond Maintenance	\$ 42,500	\$ 13,709	\$ 31,791	\$ 45,500		\$ 44,955
Contingency						
Capital Reserve	13,913	-	15,404	15,404	11%	8,000
Total Contingency	\$ 13,913	\$ -	\$ 15,404	\$ 15,404		\$ 8,000
TOTAL EXPENDITURES	\$ 242,480	\$ 95,490	\$ 146,990	\$ 242,480		\$ 242,480
Excess (deficiency) of revenues	\$ -	\$ 145,797	\$ (145,797)	\$ 0		\$ -
Net change in fund balance	\$ -	\$ 145,797	\$ (145,797)	\$ 0		\$ -
FUND BALANCE, BEGINNING	91,800	\$ 91,800	\$ 237,597	\$ 91,800		\$ 91,800
FUND BALANCE, ENDING	\$ 91,800	\$ 237,597	\$ 91,800	\$ 91,800		\$ 91,800

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	\$	91,800
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		0
Add: Capital Reserve Designation		15,404
Estimated Funds Available - 9/30/2024		107,204

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	107,204
Less: First Quarter Operating Reserve		(60,620) ⁽¹⁾
Add: Capital Reserve Designation		8,000
Estimated Remaining Undesignated Cash as of 9/30/2025		54,584

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025

REVENUES

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Budget Narrative
Fiscal Year 2025

EXPENDATURES

Financial and Administrative (Cont.)

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Insurance

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Budget Narrative
Fiscal Year 2025

EXPENDATURES

Amenity (Cont.)

Security Monitoring Services

Cost of CDD security personnel and equipment.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Amenity Internet

Internet service for clubhouse and other amenity locations.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Capital Outlay

Cost of larger scale projects that occur within the District.

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Mirabella
Community Development District

Debt Service Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2013 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 2/29/2024	March- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 2,693	\$ -	\$ 2,693	\$ -
Special Assmnts- Tax Collector	132,900	139,476	-	139,476	140,323
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 132,900	\$ 142,169	\$ -	\$ 142,169	\$ 140,323
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	35,000	35,000	-	35,000	35,000
Interest Expense	97,900	49,100	48,800	97,900	110,150
TOTAL EXPENDITURES	\$ 132,900	\$ 84,100	\$ 48,800	\$ 132,900	\$ 145,150
Excess (deficiency) of revenues					
Over (under) expenditures	-	58,069	(48,800)	9,269	(4,827)
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ -	\$ 58,069	\$ (48,800)	\$ 9,269	\$ (4,827)
FUND BALANCE, BEGINNING	\$ 248,349	\$ 247,252	\$ 305,321	\$ 247,252	\$ 256,521
FUND BALANCE, ENDING	\$ 247,252	\$ 305,321	\$ 256,521	\$ 256,521	\$ 251,694
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2013 Bonds:	\$ 1,570,000			\$ 1,530,000	

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Mirabella CDD

SERIES 2013 CAPITAL IMPROVEMENT REVENUE BONDS, AMORTIZATION SCHEDULE

DATE:	COUPON:	PRINCIPAL DUE:	INTEREST DUE:	DEBT SERVICE	ANNUAL DEBT SERVICE	PRINCIPAL OUTSTANDING
11/1/2014		\$ -	\$ 136,339	\$ 136,339	\$ 136,339	\$ 1,860,000
5/1/2015		\$ -	\$ 63,250	\$ 63,250		\$ 1,860,000
11/1/2015		\$ 20,000	\$ 63,250	\$ 83,250	\$ 146,500	\$ 1,840,000
5/1/2016		\$ -	\$ 62,650	\$ 62,650		\$ 1,840,000
11/1/2016		\$ 25,000	\$ 62,650	\$ 87,650	\$ 150,300	\$ 1,815,000
5/1/2017		\$ -	\$ 61,900	\$ 61,900		\$ 1,815,000
11/1/2017		\$ 25,000	\$ 61,900	\$ 86,900	\$ 148,800	\$ 1,790,000
5/1/2018		\$ -	\$ 61,150	\$ 61,150		\$ 1,790,000
11/1/2018		\$ 25,000	\$ 61,150	\$ 86,150	\$ 147,300	\$ 1,765,000
5/1/2019		\$ -	\$ 60,400	\$ 60,400		\$ 1,765,000
11/1/2019		\$ 30,000	\$ 60,400	\$ 90,400	\$ 150,800	\$ 1,735,000
5/1/2020		\$ -	\$ 59,500	\$ 59,500		\$ 1,735,000
11/1/2020		\$ 30,000	\$ 59,500	\$ 89,500	\$ 149,000	\$ 1,705,000
5/1/2021		\$ -	\$ 58,600	\$ 58,600		\$ 1,705,000
11/1/2021		\$ 30,000	\$ 58,600	\$ 88,600	\$ 147,200	\$ 1,675,000
5/1/2022		\$ -	\$ 57,700	\$ 57,700		\$ 1,675,000
11/1/2022		\$ 35,000	\$ 57,700	\$ 92,700	\$ 150,400	\$ 1,640,000
5/1/2023		\$ -	\$ 56,650	\$ 56,650		\$ 1,640,000
11/1/2023		\$ 35,000	\$ 56,650	\$ 91,650	\$ 148,300	\$ 1,605,000
5/1/2024		\$ -	\$ 55,600	\$ 55,600		\$ 1,605,000
11/1/2024		\$ 35,000	\$ 55,600	\$ 90,600	\$ 146,200	\$ 1,570,000
5/1/2025		\$ -	\$ 54,550	\$ 54,550		\$ 1,570,000
11/1/2025		\$ 40,000	\$ 54,550	\$ 94,550	\$ 149,100	\$ 1,530,000
5/1/2026		\$ -	\$ 53,350	\$ 53,350		\$ 1,530,000
11/1/2026		\$ 40,000	\$ 53,350	\$ 93,350	\$ 146,700	\$ 1,490,000
5/1/2027		\$ -	\$ 52,150	\$ 52,150		\$ 1,490,000
11/1/2027		\$ 45,000	\$ 52,150	\$ 97,150	\$ 149,300	\$ 1,445,000
5/1/2028		\$ -	\$ 50,575	\$ 50,575		\$ 1,445,000
11/1/2028		\$ 45,000	\$ 50,575	\$ 95,575	\$ 146,150	\$ 1,400,000
5/1/2029		\$ -	\$ 49,000	\$ 49,000		\$ 1,400,000
11/1/2029		\$ 50,000	\$ 49,000	\$ 99,000	\$ 148,000	\$ 1,350,000
5/1/2030		\$ -	\$ 47,250	\$ 47,250		\$ 1,350,000
11/1/2030		\$ 55,000	\$ 47,250	\$ 102,250	\$ 149,500	\$ 1,295,000
5/1/2031		\$ -	\$ 45,325	\$ 45,325		\$ 1,295,000
11/1/2031		\$ 60,000	\$ 45,325	\$ 105,325	\$ 150,650	\$ 1,235,000
5/1/2032		\$ -	\$ 43,225	\$ 43,225		\$ 1,235,000
11/1/2032		\$ 60,000	\$ 43,225	\$ 103,225	\$ 146,450	\$ 1,175,000
5/1/2033		\$ -	\$ 41,125	\$ 41,125		\$ 1,175,000
11/1/2033		\$ 65,000	\$ 41,125	\$ 106,125	\$ 147,250	\$ 1,110,000
5/1/2034		\$ -	\$ 38,850	\$ 38,850		\$ 1,110,000
11/1/2034		\$ 70,000	\$ 38,850	\$ 108,850	\$ 147,700	\$ 1,040,000
5/1/2035		\$ -	\$ 36,400	\$ 36,400		\$ 1,040,000
11/1/2035		\$ 75,000	\$ 36,400	\$ 111,400	\$ 147,800	\$ 965,000
5/1/2036		\$ -	\$ 33,775	\$ 33,775		\$ 965,000
11/1/2036		\$ 80,000	\$ 33,775	\$ 113,775	\$ 147,550	\$ 885,000
5/1/2037		\$ -	\$ 30,975	\$ 30,975		\$ 885,000

Mirabella

Community Development District

11/1/2037		\$ 85,000	\$ 30,975	\$ 115,975	\$ 146,950	\$ 800,000
5/1/2038		\$ -	\$ 28,000	\$ 28,000		\$ 800,000
11/1/2038		\$ 90,000	\$ 28,000	\$ 118,000	\$ 146,000	\$ 710,000
5/1/2039		\$ -	\$ 24,850	\$ 24,850		\$ 710,000
11/1/2039		\$ 100,000	\$ 24,850	\$ 124,850	\$ 149,700	\$ 610,000
5/1/2040		\$ -	\$ 21,350	\$ 21,350		\$ 610,000
11/1/2040		\$ 105,000	\$ 21,350	\$ 126,350	\$ 147,700	\$ 505,000
5/1/2041		\$ -	\$ 17,675	\$ 17,675		\$ 505,000
11/1/2041		\$ 115,000	\$ 17,675	\$ 132,675	\$ 150,350	\$ 390,000
5/1/2042		\$ -	\$ 13,650	\$ 13,650		\$ 390,000
11/1/2042		\$ 120,000	\$ 13,650	\$ 133,650	\$ 147,300	\$ 270,000
5/1/2043		\$ -	\$ 9,450	\$ 9,450		\$ 270,000
11/1/2043		\$ 130,000	\$ 9,450	\$ 139,450	\$ 148,900	\$ 140,000
5/1/2044		\$ -	\$ 4,900	\$ 4,900		\$ 140,000
11/1/2044		\$ 140,000	\$ 4,900	\$ 144,900	\$ 149,800	\$ -
		\$ 1,860,000	\$ 2,723,989	\$ 4,583,989		

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2015 Bonds
 Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2024	2/29/2024	10/1/2024	FY 2024	FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 307	\$ 921	\$ 1,228	\$ -
Special Assmnts- Tax Collector	22,080	23,008	(928)	22,080	23,148
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 22,080	\$ 23,315	\$ (7)	\$ 23,308	\$ 23,148
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	6,000	6,000	-	6,000	6,000
Interest Expense	16,080	8,205	7,875	16,080	15,870
TOTAL EXPENDITURES	\$ 22,080	\$ 14,205	\$ 7,875	\$ 22,080	\$ 21,870
Excess (deficiency) of revenues					
Over (under) expenditures	-	9,110	(7,882)	1,228	1,278
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,278
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 1,278
Net change in fund balance	\$ -	\$ 9,110	\$ (7,882)	\$ 1,228	\$ 2,555
FUND BALANCE, BEGINNING	\$ 29,639	\$ 29,639	\$ 38,749	\$ 29,639	\$ 30,867
FUND BALANCE, ENDING	\$ 29,639	\$ 38,749	\$ 30,867	\$ 30,867	\$ 33,422
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2015 Bonds:	\$ 261,500			\$ 255,000	

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$ 273,500	\$ 6,000	6.000%	\$ 8,205	\$ 14,205
5/1/2024	\$ 267,500			\$ 8,025	\$ 8,025
11/1/2024	\$ 267,500	\$ 6,000	6.000%	\$ 8,025	\$ 14,025
5/1/2025	\$ 261,500			\$ 7,845	\$ 7,845
11/1/2025	\$ 261,500	\$ 6,500	6.000%	\$ 7,845	\$ 14,345
5/1/2026	\$ 255,000			\$ 7,650	\$ 7,650
11/1/2026	\$ 255,000	\$ 7,000	6.000%	\$ 7,650	\$ 14,650
5/1/2027	\$ 248,000			\$ 7,440	\$ 7,440
11/1/2027	\$ 248,000	\$ 7,500	6.000%	\$ 7,440	\$ 14,940
5/1/2028	\$ 240,500			\$ 7,215	\$ 7,215
11/1/2028	\$ 240,500	\$ 8,000	6.000%	\$ 7,215	\$ 15,215
5/1/2029	\$ 232,500			\$ 6,975	\$ 6,975
11/1/2029	\$ 232,500	\$ 8,500	6.000%	\$ 6,975	\$ 15,475
5/1/2030	\$ 224,000			\$ 6,720	\$ 6,720
11/1/2030	\$ 224,000	\$ 9,000	6.000%	\$ 6,720	\$ 15,720
5/1/2031	\$ 215,000			\$ 6,450	\$ 6,450
11/1/2031	\$ 215,000	\$ 9,500	6.000%	\$ 6,450	\$ 15,950
5/1/2032	\$ 205,500			\$ 6,165	\$ 6,165
11/1/2032	\$ 205,500	\$ 10,000	6.000%	\$ 6,165	\$ 16,165
5/1/2033	\$ 195,500			\$ 5,865	\$ 5,865
11/1/2033	\$ 195,500	\$ 10,500	6.000%	\$ 5,865	\$ 16,365
5/1/2034	\$ 185,000			\$ 5,550	\$ 5,550
11/1/2034	\$ 185,000	\$ 11,000	6.000%	\$ 5,550	\$ 16,550
5/1/2035	\$ 174,000			\$ 5,220	\$ 5,220
11/1/2035	\$ 174,000	\$ 12,000	6.000%	\$ 5,220	\$ 17,220
5/1/2036	\$ 162,000			\$ 4,860	\$ 4,860
11/1/2036	\$ 162,000	\$ 12,500	6.000%	\$ 4,860	\$ 17,360
5/1/2037	\$ 149,500			\$ 4,485	\$ 4,485
11/1/2037	\$ 149,500	\$ 13,000	6.000%	\$ 4,485	\$ 17,485
5/1/2038	\$ 136,500			\$ 4,095	\$ 4,095
11/1/2038	\$ 136,500	\$ 14,000	6.000%	\$ 4,095	\$ 18,095
5/1/2039	\$ 122,500			\$ 3,675	\$ 3,675
11/1/2039	\$ 122,500	\$ 14,500	6.000%	\$ 3,675	\$ 18,175
5/1/2040	\$ 108,000			\$ 3,240	\$ 3,240
11/1/2040	\$ 108,000	\$ 15,500	6.000%	\$ 3,240	\$ 18,740
5/1/2041	\$ 92,500			\$ 2,775	\$ 2,775
11/1/2041	\$ 92,500	\$ 16,500	6.000%	\$ 2,775	\$ 19,275
5/1/2042	\$ 76,000			\$ 2,280	\$ 2,280
11/1/2042	\$ 76,000	\$ 17,500	6.000%	\$ 2,280	\$ 19,780
5/1/2043	\$ 58,500			\$ 1,755	\$ 1,755
11/1/2043	\$ 58,500	\$ 18,500	6.000%	\$ 1,755	\$ 20,255
5/1/2044	\$ 40,000			\$ 1,200	\$ 1,200
11/1/2044	\$ 40,000	\$ 19,500	6.000%	\$ 1,200	\$ 20,700
5/1/2045	\$ 20,500			\$ 615	\$ 615
11/1/2045	\$ 20,500	\$ 20,500	6.000%	\$ 615	\$ 21,115
		\$273,500		\$228,405	\$ 501,905

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Mirabella
Community Development District

Operating Budget
Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2013													
Product	Units	General Fund				Debt Service Series 2013				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 50'	97	\$ 1,722.37	\$ 1,722.37	\$ (0.00)	0%	\$ 1,200.00	\$ 1,200.00	\$ -	0%	\$ 2,922.37	\$ 2,922.37	\$ (0.00)	0%
Single Family 55'	14	\$ 1,894.60	\$ 1,894.60	\$ 0.00	0%	\$ 1,320.00	\$ 1,320.00	\$ -	0%	\$ 3,214.60	\$ 3,214.60	\$ 0.00	0%
Single Family 60'	10	\$ 2,066.84	\$ 2,066.84	\$ (0.00)	0%	\$ 1,440.00	\$ 1,440.00	\$ -	0%	\$ 3,506.84	\$ 3,506.84	\$ (0.00)	0%
	121												

Assessment Area Two- Series 2015													
Product	Units	O&M Per Unit				Debt Service Series 2015				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 50'	12	\$ 1,722.37	\$ 1,722.37	\$ (0.00)	0%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,972.37	\$ 2,972.37	\$ (0.00)	0%
Single Family 55'	7	\$ 1,894.60	\$ 1,894.60	\$ 0.00	0%	\$ 1,375.00	\$ 1,375.00	\$ -	0%	\$ 3,269.60	\$ 3,269.60	\$ 0.00	0%
Daycare Center	1	\$ 9,764.43	\$ 9,764.43	\$ (0.00)	0%	\$ -	\$ -	\$ -	0%	\$ 9,764.43	\$ 9,764.43	\$ (0.00)	0%
	20												

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Mirabella Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2024.

Attested By:

**Mirabella Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2024-2025 Adopted Budget

4F.

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mirabella Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2024.

Attested By:

**Mirabella Community
Development District**

Print Name: _____

Secretary/Assistant Secretary

Print Name: _____

Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

Fifth Order of Business

5A



Security Services Proposal for

Mirabella CDD



PREPARED BY

Kyle Scroggins
KyleS@TeamSignal.com

PREPARED FOR

Lisa Castoria
lisa.castoria@inframark.com



The Freedom of Feeling Secure

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

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

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



Security Services

Custom Security Solutions

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

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

Dedicated Services

When you need a consistent security presence at your facility, turn to our team to create peace of mind for your employees, customers, tenants and others. We provide our clientele with highly trained, highly visible, and highly effective coverage at businesses of any size. Our Dedicated Services are designed to efficiently meet your needs with our professional security personnel.

Our security personnel selection process is first-rate, establishing higher standards in an industry that desperately needs them. Every security officer candidate undergoes an extensive interview process and background investigation, which includes a criminal history check and immediate and ongoing drug testing. Our officers are given consistent opportunities to continue their professional development with additional training coursework.

PROPOSAL



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

Serviced By: Signal of Tampa ("Service Provider")
 10500 University Center Drive
 Suite 140
 Tampa, FL 33612
 Kyle Scroggins
 Phone: [8134988034](tel:8134988034)
 Fax: [\(866\) 384-5416](tel:866.384.5416)
 Email: KyleS@TeamSignal.com
 License Number(s): B1200049
Proposal Date: [2024-08-15](#)
Good Through: [2024-09-13](#)

Service Dates: TBD - Ongoing

Security Location

Mirabella CDD
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, Florida 33598
 Phone: [656.223-7011](tel:656.223-7011)
 Email: lisa.castoria@inframark.com

Bill To

Mirabella CDD
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, Florida 33598
 Phone: [656.223-7011](tel:656.223-7011)
 Email: lisa.castoria@inframark.com

Management Company: Inframark Management Services

Payment Terms: Net 15

Minimum Annual Rate Increase: 5%

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Officer I	8	8	8	8	8	0	0	40	\$1,076.40

Taxes are subject to change based upon jurisdiction.

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

Holidays: 1.5x Regular Rate

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

Services	\$4,682.34
Monthly Total	\$4,682.34

Description of Services

This proposal reflects services including 40 on-site dedicated hours per week. On-site dedicated hours will be scheduled as follows: 7:30am to 3:30pm Monday - Friday.

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

- Loitering
- Trespassing
- Vandalism

-Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering.

SECURITY-SERVICES AGREEMENT TERMS AND CONDITIONS

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

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

Client Signer Block (First/Last Name)

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

Client

Date

Title

Signal Signer Block

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

Signal Signature

Date

Title

NATION SECURITY

Security Services Proposal for Mirabella CDD

SUBMITTED TO:

**Lisa Castoria
Mirabella CDD
2005 Pan Am Cir
Tampa, FL 33607
+18138737300**

PRESENTED BY:

**Asdel Vazquez
Nation Security Services, LLC
12750 NW 17 St Suite 207
Miami, FL 33182
(305) 302-2000**

This document includes confidential details regarding the operations, services, and pricing of Nation Security. The information is sensitive and must not be shared publicly. This document was created and shared in confidence, intended exclusively for the internal use of management for evaluation purposes, and in response to a request for a proposal on security services.

NATION SECURITY

Dear Lisa,

06-17-2024

On behalf of Nation Security, we thank Mirabella CDD for this opportunity to propose a customized security solution that will address your main concerns and challenges we will deliver a tailored, customer service, and safety-focused program to Mirabella CDD, your residents, employees, and visitors. Our mission is to consistently deliver the highest-quality, most reliable, cost-effective, and friendly services. We will achieve this by fully leveraging the best talent, restrictive practices, and exclusive technology to achieve full transparency while meeting program goals and reducing your overall business risk. As a company, we pride ourselves on always remaining a step ahead of the competition in everything we do.

Our company's top priority starts with a custom safety program for Mirabella CDD. With proven best practices and advanced technology, we seek to understand better the underlying patterns that create risk. Using our Tracktik Technology platform and leveraging extensive data sources, we can analyze and optimize your security program's performance in real-time.

To achieve the best customer service experience and outcomes, we commit to providing Mirabella CDD with the most extensive and ongoing Officer training and development. Without question, we have the most professional, polished, responsible, and courteous security officers in the business. Clients tell us that our officers feel like their very own employees. Nation Security understands that this is a very critical decision. Hence, we see a tremendous opportunity to establish a deep partnership focused on achieving the best outcomes for Mirabella CDD. Working together and with a clear sense of what is required and possible, we can confidently say we are best positioned to meet and exceed your expectations from top to bottom.

This proposal includes a brief synopsis of our corporate structure and capabilities. I am confident that you will find this information useful in your decision-making process. In the meantime, please do not hesitate to call me directly should you have any questions or require any additional information.

Once again, thank you for the opportunity to earn your business.

Sincerely,



President / CEO

Corporate Headquarters:
 Nation Security Services, LLC
 12750 NW 17th St, Suite 207
 Miami, Florida 33182
 305-302-2000

Federal Tax ID: 93-4172997
Dun & Bradstreet: 03-822-2763
State Security License: B1500101

We provide innovative contract security service solutions, including uncompromising values, cost-effectiveness, and measurable results to our clients. Our business model is based on creating and delivering operational excellence to each and every customer by selecting the right people, training them to exceed our customer's requirements, and providing a culture that is focused on 100% customer and employee satisfaction. This model has earned us the respect of the security industry, fueled robust growth, and resulted in high annual employee and customer retention rates that serve as industry benchmarks.

Vision

To be the leader in client satisfaction, by providing the most innovative safety and security solutions, and the employer of choice within the communities we serve.

Operating Principles

Upholding the safety of individuals and assets through optimal practices that enhance operational effectiveness, we steadfastly safeguard our client's brands and reputations. We fulfill every pledge to our clients, our colleagues, and the communities in which we operate, aiming to consistently diminish risks and ensure a secure setting.

Above and Beyond

Grounded in our vision, operating principles, value proposition, code of conduct, and Pledge of Service, this well-defined foundation ensures that our associates stay engaged and concentrated on offering clients, such as Nation Security Services, consistent services that mirror our esteemed reputation.

Brief History to Present

Founded in 2001 in Miami, FL, Nation Security Services, LLC, started as a provider of uniformed security services. By 2006, the company had grown to earn recognition from large and prestigious clients. More than a decade later, Nation Security Services is recognized as a robust regional company throughout Florida.

Safety

Safety is our top priority across all aspects of our security protocols, encompassing our comprehensive Officer training courses on protective and preventative measures, contingency plans, and routine compliance verifications. By strictly following best practices in safety, we enhance operational efficiency and cost-effectiveness.

Recognition & Awards

We nurture, challenge, and celebrate our Security Officers by recognizing and rewarding high-performing results. By acknowledging and communicating to our officers that we recognize their success, we are promoting a working environment of loyalty and continuous performance. Nations Security has received numerous awards and recognition for our innovative approach and best-in-class processes and practices as the leading quality safety and security provider.

Continuous Improvement

We are a quality and process-oriented company, utilizing data, operational metrics, and feedback from our clients so we can continuously improve. It is through this continuous quality improvement that we can innovate new products and services that meet client needs more effectively, delivering the best overall value.

Business Continuity Planning

Understanding that emergency response to disasters might be required at any time, we are prepared to minimize disruption through extensively resourced and practiced Business Continuity Planning. By implementing comprehensive, detailed action plans and trained personnel for any type of interruption that could disrupt your business, Nation Security promotes the most timely protection and restoration of critical systems and networks.

Quality Testing and Validation

Every new challenge represents a chance for Nation Security to improve our service to the Nation Security and increase the value you receive. To realize the full potential of these opportunities, we follow strict quality assurance rules established by the International Organization for Standardization (ISO) and regularly validate our processes with internal and external audits.

Licenses

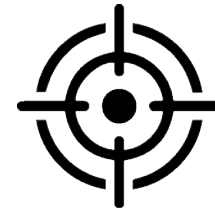
We are fully licensed to operate across all 50 states in the United States.



"Our Mission is to Provide Customer Service Beyond Expectations"

MISSION VISION & VALUES

The company stands out by nurturing outstanding relationships with customers, delivering proactive solutions, utilizing cutting-edge smart technology, and providing personalized services, all of which empower customers to focus on their core business functions.



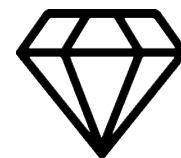
OUR MISSION

Our goal is to offer a customized service dedicated to safeguarding our clients by addressing their unique requirements. Ensuring the **SAFETY** and security of our clients' personnel, facilities, assets, and the public remains our utmost concern.



OUR VISION

We dedicate ourselves to continuously enhancing the services we offer to our clients. By focusing on the growth and development of our most valuable resource—our staff—we strive to meet and surpass our clients' expectations. Our commitment to excellence guides our mission to gain our clients' trust by providing top-tier security services.



OUR VALUES

Our attributes of being **AGILE**, **RELIABLE**, and **INNOVATIVE** define us. At the heart of our approach is a **CARING** culture that prioritizes people and **SAFETY**. Our success is driven by **TEAMWORK**, and we consistently conduct ourselves with **INTEGRITY**.

As a company, we cherish values such as honesty, integrity, unselfishness, professionalism, and mutual respect. We provide our staff with an environment that is both challenging and rewarding, fostering personal growth. We are committed to being accountable to our clients, staff, and partners, honoring our promises, delivering outcomes, and constantly aiming to offer the finest quality in security services.

Staffing and Reserve Strategy

Once awarded, we will enact our Transition Plan to fully staff the job site within 30 days. During this phase, the Transition Team will oversee all deliverables until the Area Manager and supervisory team are chosen and adequately trained. Our primary focus will be on attracting and hiring the most qualified individuals who meet the specific requirements of the position.

We utilize local resources, online job boards, and sector-specific platforms to source candidates for security officer positions. Our recruitment strategy includes not only full-time staff but also a contingent team of part-time employees. We often find success in hiring local law enforcement personnel or military reservists for these part-time roles. This approach enables us to create a versatile and proficient security team, allowing Nation Security to seamlessly manage coverage for vacations, leaves, additional service requests, or unforeseen staffing necessities without compromising service quality.



Nation Security employs a stringent background screening procedure for all officers, encompassing an extensive criminal check reflecting ten years of residential history, a social security trace, a 10-panel drug test, and verifications of identity, work authorization, employment history, and the highest educational degree attained.

The following steps are included in our officer background screening:

Identity Verification: Social Security Trace Report

Criminal Check (7–10 years)

National Criminal, Sex Offender, and Global Sanctions Check

7 Years of Activity (Employment, Unemployment, Education)

Military Service (DD214)

Driver's License (DMV) Check

I-9 Verification

Drug Screen

Optional and Program-Specific Screenings

Our recruitment process starts by assessing the job to identify the required education, licenses, skills, and experience essential for success in each position. These criteria establish our basic qualifications, which are the minimum requirements an applicant must meet to be eligible for consideration for the role.

RECRUITING



Nation Security takes its hiring process very seriously. We believe that our continued success is owed to **the exceptional quality of the personnel** we employ, and our officers exceed expectations because **we only hire the most qualified applicants**. Nation Security aggressively recruits individuals who demonstrate the skills and characteristics that are important in this industry, including good communication skills and the ability to perform well in stressful situations.

We recruit individuals by not only using traditional far-reaching recruitment methods such as news papers and online job listings, but also by going to veteran’s centers, local colleges and religious institutions, to find the most qualified people. We always stress the need for previous security experience when hiring and many of our officers have an extensive background in the industry. Our most reliable source of quality applicants comes from internal referrals from existing officers.



At the property manager’s convenience, appointments for meeting with proposed staff may be set up. These meetings will take approximately ten minutes per candidate. All candidates are fully vetted and screened by Nation Security prior to presenting to the property manager. There are fifteen applicants to one officer hired ratio (state wide average).

Our online application process is followed by in person interviews and testing by our HR Department.



Applicants must pass initial and ongoing background checks and unlimited random drug screenings

Integrity/Honesty Testing	As always, it starts with our people. Our company was founded on the tenets of providing great service to our clients by offering great career opportunities to our employees. We look forward to becoming your security service partner and delivering security solutions that get results.
The Little Things	Outstanding performance is a direct result of outstanding leadership. Managers who exhibit strong leadership qualities instill confidence in the minds of their customers. In Nation Security, has a partner that will instill service leadership.
Hiring Staff	Your Security Team quality begins even before we identify a candidate for a position. In fact, Nation Security has developed a proprietary program that guides every step of our recruiting process. Our recruiters identify only top-quality candidates.
Recruiters	Recruiting for you is focused on quality versus quantity hiring, ensuring new hires meet our rigorous security officer standards, determining the right fit placement, meeting contractual requirements, and improving employee retention.
Pre-employment Drug Testing	All Nation Security candidates, as permitted by law, undergo a five-panel drug test prior to hire to screen for marijuana, cocaine, amphetamines, morphine, and PCP. Preferred five-panel testing is either on-site urine or oral fluid (depending on state and contractual requirements).
Screening	Background screening is an essential component in our process for selecting high caliber employees. Initial conversations with applicants provide an opportunity to evaluate demeanor, attitude, and communication skills. Qualified candidates formally interview with our recruiters and attend our orientation program. Only those candidates who pass our Security Officer Basic Course will measure up...level of employee at Nation Security deserving of our customers.
Background Checks	Our stringent pre-hire standards include no felony convictions, no major misdemeanors, no arrests with prosecution pending, and no dishonorable discharge (where permitted by state law).
Application and Assessment	The application includes a questionnaire utilized to assess writing skills and determine whether an applicant's personal character is in-line with the company's values.
Interviews	Nation Security verifies high school diplomas or GED or highest degrees obtained, a minimum of two previous employers including military DD214, and current employer (after an offer is extended).
Education & Employment Verification	The initial in-person interview assesses punctuality and appearance and clarifies points of the candidate's application. Multiple interviews may be conducted, and candidates progressing beyond this level will attend our orientation and training program.
Electronic I-9	Employment verification must be completed for all Nation Security employees to verify proof of citizenship or authorized alien status.
Social Security Check	As an additional measure of precaution, we run Social Security checks on each candidate to verify their identity.



We firmly believe that the old adage remains true: First impressions are everything!



Active Senior Management

No matter which services are entrusted to Nation Security; you will enjoy active supervision from senior management since we operate from the top down. Also, a visible commitment from management drives the daily commitment of your onsite staff.



Customized, Value-based Solutions

We focus on developing the most cost-effective and efficient solutions tailored to your needs. Whether it's selecting the right services and products, outfitting our team in appropriate uniforms, or providing any specialized equipment or training you may require, Nation Security is committed to crafting a customized plan for you and ensuring its successful implementation.



Unequaled Training

Nation Security Academy trains our security personnel with the military, law enforcement, and anti-terrorism expertise in order to be friendly, yet formidable. All Nation Security personnel receive training and continuing education in customer service, leadership, professional presentation, situation management, policies, and procedures. In addition, they also receive CPR/AED training certified by the American Heart Association.



Precise Talent Acquisition

We are meticulous about the personnel we bring you. All Nation Security staff are screened, drug tested, closely monitored and supervised, and regularly evaluated for performance.



Fully Transparent Reporting

Nation Security will prepare and provide you with regular reports in all service areas. This includes cleanliness inspections, cost analysis.



Monitoring/Accountability

At no extra charge we will install technology to monitor our personnel. This may include IP cameras, GPS tracking, Quality Control System, and our state-of-the-art 24/7 dispatch command center. We hold our company and our staff accountable for the proper care and protection of your property.

TRACKTIK GUARDING



GPS TRACKING

Allows the location of the device to be recorded in real-time while patrols and complete movement history is available to the you.



GUARD TOUR

Together, we'll pinpoint your critical assets to customize your guard tour, ensuring all priorities are addressed, and specific actions at each checkpoint are determined. TrackTik facilitates a customizable approach to each checkpoint, offering functionalities such as logging incidents, displaying messages, initiating report forms, posing questions, or activating incident alerts.



OFFICE CHECK-IN / OUT

Enables instant check-in through the Check-In/Out module. Any discrepancies trigger an immediate alert to the relevant staff, ensuring swift and appropriate action.



EVENTS

Events are documented as they happen, detailing the location and category, with notifications dispatched to you.



GEO-FENCING

TrackTik enables the creation of tailored, balanced, and effective guard tour procedures suited to your site's needs. Geofencing can be used to define authorized and restricted areas and set location-specific protocols. Integrated with live GPS tracking from your security team's devices, this feature offers a comprehensive map overview of your guard tours, supplemented by SMS and email alerts.



DAILY ACTIVITY REPORTS

Every action during shifts, from aiding visitors and conducting patrols to both scheduled and impromptu activities, as well as responses to incidents, is meticulously recorded. These logs are then consolidated into a comprehensive daily activity report.



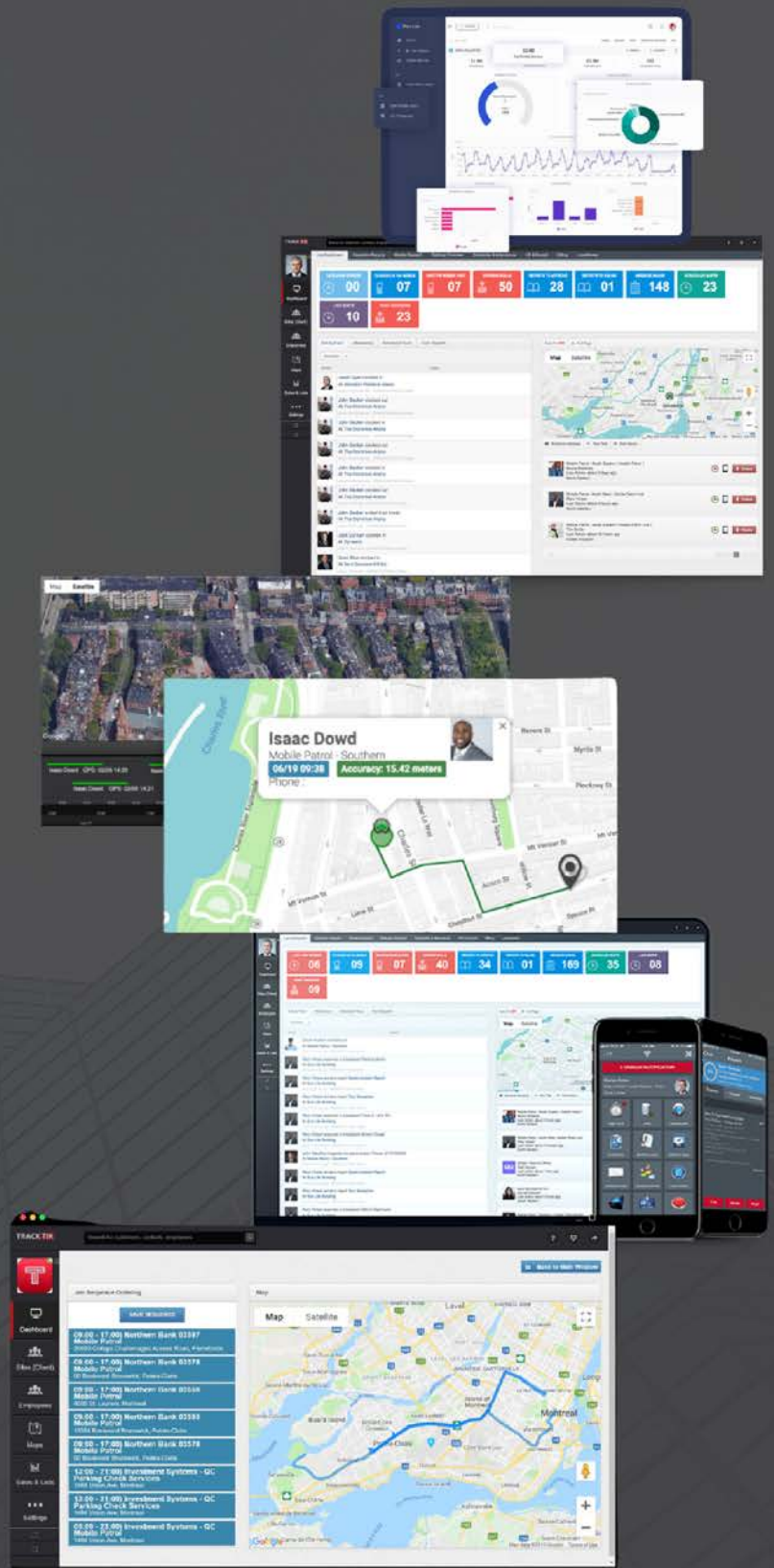
INSPECTIONS

National Security Officers can gather important data in accordance with customer requirements using the inspections module.

LIVE DASHBOARD FOR SECURITY PERSONNEL MANAGEMENT

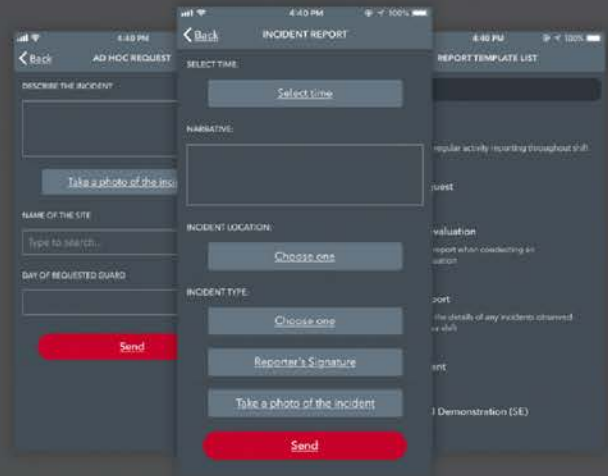
TrackTik live dashboard gives you an immediate view of what's happening in the field right now, allowing you to assign unscheduled tasks to officers and also communicate via live messaging.

With GPS and geocoded checkpoints, together with real-time security officer tracking, you can present a live picture of your guard tour operations that takes transparency and accountability to the next level.



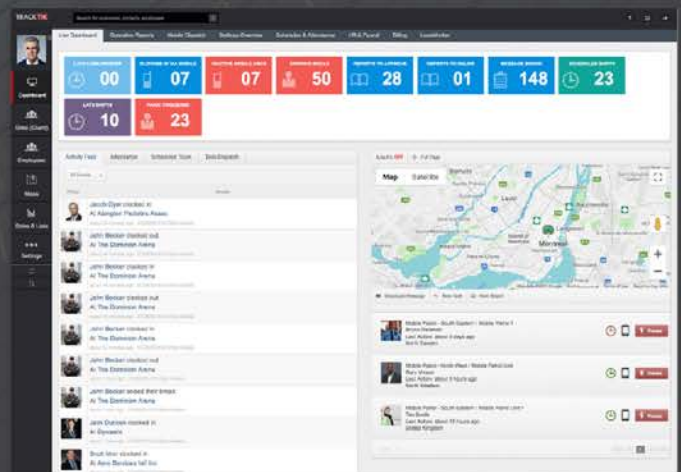
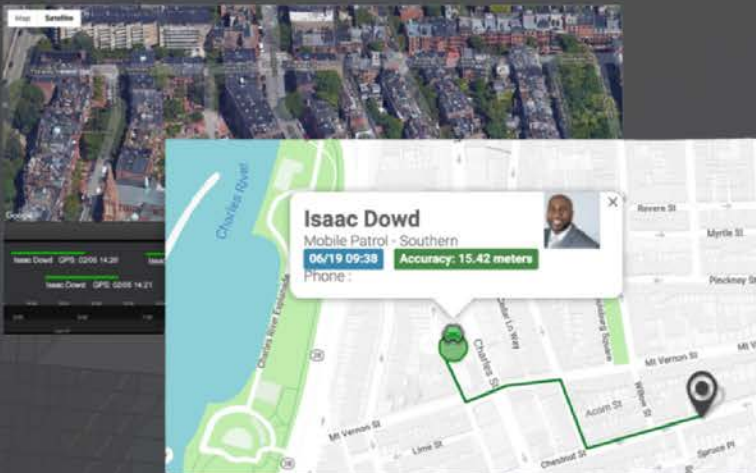
INCIDENT REPORTING MODULE

TrackTik streamlines incident reporting for security guards by offering customizable reporting forms and subforms linked to specific incident severity levels and types, facilitating accurate documentation. With a flexible reporting template supporting timestamps, GPS locations, and images, the platform caters to diverse security operation needs, enabling prompt reporting via mobile devices to ensure real-time data access for informed decision-making. Furthermore, customizable reports, different approval levels, and email alerts facilitate direct communication between security teams and management, ensuring swift response to incidents and efficient management of operations, ultimately enhancing overall security readiness and effectiveness.



GUARD TOUR MODULE

The Guard Tour Module streamlines site management by establishing checkpoints for efficient action prioritization. Utilizing NFC technology allows incident logging, message display, report access, and alerts at each checkpoint. Customizable guard tours are tailored to address critical assets, offering incident logging and message display functionalities. The real-time security management dashboard provides oversight through GPS tracking and geocoded checkpoints, promoting transparency and accountability. Enhanced security service insights are generated through real-time data analysis, aiding operational evaluation and strategy refinement. GPS tracking and geofencing capabilities further optimize guard tour procedures, ensuring balanced and effective security measures.



MOBILE PATROL INSPECTIONS HELP MITIGATE RISK AND SECURE PROPERTY

Mobile patrol inspections mitigate risks and safeguard properties by taking proactive measures against theft, vandalism, and other criminal activities. Operating in clearly marked Nation Security vehicles, our mobile security officers conduct patrols across multiple customer sites within a defined geographic range. This approach offers an effective and cost-efficient solution for facilities requiring physical security presence without continuous round-the-clock payroll.

Nation Security management collaborates with clients on-site to develop tailored inspection procedures and determine optimal patrol schedules and frequencies for their properties. Mobile officers conduct regular visits and can monitor specific areas of concern, check on employees, or adjust equipment as needed. Real-time alerts about any issues are available through secure online reporting.

Mobile Guarding revolutionizes security by making it more affordable. It allows even budget-conscious clients to utilize Nation Security's extensive resources and industry expertise fully. Mobile clients receive access to the same high-quality officers, advanced technology, and dedicated customer service, paying only for the services they require.

Advantages of Mobile Guarding Patrol Inspections

Nation Security Mobile Guarding provides real-time, web-based reporting for patrol inspections. After each inspection, all the data is accessible through a secure online portal. The reporting can be customized to include specific information requested by individual clients. Additionally, service synchronization across multiple locations, regardless of distance, is supported by our National Communications Center, which operates 24/7.



How Mobile Guarding Patrol Inspections Work

At Nation Security, our professionals conduct a thorough security analysis and collaborate with you to develop a customized security patrol protocol tailored to your specific requirements. Our uniformed mobile officers, operating marked patrol vehicles, conduct regular visits to inspect your premises, covering exterior and interior inspections, locking and unlocking of premises, and lone worker checks. Additionally, they perform specialty duties such as Amenity inspections, temperature checks, lighting inspections, and equipment adjustments. In the event of a security breach or threat, our officers are equipped to summon local law enforcement or emergency personnel promptly. Moreover, our real-time computerized reporting system ensures instant alerts to any security issues, keeping you informed at all times.



KW PROPERTY MANAGEMENT & CONSULTING



Gables Professional Management Co.





15 MINUTE EXECUTIVE TEAM RESPONSE GUARANTEE:

At Nation Security, we offer a pioneering service guarantee to demonstrate our dedication as a leading provider of security services and solutions. This commitment is our way of ensuring professionalism, responsiveness, and devotion to the protection of our clients, their workforce, and the communities we serve.

In emergencies, our clients have the assurance of reaching the executive team promptly. We promise immediate availability or a response within 15 minutes. To underscore our commitment, we provide a \$100 credit if we fail to meet this standard. Recognizing the importance of swift, effective responses to minimize liability risks, we emphasize the importance of direct and effective communication.

Our organizational structure ensures that clients always have direct access to our executive team. While we value every interaction with our clients, it's important to clarify that not all communications are classified as emergency responses. Requests for additional services, invoice inquiries, or meeting invitations are examples of non-emergency interactions.

However, this does not imply any laxity on our part in non-emergency situations. We pride ourselves on our availability, especially during critical times. Below, we outline scenarios considered emergencies on a client's property, providing a reference to help distinguish between emergency and non-emergency communications.

For more details on our 15-Minute Executive Team Response Guarantee or any other queries, we encourage you to contact Nation Security directly.

Why Should You Choose Nation Security?

Nation Security Services is a leading security services and training company operating nationwide. We provide high-quality security services to our clients without a high price tag. We also offer training courses in many areas such as Threat Detection and First Aid, for more details please see Training.



PROFESSIONAL

Our team of security officers are fully trained and has a wealth of knowledge and experience.



RELIABLE

We have a dedicated workforce and a proven track record. We are there for our clients 24/7 365 days a year.



AFFORDABLE

We have a very competitive pricing structure



FULLY LICENSED

Our Security Officers are fully licensed with and regular checks are made to ensure licenses remain valid.



HIGH-QUALITY SERVICE

We are keen to shake off the stereotypes of the Security Industry so our concept is simple. Quality Staff + Quality Management = Quality Service.



SCREENING & VETTING

Security screening of individuals employed in a security environment. This ensures we are recruiting the right people.



EXCELLENT CUSTOMER SERVICE

Any queries and problems are handled professionally and rectified in a timely manner.



FULLY INSURED

We hold Liability Insurance which gives our clients peace of mind for us to carry our services.



TRAINING & DEVELOPMENT

We continually aim to develop our staff to ensure they are kept up to date with the latest industry qualifications.



LOW STAFF TURN OVER RATES

We invest a lot of time ensuring we recruit the right staff as they are at the forefront of our business together with unrivalled employee benefits this ensures low staff turnover rates.



DEDICATED CONTRACT MANAGERS

All Clients will be assigned a dedicated Contract Manager and Supervisor who will be on hand to ensure the contract runs smoothly.



SMART & PRESENTABLE

We help create a good first impression for your business. Our security officers are friendly, polite, and helpful. We supply our Security officers with high-quality smart uniforms.

Benefits and Incentive Programs

Our retention rate is one of the highest in the industry and we employ several measures to maintain this standard. Nation Security, Inc offers all full-time security officers a benefits program that includes health and dental insurance, anniversary and vacation pay, holiday pay, referral bonuses, direct deposit employee payroll or debit card option, and in each instance wages and benefits will meet or exceed the applicable wage determination or collectively bargained wages.

Performance Rewards

Nation Security, Inc rewards a variety of performance initiatives. The Officer of the Month Award is a certificate of acknowledgment, publication in a company-wide newsletter, and a cash stipend for exceptional performance. Excellent attendance and outstanding performance are rewarded with incentives, hourly rate increases, and promotions.

Grievances and Discipline

Nation Security employees may develop concerns about corporate procedures, supervision, payroll, discipline, or other matters. The chain of command structure provides an opportunity for employees to address their concerns first with their immediate supervisor, then to higher levels through the chain of command. The Organization Chart defines the chain of command from the first level of supervision to the CEO. We also use my safe workplace as an employee communication and complaint resolution tool.

Support

Your Security Team will report directly to an on-site Supervisor who reports to an Operations Manager and District Manager, who ensures that he/she has the necessary tools, material, and assistance to accomplish their jobs, correct errors, train, and ensures standards are in place.

Succession Planning Model

We identify necessary competencies and work to assess, develop, and retain a talent pool of employees in order to ensure a continuity of leadership for security officer positions. Planning to remedy personnel issues/problems.

Measuring Results

We offer the best security programs available. But there is room for improvement in every organization. In order to provide you with the best possible service, we regularly review and measure our performance.

Quality Assurance

Nation Security strives to provide the highest quality security personnel and service to every customer. Our quality assurance efforts are proactive and ongoing. We want to ensure every security program exceeds our customers', and our own, high expectations.

Customer Connection

You represent an important voice, a critical contributor to the overall development of the security program. Tracktik enhances client communication and provides proactive measurements of customer satisfaction. The program's email and online Portal are all dedicated strictly to clients and staffed 24 hours a day by highly-trained service assurance specialists

Local Response 24-Hour Support

Our trainers serve as an important resource for our managers and our clients. This group, based in your area, understands your security needs. They work with your team to administer training, track compliance, and identify new training needs and opportunities.

Survey Process

New Client Survey: One week following contract award to determine key factors influencing the sales decision, evaluate our recruiting process and tools, and identify additional service offerings. Transition Assessment - 90 days after new account start to review the startup and transition process and identify strengths as well as improvement opportunities.

BODY CAMERA



More expansive images and video

Increased visibility with 4:3 aspect ratio and 160-degree field of view.

Extended life for maximum uptime

Don't let a dead battery leave you exposed. With a larger 4300 mAh battery, Axon Body 4 lasts a full shift.

Robust bi-directional communications

Enhance collaboration with our two-way communication feature, enabling field personnel to share live streams of body cameras with support teams.

Clearer, more detailed recordings

Secure clearer, more detailed images for improved evidence collection with an upgraded 5MP camera sensor.

Streamlined operations

Easily manage cameras and track recording status with simplified registration, programmable buttons, mute reminders, and confirmation prompts.

Real-time support

Axon Respond offers real-time support with live maps, instant alerts, and live streams. You can also upload critical recordings on the go.

Faster, more convenient charging

Get back to work quickly with the new magnetic disconnect fast charge cable, which delivers a 20% charge to your device in 30 minutes.

Improved security and storage

Capture secure footage with XTS-AES 256 encryption and store more with a 128GB solid-state hard drive.

Capture scenes from any angle

Expand Axon Body 4 camera's perspective with the Flex POV accessory, which is IP67 waterproof, durable, and wearable without needing charging. Please note: the body-worn camera itself is IP68 waterproof.



Axon Respond-compatible



LTE-Connected Multiple



Microphones Full-shift battery



Configurable pre-event buffer



Axon Signal-compatible



Rapid recharge and offload

Services

	Price	Hours	Total
<input checked="" type="checkbox"/> Unarmed Patrol Officer An unarmed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$21.95	40	\$878.00
<input type="checkbox"/> Armed Patrol Officer An armed professional who monitors and protects a designated area or property to prevent theft and vandalism and to ensure the safety of residents or guests.	\$26.95	0	\$0.00

Equipment

	Price	Quantity	Total
<input type="checkbox"/> Mobile Phone The officer will be equipped with a phone, making them readily accessible to clients and residents for immediate assistance and updates.	\$15.00	0	\$0.00
<input type="checkbox"/> Security Club Cart Security personnel will patrol the property using a marked electric golf cart equipped with lights.	\$85.00	0	\$0.00
<input type="checkbox"/> Security Patrol Vehicle A patrol vehicle adorned with the Nation Security logo and equipped with light bars, inclusive of insurance and maintenance. (Note: The price does not cover fuel costs.)	\$300.00	0	\$0.00
<input checked="" type="checkbox"/> Workforce Management TrackTik offers GPS in real-time tracking, immediate task assignments, and customizable Incident and Maintenance reporting, enhancing transparency and effective guard tour completion.	\$0.00	0	\$0.00

Subtotal \$878.00

Tax 7 %

Total \$939.46

SERVICE AGREEMENT AND TERMS AND CONDITIONS

This agreement, effective 06-17-2024, is made between Mirabella CDD ("Client"), situated at 2005 Pan Am Cir Tampa, FL 33607 and Nation Security Services, LLC ("Nation Security"), a Florida Limited Company with its office at 12750 NW 17th St, Suite 207, Miami, FL 33182. Hereafter, Nation Security and the Client are referred to individually as a "Party" and collectively as the "Parties." In acknowledgment of the mutual promises and agreements contained herein, and for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the terms outlined in this Agreement.

1. SERVICES: As outlined in the attached specifications and forming an integral part of this agreement, Nation Security commits to supplying uniformed security staff, fully licensed by the Florida Department of State as per Chapter 493, and to providing necessary equipment for operations at the Client's location. It is understood by both parties that while these services aim to reduce the risk of injury or property loss, they do not guarantee total elimination of such risks. All individuals performing services under this agreement will be direct employees of Nation Security, under its supervision and control. At any point, the Client can request the replacement of any Nation Security personnel, which, unless illegal, will be honored within two days of the request or immediately if the situation demands. Nation Security ensures that all its employees adhere to relevant federal, state, and local laws and regulations and will conduct mandatory criminal background checks. Throughout this agreement's duration, including any extensions or renewals, the Client commits to using Nation Security's services exclusively, as detailed herein. The Client agrees to compensate Nation Security for the provided services and equipment at the agreed rates, plus any applicable taxes.

2. OPTIONAL SERVICES: Nation Security offers the provision of disaster or emergency services at predefined rates for such situations, contingent upon both parties agreeing to a specific disaster or emergency services agreement. Emergency services encompass responses to governmental actions, riots, strikes, acts of terrorism, and similar events. Disaster services address natural and other catastrophic events, such as floods, fires, earthquakes, hurricanes, and other acts of God. Moreover, should the Client require services not detailed in the agreed Schedule of Security Services, Nation Security is prepared to provide these additional services, subject to an agreement, at the established national short-term rates set by Nation Security.

3. HIRING: Nation Security is recognized not as an employment agency but as a provider of security services, a role supported by significant investments in advertising, recruiting, screening, testing, and training of personnel for effective deployment at the Client's sites. Given the resources expended on these employees, it is agreed that should the Client hire any Nation Security personnel, either directly or via another vendor, for any security-related role or tasks associated with it, during this Agreement or within one year following the termination of Nation Security's services, the Client shall compensate Nation Security with a fee of three thousand dollars (\$3,000.00) per hired individual. This stipulation does not apply to employees who were already working at the Client's location before being employed by Nation Security.

4. RATE CHANGE: The Client agrees to compensate Nation Security at the hourly rates provided in this agreement, including all relevant sales taxes. These rates are calculated based on a 40-hour workweek. Overtime rates will apply for hours worked beyond 40 per week, in compliance with collective bargaining agreements or when extra hours are requested by the Client at their premises beyond the regular schedule. The rates specified in the Security Services Schedule will remain stable for one year from the signing of this Agreement or each respective Schedule, whichever date is later. However, rates will be adjusted automatically following a written notification from Nation Security to reflect any legally mandated cost increases, including changes in licensing fees, contributions and taxes under FICA, FUTA, SUI, worker's compensation, costs arising from collective bargaining agreements, union activities, compliance costs related to the PPACA, and adjustments due to changes in federal or state minimum wage laws. Should any authoritative body enact a law or regulation that increases the mandatory minimum wage, the hourly rate paid by the Client will be adjusted accordingly to match the rise in minimum wage, along with associated tax and payroll liabilities.

5. TERM: This Agreement is set for an initial duration of one year, beginning from the Effective Date (referred to as the "Initial Term"). The Agreement will automatically renew unless terminated by either party with thirty (30) days' written notice to the other. The Agreement becomes effective on the date mentioned earlier and will continue until terminated by either party with at least thirty (30) days' advance written notice, indicating the termination date. Furthermore, either party can end this Agreement with ten (10) days' prior written notice if they have informed the other party of a significant breach that has not been resolved promptly. Nation Security reserves the right to terminate this Agreement with twenty-four (24) hours' notice in the event of non-payment. Immediate termination is permissible by either party if the other becomes bankrupt, seeks bankruptcy protection, makes an assignment for the benefit of creditors, or enters into receivership. However, the terms for each separate Schedule of Security Services are determined by the specific agreements within each respective Schedule.

6. HOLIDAYS AND ADDITIONAL SERVICES: The Client shall inform the Contractor via fax or email when additional services are required. Overtime rates will be applied to all extra employee hours worked on designated holidays, which include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, where employees will receive 1.5 times their standard hourly wage. For any overtime requested by the Client with less than 72 hours' notice, a premium rate of 1.5 times the regular hourly rate will be charged. This premium rate also applies when requesting additional officers with less than 72 hours' notice. However, if the Contractor is given more than 72 hours' notice, additional officers will be provided at the regular straight-time rate, allowing for schedule adjustments that avoid the necessity for overtime.

7. INVOICING AND PAYMENT: Nation Security will issue weekly invoices to the Client. These invoices must be settled within thirty (30) days from the date they are received. Payments can be made via check or EFT. If paying by check, it should be sent to Nation Security Inc., 12750 NW 17 St Suite 207 Miami, FL 33182. A late fee of 5% per month applies to any outstanding balances not paid within thirty (30) days of the invoice date. The Client agrees to cover any reasonable attorney fees and collection costs incurred by the Contractor in the event of late payment. Any disputes concerning invoice charges must be communicated in writing to the Contractor within thirty (30) days from the invoice date, specifying the disputed items. Failure to dispute within this timeframe will result in waiver of any disputes or defenses. Invoices should be paid in full within thirty (30) days, and prices do not include applicable taxes. After the first year, the Client agrees to an annual rate increase of 3% plus any applicable sales tax per hour. Nation Security will provide at least 30 days' notice before any rate increases. If payment is not received, the Contractor reserves the right to terminate or suspend services with seventy-two (72) hours' notice. In cases of service termination or suspension due to non-payment or bankruptcy, the Contractor is not liable for any resulting losses, which will be the Client's responsibility.

8. MODIFICATION: Changes to this Agreement can be made at any time with the written consent of both parties. The Client is allowed to request changes in the number of security personnel, their working hours, or modifications to their shifts or posts, given reasonable advance notice is provided. The Contractor agrees to accommodate these changes as long as they are feasible without causing unreasonable scheduling conflicts. Any cost adjustments resulting from these changes will be reflected in the payments or credits due in alignment with the Schedule of Security Services. Additionally, if the Client wishes to extend security services to additional locations, a corresponding Schedule of Security Services for those location(s) will be integrated into this Agreement.

9. LIABILITY: The parties acknowledge that the Contractor is not an insurer; the fees paid to the Contractor are for services rendered, not insurance premiums, and do not reflect the value of the Client's property or interests. The Contractor does not guarantee that its services will prevent incidents or the consequences thereof that might result in loss or damage. The Contractor is not liable for any losses or damages incurred by the Client, whether to persons or property, due to the Contractor's service provision or failure thereof, except in cases of gross negligence or intentional misconduct by the Contractor. Should the Client require security personnel to operate vehicles other than their own or those provided by the Contractor, the Client will indemnify and defend the Contractor against any resulting claims or expenses. The services under this Agreement are exclusively for the Client's benefit, not creating third-party beneficiary rights. Obligations under this Agreement may be suspended during events beyond the parties' control, such as natural disasters, conflicts, or government directives. However, Nation Security is expected to exert commercially reasonable best efforts in fulfilling its obligations. The Client must indemnify and hold the Contractor harmless against any claims resulting from the Client's negligence or willful misconduct. The Client is required to notify the Contractor within thirty (30) days of an incident or ten (10) days upon learning of a claim, with the Contractor not being liable for claims without proper and timely notification.

10. INSURANCE: The Contractor will provide the Client with proof of insurance, listing the Client as an additional insured party. This includes Commercial General Liability insurance on an occurrence basis with a minimum coverage of \$1,000,000.00, achievable through a combination of primary and excess umbrella policies; Workers' Compensation insurance meeting or exceeding state-mandated limits; and Employers' Liability insurance with a minimum of \$1,000,000.00 per occurrence. Before the Contractor begins any services on the Client's premises, they must submit a valid certificate of insurance covering all required policies to the Client. The insurance coverage must ensure the Client as an additional insured and cannot be altered or canceled without at least thirty (30) days' advance notice to the Client. If there's a termination or modification of the insurance without the Client's agreement, the Client reserves the right to end this Agreement with 24 hours' notice. Such termination doesn't affect the accrued rights or responsibilities of either party prior to the termination.

11. LEGAL COMPLIANCE: Nation Security certifies that the services it provides will be performed in compliance with and subject to all state and federal statutes, municipal and local ordinances, and the rules and regulations of any governmental agency or department which has jurisdiction over the performance of these services.

12. CONFIDENTIALITY: Both parties commit not to use, reveal, sell, license, publish, duplicate, or distribute the other party's Confidential Information except as necessary to fulfill this Agreement's obligations. Each party must safeguard the other's Confidential Information with the same degree of care as it would its own confidential and proprietary details, ensuring at least reasonable protection. Measures will be taken to ensure employees, consultants, or agents with access to Confidential Information uphold these confidentiality obligations. "Confidential Information" refers to knowledge specific to a party, not publicly known, and includes internal data related to personnel, finances, marketing, business operations, strategic planning, and any proprietary methods of conducting business, as well as information about employees, clients, contractors, and partners, regardless of whether it is written or marked as confidential.

13. FORCE MAJEURE: Nation Security will not be held responsible for any inability or delay in fulfilling its obligations under this Agreement, in whole or part, when such inability or delay arises from events outside the reasonable control of the Contractor. This includes, but is not limited to, natural disasters, extreme weather conditions, fires, acts of terrorism, vandalism or civil unrest, warfare, disturbances, labor strikes or actions, judicial orders, or any other circumstances beyond the direct and exclusive control of Nation Security.

14. SEVERABILITY: The clauses within this Agreement are independent of one another, and should any clause be deemed invalid or unenforceable, it will not impact the validity or enforceability of the rest of the Agreement's provisions.

15. ATTORNEYS' FEES/EXPENSES: In the event that either party initiates legal action to enforce any terms of this Agreement, the prevailing party is entitled to recover reasonable attorneys' fees and expenses, in addition to any other awarded relief.

16. DISPUTE RESOLUTION: The Parties commit to a process where any dispute arising under this Agreement will first be discussed in a meeting between authorized management representatives tasked with negotiating a mutually satisfactory resolution. This step must occur within thirty (30) days after the dispute is identified. If these discussions do not lead to a resolution, either Party is then free to pursue legal or equitable remedies. This clause does not prevent either Party from seeking urgent or permanent injunctions from courts with the proper authority.

17. NOTICES: All communications required or permitted under this Agreement must be in writing and are considered adequately delivered if done so through one of the following methods: (i) in-person delivery; (ii) facsimile; (iii) email; (iv) first-class, registered, or certified mail, with prepaid postage; or (v) overnight courier, directed to the receiving party's specified address in this Agreement or another address specified through a prior notice under this Agreement. Such notices are deemed effective when received by the intended party or on the third day after mailing, whichever comes first.

18. COMPLIANCE WITH LAW: The Parties commit to adhering to all relevant Federal and State laws while fulfilling their respective duties under this Agreement.

19. ENTIRE AGREEMENT: This Agreement, along with the Schedules of Security Services, constitutes the full and complete understanding between Nation Security and the Client, replacing any prior agreements or understandings, whether verbal or written. No additional agreements or representations beyond those contained in this document have been made. Terms preprinted on any Client purchase orders will defer to the terms of this Agreement, and in the event of any discrepancies between this Agreement and any preprinted terms on commercial documents, the terms of this Agreement shall prevail.

20. GOVERNING LAW: The laws of the State of Florida shall dictate the interpretation and enforcement of this Agreement. The undersigned individual attests and guarantees through their signature that they have the proper authority to sign and enact this Agreement on behalf of the entity they represent, ensuring that this Agreement is legally binding on said entity.

21. NOTICES: Any notice required or permitted under this Agreement must be in writing. Such notice is considered duly given when delivered via (1) in-person delivery; (2) electronic mail; (3) first-class, registered, or certified mail, with postage prepaid; or (4) overnight courier, sent to the recipient's address specified in this Agreement or to another address specified by the recipient in a subsequent notice. A notice becomes effective when it is received by the intended party or three days after it is mailed, whichever happens first.

TO CONTRACTOR:

**Nation Security Services, LLC
12750 NW 17th ST Suite 207
Miami, FL 33182
305-302-2000**

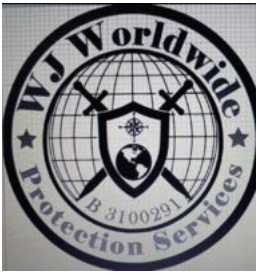
TO CLIENT:

**Mirabella CDD
2005 Pan Am Cir
Tampa, FL 33607
+18138737300**

22. ENTIRE AGREEMENT: This Agreement, along with the Schedules of Security Services, overrides any prior agreements, whether verbal or written, between Nation Security and the Client at any Client site, and constitutes the sole understanding between the parties. No additional agreements or representations, whether verbal or written, have been made. Any pre-printed terms found on a Client purchase order are subordinate to this Agreement, and any discrepancies between this Agreement and pre-printed terms on commercial documents will be settled in favor of this Agreement.

IN WITNESS WHEREOF, the undersigned Parties have affixed their signatures as of the Effective Date. By signing below, the signatory confirms that they are duly authorized to execute and deliver this Agreement on behalf of the entity they represent, and further attest that this Agreement is legally binding upon said entity.

Once we receive confirmation of your acceptance, we will sign the agreement and an email with the signed document will be sent to you automatically for your records.



PROPOSAL FOR SECURITY SERVICES

Agenda Page 65

Estimate for armed security services

WJ Worldwide Protection Services
 243 Loyola Drive
 Mooresboro, North Carolina 28114
 United States

8137643056
 wjworldwideprotectionservices.com

BILL TO
Proposal

Estimate Number: 54

Estimate Date: June 7, 2024

Valid Until: June 22, 2024

Estimate Total (USD): **\$21,500.00**

Services	Hours	Rate	Amount
Unarmed security Unarmed security officer for 4 hours per day 5 days a week total 20 hours per week	720	\$22.50	\$16,200.00
Security deposit The security deposit takes care of the following period insurance training uniform for the security officer to be placed on site	1	\$3,500.00	\$3,500.00
Unarmed security First month service service to be paid rider to start	80	\$22.50	\$1,800.00

Subtotal: \$21,500.00

Total: \$21,500.00

Estimate Total (USD): **\$21,500.00**

Notes / Terms

The security deposit, as well as the 1st month of service, must be paid prior do service starting. This must be paid one month prior to the start of service Two weeks prior to the Start of the service You will receive.

The insurance inforvation, as well as the security officer's name, to be placed on your site. For the duration of the contract, all invoices will be built and are due weekly. All invoices must be paid by ACH And are due upon receipt

5B

ESTIMATE

Mailing Address

PO Box 3553
 Apollo Beach, FL 33572

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



Mirabella

Bill to

Mirabella

Estimate details

Estimate no.: 1221

Estimate date: 06/11/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Scope of Work	Install new plant material around the monument poles at the entrance to the community and revamp the irrigation for 100% coverage on the new plants.		\$0.00	\$0.00
2.	Materials	Trellised Bougainvillea's - 15 gallon	6	\$190.00	\$1,140.00
3.	Irrigation Maintenance and Repair	revamp irrigaiton	1	\$300.00	\$300.00
				Total	\$1,440.00

5C

ESTIMATE

Mailing Address

PO Box 3553
Apollo Beach, FL 33572

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



Bill to

Mirabella

Estimate details

Estimate no.: 1242
Estimate date: 07/25/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Palm Tree Trimming	Trim 23 Palm trees	23	\$55.00	\$1,265.00
				Total	\$1,265.00

5D

RESOLUTION 2024 - 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST 2024

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN / VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

FISCAL YEAR 2024/2025

October 03, 2024,	6:00 P.M.
December 05, 2024,	6:00 P.M.
February 06, 2025,	6:00 P.M.
April 03, 2025,	6:00 P.M.
June 05, 2025,	6:00 P.M.
August 07, 2025,	6:00 P.M.

**All meetings will convene at the Mirabella Clubhouse located at 14306 Romeo Blvd.,
Wimauma, FL 33598**

Sixth Order of Business

6A

**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, April 4, 2024, and called to order at 6:03 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
Michael Pannullo	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Tonja Stewart	District Engineer
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 of Pond Bank Erosion

Ms. Stewart discussed the pond bank erosion, and an updated proposal will be requested from Solitude for pond bank erosion project.

B. Discussion of Community Security

An updated discussion ensued regarding signal security with no further action.

C. Consideration of Monument Proposals

The board denied current proposal and requested updated proposal.

D. Consideration of Security Camera Proposals

E. Consideration of Access Control Proposals

The above business items were tabled.

F. Discussion on Pool Furniture

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor for a “do not exceed” of \$2000 proposal and Mr. Pannullo to work with Ms. Castoria on ordering the pool furniture, was approved as presented. 5-0

G. Consideration of Resolution 2024-01; General Election

On MOTION by Mr. Reese seconded by Mr. Pannullo with all in favor of Resolution 2024-01 for General Election, was adopted as presented. 5-0

H. Presentation and Discussion of Fiscal Year 2025 Proposed Budget

The Board will individually contact Ms. Castoria via email with questions or concerns by April 26, 2024.

On MOTION by Ms. Jacobson seconded by Mr. Pannullo with all in favor to move the August 1st meeting date to August 22nd of 2024 to meet mandatory 60-day requirement, were approved as discussed. 5-0

I. General Matters of the District

On MOTION by Ms. Jacobson seconded by Mr. Pannullo with all in favor proposal for retro fit of 7 lights to led and put photocell in the amount of \$1390, was approved as discussed. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors’ Meeting Minutes of the February 1, 2024

B. Consideration of Operation and Maintenance Expenditures for January & February 2024

C. Review of Financial Statements as of January & February 2024

On MOTION by Mr. Reese seconded by Ms. Jacobson with all in favor the Consent Agenda items (A-C), were approved as presented. 5-0

June 6, 2024,

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

On MOTION by Mr. Reese seconded by Mr. Pannullo with all in favor authorize District Counsel send residents a letter concerning the pond bank erosion, was approved as discussed.
5-0

B. District Engineer

C. District Manager

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Pannullo seconded by Mr. Reese with all in favor, the meeting was adjourned at 8:26 p.m. 5-0.

Lisa Castoria
Assistant Secretary

Chairperson/Vice Chairperson

6B.

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	5/2/2024	124176	\$11.59	\$11.59	DISTRICT SERVICES APRIL 2024
INFRAMARK LLC	5/7/2024	124774	\$416.67		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124774	\$2,250.00		DISTRICT INVOICE MAY 2024
INFRAMARK LLC	5/7/2024	124774	\$150.00	\$2,816.67	DISTRICT INVOICE MAY 2024
INFRAMARK LLC	6/3/2024	126161	\$416.67		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126161	\$2,250.00		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	6/3/2024	126161	\$150.00	\$2,816.67	DISTRICT INVOICE JUNE 2024
SOLITUDE LAKE MANAGEMENT, LLC	6/1/2024	PSI077277	\$220.39	\$220.39	LAKE MAINT. - JUNE 2024
SOUTH SHORE LANDSCAPE & LAWN	6/1/2024	73697	\$1,849.05	\$1,849.05	LANDSCAPE MAINT JUNE 2024
Monthly Contract Subtotal			\$7,714.37	\$7,714.37	
Variable Contract					
GAIL REESE	6/6/2024	GR 060624	\$200.00	\$200.00	SUPERVISOR FEE
MERCEDES JERESSA HARRISON	6/6/2024	MH 060624	\$200.00	\$200.00	SUPERVISOR FEE
MICHAEL PANNULLO	6/6/2024	MP 060624	\$200.00	\$200.00	SUPERVISOR FEE
MINDY ROBYN JACOBSON	6/6/2024	MJ 060624	\$200.00	\$200.00	SUPERVISOR FEE
TRIVIA M. KIMBROUGH	6/6/2024	TK 060624	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
TECO	6/14/2024	9526 061424 ACH	\$838.67	\$838.67	ELECTRICITY
TECO	6/14/2024	9344 061424 ACH	\$601.96	\$601.96	ELECTRIC
TECO	6/14/2024	9179 061424 ACH	\$1,508.87	\$1,508.87	ELECTRIC
TECO	6/14/2024	8973 061724 ACH	\$188.41	\$188.41	ELECTRIC
Utilities Subtotal			\$3,137.91	\$3,137.91	

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
JNJ CLEANING SERVICES LLC	6/13/2024	0381	\$570.00	\$570.00	PRESSURE WASHING
STANTEC CONSULTING SERVICES	5/29/2024	2238709	\$690.00	\$690.00	DISTRICT ENGINEER
STRALEY ROBIN VERICKER	6/18/2024	24775	\$701.00	\$701.00	PROFESSIONAL SERVICES
Regular Services Subtotal			\$1,961.00	\$1,961.00	
TOTAL			\$13,813.28	\$13,813.28	

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BOCC	6/13/2024	8155 061324 ACH	\$181.85	\$181.85	WATER
CHARTER COMMUNICATIONS	6/6/2024	0624 060624 ACH	\$119.98	\$119.98	INTERNET
CHARTER COMMUNICATIONS	7/6/2024	0624 070624 ACH	\$119.98	\$119.98	INTERNET
JNJ CLEANING SERVICES LLC	6/29/2024	0388	\$675.00	\$675.00	CLEANING - JUNE 2024
JNJ CLEANING SERVICES LLC	7/23/2024	0401	\$675.00	\$675.00	AMENITY CLEANING - JULY 2024
SOLITUDE LAKE MANAGEMENT, LLC	7/1/2024	PSI085562	\$220.39	\$220.39	LAKE JULY 2024
SOUTH SHORE LANDSCAPE & LAWN	7/1/2024	73751	\$1,849.05	\$1,849.05	LANDSCAPE JULY 2024
ZEBRA CLEANING TEAM	7/1/2024	7102	\$850.00	\$850.00	POOL JULY 2024
Monthly Contract Subtotal			\$4,691.25	\$4,691.25	
Utilities					
TECO	5/15/2024	9179 051524	\$1,512.29	\$1,512.29	ELECTRIC
TECO	5/15/2024	9526 051524	\$843.45	\$843.45	ELECTRIC
TECO	5/15/2024	8973 051524	\$143.13	\$143.13	ELECTRIC
TECO	7/16/2024	9344 071624 ACH	\$597.54	\$597.54	ELECTRIC
TECO	7/16/2024	9179 071624 ACH	\$1,508.87	\$1,508.87	ELCTRIC
TECO	7/16/2024	8973 071624 ACH	\$180.31	\$180.31	ELECTRIC
TECO	7/16/2024	9526 071624 ACH	\$838.67	\$838.67	ELECTRIC
Utilities Subtotal			\$5,624.26	\$5,624.26	
Regular Services					
AFFORDABLE BACKFLOW	7/2/2024	21419	\$50.00	\$50.00	BACKFLOW TESTING
SOUTH SHORE LANDSCAPE & LAWN	7/9/2024	73765	\$226.16	\$226.16	IRRIGATON MAINT./MATERIAL
STRALEY ROBIN VERICKER	7/22/2024	24948	\$701.50	\$701.50	PROFESSIONAL SERVICES
Regular Services Subtotal			\$977.66	\$977.66	

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
HEIDRICK AIR, LLC	6/10/2024	14452	\$320.00	\$320.00	AC SERVICES
Additional Services Subtotal			\$320.00	\$320.00	
TOTAL			\$11,613.17	\$11,613.17	

6C

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2013	SERIES 2015	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 193,228	\$ -	\$ -	\$ -	\$ -	\$ 193,228
Cash in Transit	-	-	868	-	-	868
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	1,184	195	-	-	1,379
Investments:						
Interest Account	-	459	-	-	-	459
Prepayment Account	-	1,732	16	-	-	1,748
Reserve Fund	-	150,650	11,225	-	-	161,875
Revenue Fund	-	102,967	19,590	-	-	122,557
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
TOTAL ASSETS	\$ 197,752	\$ 257,011	\$ 31,894	\$ 1,603,412	\$ 1,760,000	\$ 3,850,069
LIABILITIES						
Accounts Payable	\$ 13,813	\$ -	\$ -	\$ -	\$ -	\$ 13,813
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
TOTAL LIABILITIES	18,009	868	-	-	1,760,000	1,778,877

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	256,143	31,894	-	-	288,037
Unassigned:	179,743	-	-	1,603,412	-	1,783,155
TOTAL FUND BALANCES	179,743	256,143	31,894	1,603,412	-	2,071,192
TOTAL LIABILITIES & FUND BALANCES	\$ 197,752	\$ 257,011	\$ 31,894	\$ 1,603,412	\$ 1,760,000	\$ 3,850,069

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 75	\$ 75	0.00%
Special Assmnts- Tax Collector	242,480	243,009	529	100.22%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	242,480	243,159	679	100.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	4,600	1,400	76.67%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	3,500	-	100.00%
Disclosure Report	5,000	9,167	(4,167)	183.34%
District Counsel	4,000	2,866	1,134	71.65%
District Engineer	1,750	690	1,060	39.43%
District Manager	27,000	22,500	4,500	83.33%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	1,500	(300)	125.00%
Postage, Phone, Faxes, Copies	250	60	190	24.00%
Public Officials Insurance	2,905	2,694	211	92.74%
Legal Advertising	1,200	510	690	42.50%
Misc-Taxes	900	-	900	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,800	1,510	290	83.89%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	1,059	(559)	211.80%
Total Administration	62,105	50,656	11,449	81.57%
<u>Electric Utility Services</u>				
Utility - Electric	29,400	27,924	1,476	94.98%
Total Electric Utility Services	29,400	27,924	1,476	94.98%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	973	6,527	12.97%
Total Water-Sewer Comb Services	7,500	973	6,527	12.97%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending June 30, 2024
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	3,000	5,584	(2,584)	186.13%
Clubhouse - Facility Janitorial Service	12,000	5,615	6,385	46.79%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	6,966	3,234	68.29%
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	3,481	1,519	69.62%
R&M-Pools	2,000	-	2,000	0.00%
Landscape Maintenance	24,000	16,641	7,359	69.34%
Clubhouse Facility - Other	2,500	120	2,380	4.80%
Security System Monitoring & Maint.	42,862	29,935	12,927	69.84%
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%
Total Other Physical Environment	129,562	76,475	53,087	59.03%
<u>Reserves</u>				
Capital Reserve	13,913	-	13,913	0.00%
Total Reserves	13,913	-	13,913	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	156,028	86,452	64.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	87,131	87,131	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		92,612		
FUND BALANCE, ENDING		\$ 179,743		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending June 30, 2024
 Series 2013 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,275	\$ 9,275	0.00%
Special Assmnts- Tax Collector	132,900	140,629	7,729	105.82%
TOTAL REVENUES	132,900	149,904	17,004	112.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	45,000	(10,000)	128.57%
Interest Expense	97,900	97,150	750	99.23%
Total Debt Service	132,900	142,150	(9,250)	106.96%
TOTAL EXPENDITURES	132,900	142,150	(9,250)	106.96%
Excess (deficiency) of revenues Over (under) expenditures	-	7,754	7,754	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		248,389		
FUND BALANCE, ENDING		\$ 256,143		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending June 30, 2024
 Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,099	\$ 1,099	0.00%
Special Assmnts- Tax Collector	22,080	23,198	1,118	105.06%
TOTAL REVENUES	22,080	24,297	2,217	110.04%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	16,080	16,230	(150)	100.93%
Total Debt Service	22,080	22,230	(150)	100.68%
TOTAL EXPENDITURES	22,080	22,230	(150)	100.68%
Excess (deficiency) of revenues Over (under) expenditures	-	2,067	2,067	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,827		
FUND BALANCE, ENDING		\$ 31,894		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending June 30, 2024
 General Fixed Assets Fund (900)
(In Whole Numbers)

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

Bank Account Statement

Mirabella CDD

Bank Account No. 2062
Statement No. 06-24
Statement Date 06/30/2024

GL Balance (LCY)	193,228.29
GL Balance	193,228.29
Positive Adjustments	0.00
<hr/>	
Subtotal	193,228.29
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	193,228.29

Statement Balance	193,228.29
Outstanding Deposits	0.00
<hr/>	
Subtotal	193,228.29
Outstanding Checks	0.00
<hr/>	
Ending Balance	193,228.29

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/04/2024	Payment	BD00004	Deposit No. BD00004	25.00	25.00	0.00
Total Deposits				25.00	25.00	0.00
Checks						
05/08/2024	Payment	3011	Check for Vendor V00030	-850.00	-850.00	0.00
05/24/2024	Payment	3017	Check for Vendor V00032	-600.00	-600.00	0.00
05/30/2024	Payment	3018	Check for Vendor V00029	-510.00	-510.00	0.00
05/30/2024	Payment	3019	Check for Vendor V00086	-600.00	-600.00	0.00
06/06/2024	Payment	3020	Check for Vendor V00003	-275.00	-275.00	0.00
06/06/2024	Payment	3021	Check for Vendor V00030	-850.00	-850.00	0.00
06/06/2024	Payment	3022	Check for Vendor V00089	-675.00	-675.00	0.00
06/17/2024	Payment	DD172	Payment of Invoice 000908	-119.98	-119.98	0.00
06/17/2024	Payment	DD173	Payment of Invoice 000885	-656.18	-656.18	0.00
06/17/2024	Payment	DD177	Payment of Invoice 000907	-181.85	-181.85	0.00
06/17/2024	Payment	DD178	Payment of Invoice 000909	-1,512.29	-1,512.29	0.00
06/17/2024	Payment	DD179	Payment of Invoice 000910	-843.45	-843.45	0.00
06/17/2024	Payment	DD180	Payment of Invoice 000911	-143.13	-143.13	0.00
Total Checks				-7,816.88	-7,816.88	0.00

Outstanding Deposits

Total Outstanding Deposits

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2013	SERIES 2015	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 175,567	\$ -	\$ -	\$ -	\$ -	\$ 175,567
Cash in Transit	-	-	868	-	-	868
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	1,184	195	-	-	1,379
Investments:						
Interest Account	-	468	-	-	-	468
Prepayment Account	-	5,000	16	-	-	5,016
Reserve Fund	-	151,256	11,225	-	-	162,481
Revenue Fund	-	100,105	19,714	-	-	119,819
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
TOTAL ASSETS	\$ 180,091	\$ 258,032	\$ 32,018	\$ 1,603,412	\$ 1,760,000	\$ 3,833,553
LIABILITIES						
Accounts Payable	\$ 7,404	\$ -	\$ -	\$ -	\$ -	\$ 7,404
Accrued Expenses	5,634	-	-	-	-	5,634
Due to Other	-	868	-	-	-	868
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	1,379	-	-	-	-	1,379
TOTAL LIABILITIES	14,417	868	-	-	1,760,000	1,775,285
FUND BALANCES						
Restricted for:						
Debt Service	-	257,164	32,018	-	-	289,182
Unassigned:	165,674	-	-	1,603,412	-	1,769,086
TOTAL FUND BALANCES	165,674	257,164	32,018	1,603,412	-	2,058,268
TOTAL LIABILITIES & FUND BALANCES	\$ 180,091	\$ 258,032	\$ 32,018	\$ 1,603,412	\$ 1,760,000	\$ 3,833,553

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 75	\$ 75	0.00%
Special Assmnts- Tax Collector	242,480	243,009	529	100.22%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	242,480	243,159	679	100.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	4,600	1,400	76.67%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	3,500	-	100.00%
Disclosure Report	5,000	9,584	(4,584)	191.68%
District Counsel	4,000	3,568	432	89.20%
District Engineer	1,750	690	1,060	39.43%
District Manager	27,000	24,750	2,250	91.67%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	1,500	(300)	125.00%
Postage, Phone, Faxes, Copies	250	60	190	24.00%
Public Officials Insurance	2,905	2,694	211	92.74%
Legal Advertising	1,200	510	690	42.50%
Misc-Taxes	900	-	900	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,800	1,660	140	92.22%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	1,059	(559)	211.80%
Total Administration	62,105	54,175	7,930	87.23%
<u>Electric Utility Services</u>				
Utility - Electric	29,400	31,049	(1,649)	105.61%
Total Electric Utility Services	29,400	31,049	(1,649)	105.61%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	1,057	6,443	14.09%
Total Water-Sewer Comb Services	7,500	1,057	6,443	14.09%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	3,000	5,804	(2,804)	193.47%
Clubhouse - Facility Janitorial Service	12,000	6,965	5,035	58.04%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	7,816	2,384	76.63%
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	3,801	1,199	76.02%
R&M-Pools	2,000	-	2,000	0.00%
Landscape Maintenance	24,000	18,491	5,509	77.05%
Clubhouse Facility - Other	2,500	2,596	(96)	103.84%
Security System Monitoring & Maint.	42,862	29,935	12,927	69.84%
Irrigation Maintenance	2,000	638	1,362	31.90%
Holiday Lighting & Decorations	2,500	-	2,500	0.00%
Capital Outlay	8,000	-	8,000	0.00%
Total Other Physical Environment	129,562	83,817	45,745	64.69%
<u>Reserves</u>				
Capital Reserve	13,913	-	13,913	0.00%
Total Reserves	13,913	-	13,913	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	170,098	72,382	70.15%
Excess (deficiency) of revenues				
Over (under) expenditures	-	73,061	73,061	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		92,613		
FUND BALANCE, ENDING		\$ 165,674		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,296	\$ 10,296	0.00%
Special Assmnts- Tax Collector	132,900	140,629	7,729	105.82%
TOTAL REVENUES	132,900	150,925	18,025	113.56%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	35,000	45,000	(10,000)	128.57%
Interest Expense	97,900	97,150	750	99.23%
Total Debt Service	132,900	142,150	(9,250)	106.96%
TOTAL EXPENDITURES	132,900	142,150	(9,250)	106.96%
Excess (deficiency) of revenues Over (under) expenditures	-	8,775	8,775	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		248,389		
FUND BALANCE, ENDING		\$ 257,164		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,223	\$ 1,223	0.00%
Special Assmnts- Tax Collector	22,080	23,198	1,118	105.06%
TOTAL REVENUES	22,080	24,421	2,341	110.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	16,080	16,230	(150)	100.93%
Total Debt Service	22,080	22,230	(150)	100.68%
TOTAL EXPENDITURES	22,080	22,230	(150)	100.68%
Excess (deficiency) of revenues Over (under) expenditures	-	2,191	2,191	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,827		
FUND BALANCE, ENDING		\$ 32,018		

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

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

Bank Account Statement

Mirabella CDD

Bank Account No. 2062
Statement No. 07-24
Statement Date 07/31/2024

GL Balance (LCY)	175,567.06
GL Balance	175,567.06
Positive Adjustments	0.00
<hr/>	
Subtotal	175,567.06
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	175,567.06

Statement Balance	175,567.06
Outstanding Deposits	0.00
<hr/>	
Subtotal	175,567.06
Outstanding Checks	0.00
<hr/>	
Ending Balance	175,567.06

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
07/03/2024	Payment	3023	Check for Vendor V00010	-1,849.05	-1,849.05	0.00
07/03/2024	Payment	3024	Check for Vendor V00011	-690.00	-690.00	0.00
07/03/2024	Payment	3025	Check for Vendor V00016	-220.39	-220.39	0.00
07/03/2024	Payment	3026	Check for Vendor V00027	-200.00	-200.00	0.00
07/03/2024	Payment	3027	Check for Vendor V00036	-701.00	-701.00	0.00
07/03/2024	Payment	3028	Check for Vendor V00043	-200.00	-200.00	0.00
07/03/2024	Payment	3029	Check for Vendor V00050	-200.00	-200.00	0.00
07/03/2024	Payment	3030	Check for Vendor V00064	-5,644.93	-5,644.93	0.00
07/03/2024	Payment	3031	Check for Vendor V00081	-200.00	-200.00	0.00
07/03/2024	Payment	3032	Check for Vendor V00083	-200.00	-200.00	0.00
07/03/2024	Payment	3033	Check for Vendor V00089	-570.00	-570.00	0.00
07/15/2024	Payment	3034	Check for Vendor V00010	-1,849.05	-1,849.05	0.00
07/15/2024	Payment	3035	Check for Vendor V00016	-220.39	-220.39	0.00
07/15/2024	Payment	3036	Check for Vendor V00019	-50.00	-50.00	0.00
07/15/2024	Payment	3037	Check for Vendor V00030	-850.00	-850.00	0.00
07/15/2024	Payment	3038	Check for Vendor V00089	-675.00	-675.00	0.00
07/05/2024	Payment	DD181	Payment of Invoice 000903	-838.67	-838.67	0.00
07/05/2024	Payment	DD182	Payment of Invoice 000904	-601.96	-601.96	0.00
07/05/2024	Payment	DD183	Payment of Invoice 000905	-1,508.87	-1,508.87	0.00
07/05/2024	Payment	DD184	Payment of Invoice 000906	-188.41	-188.41	0.00
07/23/2024	Payment	DD185	Payment of Invoice 000918	-119.98	-119.98	0.00
07/26/2024	Payment	DD186	Payment of Invoice 000927	-83.53	-83.53	0.00
Total Checks				-17,661.23	-17,661.23	0.00

Outstanding Deposits

Total Outstanding Deposits

6D.

ESTIMATE

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

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

Estimate details

Estimate no.: 1023
 Estimate date: 06/07/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pressure washing	Pressure wash entryway, walls, pillars, and area under veranda(pool deck). Cleaning of windows/screens and removal of water stains from glass. Lightly pressure wash and remove stains from chairs/loungers.	1	\$570.00	\$570.00
					Total	\$570.00