

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

- Trivia M. Kimbrough, Chairperson
- Mindy Jacobson, Vice Chairperson
- Gail Reese, Assistant Secretary
- Mercedes Harrison, Assistant Secretary
- David Dzien, Assistant Secretary
- Lisa Castoria, District Manager
- Kathryn Hopkinson, District Counsel
- Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, February 6, 2025 – 6:00 p.m.

Teams Meeting Information

Meeting ID: 264 131 542 719 Passcode: o7DTbG

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

- 1. Call to Order/Roll Call**
- 2. Public Comment on Agenda Items**
- 3. Business Items**
 - A. Consideration for Reappointing Seat 1 & 2 of the Board of Supervisors
 - B. Consideration of Resolution 2025-02; Re-Designation of Officers
 - C. Consideration of Certain Documents Related to the Issuance of the Capital Improvement Revenue Refunding Bonds, Series 2025
 - i. Preliminary Summary Assessment Allocation Report
 - ii. Resolution 2025-03; Delegation Award with Exhibits
 - iii. Review of Sources and Uses
 - D. Consideration of District Engineering Services Proposals
 - E. Consideration of Surveillance Camera Proposal
 - F. Discussion on Budget Workshop Dates
 - G. Consideration of Security Services
- 4. Consent Agenda**
 - A. Consideration of Board of Supervisors' Meeting Minutes for December 5, 2024
 - B. Consideration of Operation and Maintenance Expenditures as of November & December of 2024
 - C. Review of Financial Statements as of November & December of 2024
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

The next Regular Meeting is scheduled to be held Thursday, April 3, 2025, at 6:00 p.m.

District Office:

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

Meeting Location:

Mirabella Clubhouse
14306 Romeo Blvd.
Wimauma, Florida 33598

Third Order of Business

3B.

RESOLUTION 2025-02

A RESOLUTION OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT

WHEREAS, the Board of Supervisors of the Mirabella Community Development District at a regular business meeting, held on **February 6, 2025**, desires to designate the below-recited persons to the offices specified.

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

The following persons were elected to the offices shown, to wit:

_____ is appointed Chairperson

_____ is appointed Vice Chairperson

Leah Popelka is appointed Treasurer

Angel Montagna is appointed Assistant Treasurer

Lisa Castoria is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

PASSED AND ADOPTED THIS, 6th DAY OF **FEBURARY, 2025**.

Chairperson

Secretary

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3Ci.

MIRABELLA
COMMUNITY
DEVELOPMENT
DISTRICT

PRELIMINARY SUMMARY
ASSESSMENT
ALLOCATION REPORT
SERIES 2025 REFUNDING



Report Date:

February 6, 2025

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I. INTRODUCTION

The Mirabella Community Development District (“District”) was established by Hillsborough County to provide for the construction and acquisition of community development facilities and services that benefit the lands located within the District. The District previously issued its Capital Improvement Revenue Bonds, Series 2013 (“2013 Bonds”) to fund public infrastructure and related improvements (“2013 Project”) affording a special benefit to certain assessable lands within the District (“2013 Assessment Area”). Those lands are generally described in the First Supplemental Assessment Allocation Report dated September 26, 2013 (the “Assessment Report”).

This Preliminary Summary Assessment Allocation Report will determine the reapportionment of the special assessment securing the 2013 Bonds to the District’s Capital Improvement Revenue Refunding Bonds, Series 2025 (“2025 Bonds”) in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to ensure an equitable allocation of assessments to those assessable units within the 2013 Assessment Area.

II. ALLOCATION OF 2013 BENEFIT

The capital improvements which have been constructed and/or acquired by the District and funded by the 2013 Bonds provided the basis for the original assessments to be levied. The Engineer’s Report was used to determine the benefit allocated to parcels within the 2013 Assessment Area. All currently assessable parcels within the 2013 Assessment Area are subject to special assessments related to the issuance of the 2025 Bonds. As determined by the Assessment Report. The specific benefit of the 2013 Project was greater than the cost of the assessments levied upon benefiting properties.

III. DETERMINATION OF ASSESSMENTS

The requirements for a valid Special Assessment are three-fold:

- 1) Improvements to benefited properties that the special assessments encumber must be for an approved and assessable purpose. (F.S. 170.01)
- 2) Special assessments can only be levied on those properties directly and specifically benefiting from the improvements. (F.S. 170.01)
- 3) Special assessments shall not exceed the amount of benefits provided, and shall be fairly and reasonably allocated across all benefitted properties (F.S. 170.02)

In the case of the District, the 2013 Bonds were utilized to construct and/or acquire a portion of the 2013 Project. The 2013 Project constitutes an approved and assessable purpose (F.S. 170.01), which satisfies the first requirement for a valid special assessment as defined above. Additionally, the 2013 Project resulted in certain properties within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, noted above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefitted properties (F.S. 170.02), which satisfies the third requirement, above.

While the first requirement for a valid special assessment is seemingly tangible, and can easily be satisfied by ensuring that the improvements are allowed in the list provided in F.S. 170.01, the second and third requirements for a valid special assessment are somewhat intangible, and involve identifying specific benefits to properties and assigning value to these benefits in order to ensure the value of the benefits exceed the cost of providing the improvements. The second and third requirements are key components for a establishing the validity of a special assessment and are described in greater detail in the following section of this Preliminary Summary Assessment Allocation Report.

IV. ALLOCATION OF ASSESSMENTS

The 2013 Bonds special assessments were allocated to each property based on the estimated special benefit received. The method of benefit allocation is based on the relative special benefit received in relation to its property use. According to F.S. 170.02, the methodology by which a valid special assessment is allocated to specifically benefited properties must be determined and prorated according to foot frontage of said property, *or by such other method as the governing body of the District may prescribe* (F.S. 170.02). Florida law gives the District some latitude in determining how a special assessment will be allocated to specifically benefited properties.

The reallocated special assessments, as described within the tables and assessment roll appended to this Preliminary Summary Assessment Allocation Report, result in a net reduction to annual debt service assessments and establish a basis for the levying and collecting of special assessments based on the benefits received and are consistent with our understanding and experience with case law on this subject.

MIRABELLA SERIES 2013 BOND DEBT (CURRENT ASSESSMENT)						
PRODUCT TYPE	UNITS	EAU	PER PRODUCT		PER UNIT	
			ANNUAL ASSESSMENT	PRINCIPAL DEBT	NET ANNUAL ASSESSMENT ⁽¹⁾	PRINCIPAL DEBT
Single Family 50'	97	1.00	109,416	1,060,450	1,128.00	10,932.48
Single Family 55'	14	1.10	17,371	168,360	1,240.80	12,025.72
Single Family 60'	10	1.20	13,536	131,190	1,353.60	13,118.97
TOTAL	121		140,323	1,360,000		

MIRABELLA SERIES 2025 REFUNDING BOND DEBT						
PRODUCT TYPE	UNITS	EAU	PER PRODUCT		PER UNIT	
			ANNUAL ASSESSMENT	PRINCIPAL DEBT	NET ANNUAL ASSESSMENT ⁽¹⁾	PRINCIPAL DEBT
Single Family 50'	97	1.00	82,302	1,026,141	848.47	10,578.78
Single Family 55'	14	1.10	13,066	162,913	933.32	11,636.66
Single Family 60'	10	1.20	10,182	126,945	1,018.17	12,694.53
TOTAL	121		105,550	1,316,000		

⁽¹⁾ Assessments noted exclude collection costs and discounts of 6%.

⁽²⁾ Final Maturity 2044

**MIRABELLA
 COMMUNITY DEVELOPMENT DISTRICT**

FINANCING INFORMATION - SERIES 2025 LONG TERM REFINANCING BONDS

Coupon Rate ⁽¹⁾	5.00%
Term (Years)	20
Principal Amortization Installments	20

Sources:

2025 Bond - PAR Amount	\$1,316,000.00
Premium	\$23,368.26
Reserve Fund Transfer	\$152,500.00
Revenue Fund Transfer	\$150,000.00
	\$1,641,868.26

Uses:

Refunding Escrow Cash Deposit	\$1,399,666.67
Debt Service Reserve Fund	\$10,000.00
Revenue Account Deposit	\$71,000.00
Underwriter's Discount	\$26,320.00
Cost of Issuance	\$134,000.00
Rounding	\$881.59
	\$1,641,868.26

ANNUAL ASSESSMENT

Annual Debt Service (Principal plus Interest)	\$105,550
Collection Costs and Discounts 6.00%	\$6,737
TOTAL ANNUAL ASSESSMENT	\$112,287

⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.

MIRABELLA CDD REFINANCING SUMMARY		
	SERIES 2013 BONDS	SERIES 2025 BONDS
Bonds Outstanding	\$1,360,000	\$1,316,000
Coupon/Arbitrage Yield	6.92%	5.00%
Average Annual Assessment Payments	140,323	\$112,287
Total Debt Service 2025-2044	2,627,000	2,103,839
Reserve Fund	150,800	\$10,000
Final Maturity	2044	2044

MIRABELLA CDD ANNUAL SAVINGS SUMMARY					
PRODUCT TYPE	UNITS	2013 BONDS ANNUAL ASSESSMEN T	2025 BONDS ANNUAL ASSESSMEN T	ANNUAL SAVINGS	% ANNUAL REDUCTION
Single Family 50'	97	1128.00	848.47	279.53	24.78%
Single Family 60'	14	1240.80	933.32	307.48	24.78%
Single Family 75'	10	1353.60	1,018.17	335.43	24.78%
	121				

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY SUMMARY ASSESSMENT ALLOCATION REPORT – SERIES 2025 REFUNDING BONDS

EXHIBIT A										PRELIMINARY TAX ROLL - SERIES 2025 REFUNDING BONDS			
Folio	Mail Name	Mail Addr1	Mail City	st	Mail Zip	Product	2013 BONDS		2025 BONDS				
							Net Annual Assessment	Remaining Principal Debt	Net Annual Assessment	Remaining Principal Debt			
1 0777890436	MICHAEL MARTINO AND CAITLIN TAYLER JONES	10702 ALDO MORO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
2 0777890438	MARK A AND TARYL N MOORE	10704 ALDO MORO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
3 0777890440	MARITZA AND HECTOR TORRES	10701 ALDO MORO DR	WIMAUWA	FL	33598-0018	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
4 0777890442	MARK A LAWRENCE AND DAWN R LAWRENCE	10703 ALDO MORO DR	WIMAUWA	FL	33598-0018	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
5 0777890444	DINH HUNG BUI AND DON AND TH BICH NGOC DO	10702 MASSIMO DR	WIMAUWA	FL	33598-2009	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
6 0777890446	FERNANDO M AND FLORENCE S J LOPEZ	10704 MASSIMO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
7 0777890448	JAMIE CHRISTOPHER WRIGHT	1244 TANNER DR	LEWISVILLE	TX	75077-3058	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
8 0777890450	CHRISTOPHER LUOGO	10703 MASSIMO DR	WIMAUWA	FL	33598-2027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
9 0777890452	JORDYN ALEXANDRIA SHORT ET AL	10701 MASSIMO DR	WIMAUWA	FL	33598-2027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
10 0777890454	ANN MARIE JUMAPAO ET AL	10629 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
11 0777890456	MARY AND TRIVIA KIMBROUGH	10627 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
12 0777890458	NOJHER	10625 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
13 0777890460	MAUREEN D AMILCA AND BILLY E SAINT /TRUSTEES	10623 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
14 0777890462	JOSE IVAN AND LUCINDA MARIE PEREZ	10621 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
15 0777890464	AJA RASHELLE COOPER	10619 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
16 0777890466	OMARIS MANUEL PENA REINOSO AND MAYLEN CEPIN	10617 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
17 0777890468	** CONFIDENTIAL **	10615 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
18 0777890470	WOODS LAKEISHA R LIFE ESTATE	10613 MASSIMO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
19 0777890472	SHAITA HENRY AND ZAKIYA GRIER	10611 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
20 0777890474	VASJAWN MARKEITH COOK	4209 LITTLE GAP LOOP	ELLENTON	FL	34222-3914	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
21 0777890476	BERNARD JOSEPH NOLAN AND JULIE B YATES	10607 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
22 0777890478	JOEL AND ASTRID BELTRAN	10605 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
23 0777890480	IAN FRANCIS SABLAN AND JOYLYN REYES PANGELINAN	10603 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
24 0777890482	JULIAN DAVID AND ARIANA BAIKS	10601 MASSIMO DR	WIMAUWA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
25 0777890484	FRANCISCO R MIENENZ	10517 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
26 0777890486	PAUL B BERNSTEIN AND LOUISE H WOLFORD /LIFE ESTATE	10515 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
27 0777890488	KARLA E CUETO	10602 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
28 0777890490	CHARLES AND DONALD LIVELY JR	10604 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
29 0777890492	ANA MARIA MERCADO MUNOZ	10606 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
30 0777890494	NANCY AND FRED B HERNER	10608 ALDO MORO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
31 0777890496	SFR JV-2 2022-2 BORROWER LLC	C/O TRICON AMERICAN HOM	TUSTIN	CA	92780-7303	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
32 0777890498	DANIEL AND GISELE MARIE SANTIAGO	10612 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
33 0777890500	SFR JV-2 2022-2 BORROWER LLC	C/O TRICON AMERICAN HOM	TUSTIN	CA	92780-7303	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
34 0777890502	JIMMY RAY JENNINGS AND GAIL LYNN REESE	10616 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
35 0777890504	JENE BELL AND PERRY LEE JOHNSON	10618 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
36 0777890506	JAMES ANTHONY RICHARDSON ET AL	10620 MASSIMO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
37 0777890508	NICHOLAS D AVERY	10622 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
38 0777890510	HELMUD CESAR HERNANDEZ ARCE ET AL	10624 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
39 0777890512	WILLIAM WEAVER III AND JAMIE LYNN GOODMAN	10626 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
40 0777890514	JORGE D GARCIA ORTIZ AND LINETTE ACEVEDO IGLESIAS	10628 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
41 0777890516	STEVEN W AND SHELENE M JOHNSON	10632 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
42 0777890522	ALEXIS CUELLO	10638 ALDO MORO DR	WIMAUWA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
43 0777890528	JAHDAI SHAW AND ALAYAH MYINT SHAW	14302 ITALIA DR	WIMAUWA	FL	33598-2100	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
44 0777890540	JOHN AND ANITA CHARLETTA B BLAKE	14304 ITALIA DR	WIMAUWA	FL	33598-2100	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
45 0777890542	BETZANDA AND OTONIEL ALVAREZ	14303 ROMEO BLVD	WIMAUWA	FL	33598-0020	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
46 0777890544	LILLIAN MAN SUI WONG AND YAI KEUNG TAM	10628 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
47 0777890546	ANDRES AND SHIRLEY M VAZQUEZ ET AL	10626 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
48 0777890548	SUANN LEE FIGUEROA ET AL	10624 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
49 0777890550	JOSE O SANDOVAL RAMOS ET AL	10622 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
50 0777890552	DEBORAH SINGLETON AND OLIVIA SINGLETON	10620 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
51 0777890554	ADRIAN AND GRISELDA BONILLA RODRIGUEZ	10618 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
52 0777890556	EDUARDO AND ANA SARMENTO	10616 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
53 0777890558	SFR JV-1 2021-1 BORROWER LLC	C/O TRICON AMERICAN HOM	SANTA ANA	CA	92705-5426	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
54 0777890560	MADDISUE ANN ANDREU	10612 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
55 0777890562	MELANIE MONIQUE PARKER	10610 MASSIMO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
56 0777890564	SHARON REGINA WILLIAMS COOPER	10608 MASSIMO DR	WIMAUWA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
57 0777890566	CAMILLE GABAS LUSTERIO AND BOBBY RAY VIRGIL	10606 MASSIMO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
58 0777890568	JEREMY J STETSON AND DANICA R CZEPIEL	10602 MASSIMO DR	WIMAUWA	FL	33598	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
59 0777890570	JOSEPH EARL SMITH	10615 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
60 0777890572	EDUARDO AND FRANCIA R FIGUEROA	10617 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
61 0777890574	JUNEELEE LEE SAMBLANET	10619 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
62 0777890576	AMANDA AND FRANK ALBERT MARIN	10621 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
63 0777890578	MANUEL RAMON AND IBIS RUTH SANTANA	10623 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
64 0777890580	TIFFANI S CRAIG	10625 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
65 0777890582	STEPHANIE L LOPEZ FELICIANO	10627 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
66 0777890584	EDWINA DEXTER	10629 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
67 0777890586	ALVIN RIVERA DOMINGUEZ AND LILLIAN J RIVERA	10631 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
68 0777890588	** CONFIDENTIAL **	10633 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
69 0777890590	WILSON GARZON	10635 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
70 0777890592	FERNANDO CARREIRA ET AL	10637 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
71 0777890594	JULIET P CORRICA AND JERON JOEL CORRICA	10639 ALDO MORO DR	WIMAUWA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
72 0777890596	GARY R WEESE AND AIXIA SUNTRUSTEES	114 FALLING WATER DR	BRANDON	FL	33511-7858	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
73 0777890598	WAYNE AND TERRI SUTHERLAND	10511 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
74 0777890596	RYAN ALAN GREEN AND AMANDA GABRIELLE PEREZ	10509 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
75 0777890598	JOHNNY ALBERTO MORILLO ET AL	10507 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
76 0777891000	CHRISTOPHER PEREZ	10625 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$948.47	\$10,578.78			
77 0777891002	DENNIS AND SALLY HASHAW	10503 MASSIMO DR	WIMAUWA	FL	33598-2011	Single Family 50'	\$1						

3Cii.

RESOLUTION NO. 2025 - 03

A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025, AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE (THE "SERIES 2025 BONDS") IN ORDER TO CURRENTLY REFUND AND REDEEM ALL OF THE OUTSTANDING PRINCIPAL AMOUNT OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2013 (THE "REFUNDED BONDS"); ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, MAXIMUM MATURITY DATE, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE CONTRACT FOR THE SERIES 2025 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2025 BONDS TO THE UNDERWRITER; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2025 BONDS; APPROVING THE FORM OF THE SERIES 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2025 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2025 BONDS; APPROVING THE FORM OF THE ESCROW DEPOSIT AGREEMENT AND APPOINTING AN ESCROW AGENT THEREUNDER; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2025 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2025 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE REFUNDING OF THE REFUNDED

BONDS; APPOINTING A VERIFICATION AGENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Mirabella Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds") to be issued under and pursuant to a Master Trust Indenture, dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., St. Paul, Minnesota, as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), as amended and supplemented by a Second Supplemental Trust Indenture to be dated as of the first day of the first month and year in which the Series 2025 Bonds are issued thereunder (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") between the District and the Trustee, in order to currently refund and redeem all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2013 (the "Refunded Bonds");

WHEREAS, the Board has determined that in order to achieve debt service savings, it is advisable at this time to proceed with the current refunding and redemption of all of the Refunded Bonds and given the nature of the market, the necessity for moving rapidly and the nature of the security for the Series 2025 Bonds, it is necessary and desirable for the Series 2025 Bonds to be sold by negotiated sale rather than competitive bid;

WHEREAS, the Board has received a proposal from FMSbonds, Inc. (the "Underwriter") for the purchase of the Series 2025 Bonds within parameters to be established by the Board and the Board has determined that authorization of the Chairman or other designated person to enter into a Bond Purchase Contract (the "Purchase Contract") in substantially the form attached hereto as Exhibit A for the sale of the Series 2025 Bonds to the Underwriter within the Parameters (hereinafter defined) herein set forth is in the best interests of the District for the reasons hereafter indicated; and

WHEREAS, in conjunction with the sale and issuance of the Series 2025 Bonds, it is necessary to approve the form of the Supplemental Indenture, to establish the parameters for the delegated award of the Series 2025 Bonds as set forth in Schedule I attached hereto (the "Parameters"), to authorize the Chairman to approve the use of the Preliminary Limited Offering Memorandum relating to the Series 2025 Bonds and the form of the final Limited Offering Memorandum, to approve the form of the Series 2025 Bonds and to provide for various other matters with respect to the Series 2025 Bonds and the refunding and redemption of all of the Refunded Bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Award. The Purchase Contract in the form attached hereto as Exhibit A is hereby approved in substantial form and the sale of the Series 2025 Bonds to the Underwriter upon the terms and conditions therein set forth, but within the Parameters, is hereby approved. The Chairman is hereby authorized and directed to execute and deliver the Purchase Contract on behalf of the District, with such changes, additions, deletions and insertions as shall be approved by the official executing such Purchase Contract, which approval shall be conclusively evidenced by the execution and delivery thereof. In the absence or unavailability of the Chairman, the Vice Chairman is authorized and directed to execute the Purchase Contract, and in the absence or unavailability of the Vice Chairman, any other member of the Board is authorized and directed to execute the Purchase Contract. The Purchase Contract, when executed and delivered by the District and the Underwriter, shall be the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

3. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2025 Bonds to the Underwriter is in the best interests of the District because the market for instruments such as the Series 2025 Bonds is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2025 Bonds.

4. Approval of Form of Supplemental Indenture; Ratification of Master Indenture; Appointment of Trustee, Paying Agent and Bond Registrar. Attached hereto as Exhibit B is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Supplemental Indenture and the Chairman is hereby authorized to deliver to the Trustee the Supplemental Indenture which, when executed and delivered by the Trustee, shall constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms. The Master Indenture as executed and delivered and the appointment of Computershare Trust Company, N.A., as successor Trustee, Paying Agent and Bond Registrar under the Master Indenture is hereby ratified and confirmed and Computershare Trust Company, N.A. is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

5. Description of Series 2025 Bonds. The Series 2025 Bonds shall be dated as of their date of delivery and may be issued in one or more Series having such details as shall be set forth in the Purchase Contract and as reflected in the Supplemental Indenture, but within the Parameters. The Series 2025 Bonds may be signed by the manual or facsimile signature of the Chairman and attested by the manual or facsimile signature of the Secretary. The Series 2025 Bonds shall, subject to the Parameters, be subject to redemption on the terms, at the times and prices and in the manner provided in the Purchase Contract and in the form of Series 2025 Bonds attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest and seal the Series 2025 Bonds and the Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Underwriter upon payment by the Underwriter of the purchase price therefor, the Series 2025 Bonds which, when authenticated and delivered by the Trustee, shall be legal, valid and binding obligations of the District, enforceable in accordance with their terms.

6. Approval of Form of Preliminary Limited Offering Memorandum and Limited Offering Memorandum; Approval of Form of Continuing Disclosure Agreement. The Chairman is hereby authorized to approve the form and content of the Preliminary Limited Offering Memorandum, which is attached hereto as Exhibit C (the "Preliminary Limited Offering Memorandum") with such changes, additions, deletions and insertions as shall be approved by the Chairman prior to its distribution and the final form of which is to be dated the date of execution and delivery of the Purchase Contract (the "Limited Offering Memorandum") relating to the Series 2025 Bonds. The Chairman is hereby authorized to execute on behalf of the District such Limited Offering Memorandum with such changes, additions, deletions and insertions as the Chairman may approve (such approval to be conclusively evidenced by the execution of the Limited Offering Memorandum, if required), and to deliver such Limited Offering Memorandum to the Underwriter in sufficient quantities for use by the Underwriter in marketing the Series 2025 Bonds. The Chairman is hereby authorized to deem "final" the Preliminary Limited Offering Memorandum, as of its date, for the purposes and within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (except for information concerning the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings or other terms dependent upon such matters, and except for such technical and conforming changes which shall be approved by the Chairman which approval shall be evidenced by the execution thereof, if required).

The Continuing Disclosure Agreement relating to the Series 2025 Bonds in the form attached hereto as Exhibit D is hereby approved, subject to such changes,

additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Continuing Disclosure Agreement which, when executed and delivered by the District, shall be the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2025 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

8. Other Actions. The Chairman, the Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2025 Bonds and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, the Indenture, this Resolution, the Continuing Disclosure Agreement, the Escrow Agreement and the Purchase Contract, in all cases within the Parameters.

The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

9. Deposits to Funds and Accounts; Approval of Form of Escrow Deposit Agreement; Appointment of Escrow Agent. The Trustee is hereby authorized and directed to apply the proceeds of the Series 2025 Bonds in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

Amounts on deposit in the Funds and Accounts for the Refunded Bonds shall be applied as directed by the Chairman in a certificate directed to the Trustee and delivered at the closing on the Series 2025 Bonds, subject to the approval of Bond Counsel.

The Escrow Deposit Agreement (the "Escrow Agreement"), between the District and Computershare Trust Company, N.A., relating to the Refunded Bonds shall be in the form attached hereto as Exhibit E, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which

approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Escrow Agreement which, when executed and delivered by the District, shall be a legal, valid and binding obligation of the District, enforceable in accordance with its terms. Computershare Trust Company, N.A. is hereby appointed as Escrow Agent under the Escrow Agreement.

10. Refunding of the Refunded Bonds; Execution and Delivery of Other Instruments; Appointment of Verification Agent. The Board hereby authorizes and approves the refunding of the Refunded Bonds. The Board hereby authorizes the Chairman and the Secretary to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the refunding of the Refunded Bonds and the issuance, sale and delivery of the Series 2025 Bonds, including but not limited to the execution and delivery of the DTC Letter of Representation.

The Chairman is hereby authorized and directed to appoint Terminus Analytics as verification agent if required in connection with the transactions contemplated hereby.

11. Assessment Methodology Report. The Board hereby authorizes and approves modifications and supplements to the Assessment Methodology Report previously approved by the Board in connection with the marketing and sale of the Series 2025 Bonds.

12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents and consultants of the District in furtherance of the issuance of the Series 2025 Bonds are hereby approved, confirmed and ratified.

13. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

14. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

PASSED in Public Session of the Board of Supervisors of Mirabella Community Development District, this 6th day of February 2025.

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

Exhibit A – Form of Purchase Contract

Exhibit B – Form of Supplemental Indenture

Exhibit C – Form of Preliminary Limited Offering Memorandum

Exhibit D – Form of Continuing Disclosure Agreement

Exhibit E – Form of Escrow Deposit Agreement

**SCHEDULE I
PARAMETERS**

Maximum Principal Amount:	Not to Exceed \$1,360,000
Minimum Annual Debt Service Reduction:	15%
Underwriting Discount:	Maximum 2.0%
Maturity Date:	November 1, 2044
Redemption Provisions:	The Series 2025 Bonds shall be subject to redemption as set forth in the form of Series 2025 Bond attached to the form of Supplemental Indenture attached hereto.

\$[PAR]
**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

BOND PURCHASE CONTRACT

[BPA Date], 2025

Board of Supervisors
Mirabella Community Development District
Hillsborough County, Florida

Dear Ladies and Gentlemen:

FMSbonds, Inc. (the “Underwriter”) offers to enter into this Bond Purchase Contract (the “Purchase Contract”) with the Mirabella Community Development District (the “District”). The District is located entirely within Hillsborough County, Florida (the “County”). This offer of the Underwriter shall, unless accepted by the District, acting through its Board of Supervisors (the “Board”), expire at 1:00 P.M. prevailing time within the jurisdiction of the District on the date hereof, unless previously withdrawn or extended in writing by the Underwriter. This Purchase Contract shall be binding upon the District and the Underwriter upon execution and delivery. Any capitalized word not defined herein shall have the meaning ascribed thereto in the Preliminary Limited Offering Memorandum (hereinafter defined). In conformance with Section 218.385, Florida Statutes, as amended, the Underwriter hereby delivers to the District the Disclosure and Truth-In-Bonding Statement attached hereto as Exhibit A.

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the District and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its \$[PAR] aggregate principal amount of Capital Improvement Revenue Refunding Bonds, Series 2025 (the “Bonds”). The Bonds shall be dated their date of delivery and shall mature on the dates, shall bear interest at the rates, and shall be subject to redemption prior to maturity, all as provided in the Limited Offering Memorandum (hereinafter defined) and in Exhibit B attached hereto. The purchase price for the Bonds shall be \$[] (representing the \$[PAR].00 aggregate principal amount of the Bonds, less an underwriter's discount of \$[], plus original issue premium/less original issue discount of []) (such payment and delivery and the other actions contemplated hereby to take place at the time of such payment and delivery being hereinafter referred to as the “Closing”).

2. The Bonds. The Bonds are to be issued by the District, a local unit of special-purpose government of the State of Florida created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, any successor statute thereto, the Florida Constitution, and other applicable provisions of law (the “Act”). The Bonds are being issued pursuant to the Act and secured pursuant to the provisions of a Master Trust Indenture, dated as of October 1, 2013 (the “Master Indenture”), as supplemented by a Second Supplemental Trust Indenture dated as of February 1, 2025 (the “Fourth Supplement”, and together with the Master Indenture, the “Indenture”) each by and between the District and Computershare Trust Company, N.A., as successor trustee (the “Trustee”) and Resolution No. 2006-[] and Resolution No. 2025-[], adopted by the Board of Supervisors of the District (the “Board”) on March 30, 2006 and February 6, 2025 respectively

(collectively, the “Bond Resolution”). The Series 2025 Assessments comprising the Series 2025 Pledged Revenues have been levied by the District on the lands within the District specially benefited by the Project (as defined hereinbelow) pursuant to certain assessment resolutions previously adopted by the District, and a resolution to be adopted by the District prior to Closing on the Bonds (collectively, the “Assessment Resolutions”).

The Bonds are being issued together with other funds of the District, to (a) currently refund and redeem all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2013 (the “Refunded Bonds”), (b) pay certain costs associated with the issuance of the Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Bonds, and (d) pay a portion of the interest to become due on the Bonds. The net proceeds of the Refunded Bonds were previously applied by the District to finance certain components of its capital improvement plan (the “Project”), which is being refinanced with the issuance of the Bonds. The Refunded Bonds are secured by non-ad valorem special assessments imposed, levied and collected by the District on certain lands within the District benefitted by the Project (the “Series 2013 Assessments”). Upon issuance of the Series 2025 Bonds, the Series 2013 Assessments will be recast as the "Series 2025 Assessments" and secure the Bonds.

3. Limited Offering. It shall be a condition to the District's obligation to sell and to deliver the Bonds to the Underwriter, and to the Underwriter's obligation to purchase, accept delivery of and pay for the Bonds, that the entire principal amount of the Bonds be issued, sold and delivered by the District and purchased, accepted and paid for by the Underwriter at the Closing and that the District and the Underwriter receive the opinions, documents and certificates described in Section 8(c) hereof.

(a) The Underwriter agrees to assist the District in establishing the issue price of the Bonds and shall execute and deliver to the District at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, in a form reasonably satisfactory to Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

(b) Except as otherwise indicated in Exhibit B, the District will treat the first price at which 10% of each maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the District the price or prices at which the Underwriter has sold to the public each maturity of the Bonds. If at that time the 10% test has not been satisfied as to any maturity, the Underwriter agrees to promptly report to the District the prices at which the Bonds of that maturity have been sold by the Underwriter to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold to the public provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the District or bond counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(c) The Underwriter confirms that it has offered the Bonds to accredited investors constituting the public on or before the date of this Purchase Contract at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Purchase Contract, the maturities of the Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue

price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the District promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The District acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its

agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The District further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(f) The Underwriter acknowledges that sales of any Bond to any person that is a related party to an Underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the District (or with the Underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date of execution of this Purchase Contract by all parties.

4. Use of Documents. Prior to the date hereof, the District has caused to be prepared and provided to the Underwriter the Preliminary Limited Offering Memorandum, dated [PLOM Date], 2025 (the “Preliminary Limited Offering Memorandum”) of the District, relating to the Bonds. The Underwriter has reviewed the Preliminary Limited Offering Memorandum prior to the execution of this Purchase Contract. The District hereby authorizes, ratifies and approves the use of the Preliminary Limited Offering Memorandum by the Underwriter. The District shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof but not later than the Closing Date (as defined below) and in sufficient time to accompany any confirmation that requests payment from any customer such number of copies of the final Limited Offering Memorandum (the “Limited Offering Memorandum” and, together with the Preliminary Limited Offering Memorandum, the “Limited Offering Memoranda”) as the Underwriter shall reasonably request to comply with the requirements of Rule 15c2-12 and all applicable rules of the Municipal Securities Rulemaking Board (the “MSRB”). The Underwriter agrees to file the Limited Offering Memorandum with the MSRB not later

than two (2) business days after the Closing Date. The Underwriter agrees that it will not confirm the sale of any Bonds unless a final written confirmation of sale is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum. The District authorizes the use by the Underwriter of the Limited Offering Memorandum with respect to the Bonds.

5. Definitions. For purposes hereof, (a) this Purchase Contract, the Indenture, the Continuing Disclosure Agreement to be dated as of [Closing Date], 2025 by and among the District and Inframark, LLC, as dissemination agent, in substantially the form attached to the Limited Offering Memorandum as Appendix D thereto (the “Disclosure Agreement”), the DTC Blanket Issuer Letter of Representations entered into by the District, and the Escrow Deposit Agreement between the District and the Trustee as Escrow Agent therein (the “Escrow Deposit Agreement”) are collectively referred to herein collectively as the “Financing Documents”.

6. Representations, Warranties and Agreements. The District hereby represents, warrants and agrees as follows:

(a) The Board is the governing body of the District and the District is and will be on the Closing Date duly organized and validly existing as a unit of special-purpose government created pursuant to the Constitution and laws of the State of Florida, including the Act;

(b) The District has full legal right, power and authority to: (i) adopt the Bond Resolution and the Assessment Resolutions; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Bonds for the purposes described in the Limited Offering Memoranda; (v) acknowledge the use of the Limited Offering Memoranda and authorize the execution of the Limited Offering Memorandum; and (vi) carry out and consummate the transactions contemplated by the Bond Resolution, the Assessment Resolutions, the Financing Documents, and the Limited Offering Memoranda, including but not limited to entering into the Collection Agreement to provide for the collection of the Series 2025 Assessments, as the case may be, using the Uniform Method of collection in accordance with the Indenture. The District has complied, and on the Closing Date will be in compliance in all material respects, with the terms of the Act and with the obligations on its part contained in the Bond Resolution, the Assessment Resolutions, and the Financing Documents and the Bonds;

(c) At meetings of the Board that were duly called and noticed and at which a quorum was present and acting throughout, the Board duly adopted the Bond Resolution and the Assessment Resolutions, and same are in full force and effect and have not been supplemented, amended, modified or repealed, except as set forth therein. By all necessary official Board action, the District has duly authorized and approved the delivery of the Preliminary Limited Offering Memorandum and the execution and delivery of the Financing Documents, the Bonds and the Limited Offering Memorandum, has duly authorized and approved the performance by the District of the obligations on its part contained in the Financing Documents, and the Bonds and the consummation by it of all other transactions contemplated by this Purchase Contract and the Preliminary Limited Offering Memorandum in connection with the issuance of the Bonds. Upon execution and delivery by the District and the Trustee (and assuming the due authorization, execution and delivery of the Indenture by the Trustee), the Indenture will constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). Upon execution by the District and the other parties thereto (and assuming the due authorization, execution and delivery of such agreements by the other parties

thereto) the Financing Documents will constitute the legal, valid and binding obligations of the District, enforceable in accordance with their terms; subject only to applicable bankruptcy, insolvency and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law);

(d) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District is not in material breach of or material default under any applicable provision of the Act or any applicable constitutional provision or statute or, to the best of its knowledge, administrative regulation of the State of Florida (the "State") or the United States of America or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement, or other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of its knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument; and the execution and delivery of the Bonds, the Financing Documents, and the Limited Offering Memorandum and the adoption of the Bond Resolution and the Assessment Resolutions, and compliance with the provisions on the District's part contained therein, will not conflict with or constitute a material breach of or material default under any applicable constitutional provision, or law, or, to the best of its knowledge, any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as provided by the Bonds and the Indenture. To the best of its knowledge, no event has occurred which, with the lapse of time or the giving of notice, or both, would constitute an event of default (as therein defined) under the Bonds or the Financing Documents;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matters which are required for the due authorization by, or which would constitute a condition precedent to, or the absence of which would materially adversely affect, the due performance by the District of its obligations, to issue the Bonds, or under the Bonds, the Bond Resolution, the Assessment Resolutions, or Financing Documents have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Bonds;

(f) The descriptions of the Bonds, the Financing Documents, and the Project to the extent referred to in the Preliminary Limited Offering Memorandum, conform in all material respects to the Bonds, the Financing Documents, and the Project, respectively;

(g) The Bonds, when issued, executed and delivered in accordance with the Indenture and when sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the District, entitled to the benefits of the Indenture and upon such issuance, execution and delivery of the Bonds, the Indenture will provide, for the benefit of the holders from time to time of the Bonds, a legally valid and binding pledge of and first lien on the Series 2025 Pledged Revenues. On the Closing Date, all conditions precedent to the issuance of the Bonds set forth in the Indenture will have been complied with or fulfilled;

(h) As of the date hereof, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to its best knowledge, threatened against the District: (i) contesting the corporate existence or powers of the Board or the titles of the respective officers of the Board to their respective offices; (ii) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memorandum or the collection of Series 2025 Assessments or the pledge of and lien on the Series 2025 Pledged Revenues, pursuant to the Indenture; (iii) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District in any respect relating to the authorization for the issuance of the Bonds, or the authorization of the Project, the Bond Resolution, the Assessment Resolutions, or the Financing Documents, or the application of the proceeds of the Bonds for the purposes set forth in the Limited Offering Memoranda; (iv) contesting the federal tax status of the Bonds; or (v) contesting the completeness or accuracy of the Limited Offering Memoranda or any supplement or amendment thereto;

(i) To the extent applicable, the District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to: (i) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; and (ii) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and the District will use its best efforts to continue such qualifications in effect so long as required for the initial limited offering and distribution of the Bonds; provided, however, that the District shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer;

(j) As of its date (unless an event occurs of the nature described in paragraph (1) of this Section 6) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Limited Offering Memorandum (other than "Permitted Omissions") and in the Limited Offering Memorandum are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memoranda under the captions "DESCRIPTION OF THE SERIES 2025 BONDS – Book-Entry Only System," "THE DISTRICT – District Manager and Other Consultants," "TAX MATTERS," "LEGALITY FOR INVESTMENT," and "UNDERWRITING";

(k) If the Limited Offering Memorandum is supplemented or amended pursuant to subsection (1) of this Section 6, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memorandum under the captions "DESCRIPTION OF THE SERIES 2025 BONDS – Book-Entry Only System," "THE DISTRICT – District Manager and Other Consultants," "TAX MATTERS," "LEGALITY FOR INVESTMENT," and "UNDERWRITING";

(l) If between the date of this Purchase Contract and the earlier of (i) ninety (90) days from the end of the “Underwriting Period” as defined in Rule 15c2-12, or (ii) the time when the Limited Offering Memorandum is available to any person from the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system (but in no event less than twenty-five (25) days following the end of the Underwriting Period), any event shall occur, of which the District has actual knowledge, which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof, and, if in the opinion of the Underwriter such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will at its expense supplement or amend the Limited Offering Memorandum in a form and in a manner approved by the Underwriter. The end of the Underwriting Period shall be the next business day after the Closing Date;

(m) Since its inception, there has been no material adverse change in the properties, businesses, results of operations, prospects, management or financial or other condition of the District, except as disclosed in the Preliminary Limited Offering Memorandum, and the District has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution, the Assessment Resolutions, the Bonds, or the Financing Documents, direct or contingent, other than as set forth in or contemplated by the Preliminary Limited Offering Memorandum;

(n) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has not and is not now in default in the payment of the principal of or the interest on any governmental security issued or guaranteed by it after December 31, 1975 which would require the disclosure pursuant to Section 517.051, Florida Statutes or Rule 69W-400.003 of the Florida Department of Financial Services;

(o) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has never failed to comply with any continuing disclosure obligations undertaken by the District in accordance with the continuing disclosure requirements of the Rule;

(p) The District has not been notified of any listing or the proposed listing of the District by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon;

(q) Any certificate signed by any official of the District and delivered to the Underwriter will be deemed to be a representation by the District to the Underwriter as to the statements made therein; and

(r) From the date of this Purchase Contract through the Closing Date, the District will not issue any bonds, notes or other obligations payable from the Series 2025 Pledged Revenues.

7. Closing. At 10:00 a.m. prevailing time on [Closing Date], 2025 (the “Closing Date”) or at such later time as may be mutually agreed upon by the District and the Underwriter, the District will, subject to the terms and conditions hereof, deliver to the Underwriter, the Bonds in definitive book-entry-only form, duly executed and authenticated, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof, in federal or other immediately available

funds to the order of the District. Delivery of the Bonds as aforesaid shall be made pursuant to the FAST system of delivery of The Depository Trust Company, New York, New York, or at such other place as may be mutually agreed upon by the District and the Underwriter. The Bonds shall be typewritten, shall be prepared and delivered as fully registered bonds in book-entry-only form, with one bond for each maturity, registered in the name of Cede & Co. and shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection and packaging, unless otherwise agreed by the District and the Underwriter.

8. Closing Conditions. The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the District contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered on the Closing Date and upon the performance by the District of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Purchase Contract are conditioned upon the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and are also subject to the following additional conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct, on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) At the time of the Closing, the Bond Resolution, the Assessment Resolutions, the Bonds, and the Financing Documents shall each be in full force and effect in accordance with their respective terms and the Bond Resolution, the Assessment Resolutions, the Indenture and the Limited Offering Memorandum shall not have been supplemented, amended, modified or repealed, except in any such case as may have been agreed to by the Underwriter;

(c) At or prior to the Closing Date, the Underwriter and the District shall have received each of the following:

(1) The Limited Offering Memorandum and each supplement or amendment, if any, thereto, executed on behalf of the District by the Chairperson of the Board or such other authorized member of the Board;

(2) A copy of each of the Bond Resolution and the Assessment Resolutions certified by the Secretary or an Assistant Secretary of the Board under seal as having been duly adopted by the Board of the District and as being in full force and effect;

(3) Executed copies of each of the Financing Documents;

(4) The opinion, dated as of the Closing Date and addressed to the District, of Nabors, Giblin & Nickerson, P.A., Bond Counsel, in substantially the form included in the Preliminary Limited Offering Memorandum as Appendix C, together with a letter of such counsel, dated as of the Closing Date and addressed to the Underwriter and the Trustee, to the effect that the foregoing opinion addressed to the District may be relied upon by the Underwriter and the Trustee to the same extent as if such opinion were addressed to them along with a customary 10b-5 opinion of Nabors, Giblin & Nickerson, P.A., in their role as Disclosure Counsel, acceptable to the District, District Counsel, and the Underwriter and addressed the District along with a reliance letter to the Underwriter;

(5) The supplemental opinion, dated as of the Closing Date and addressed to the District and the Underwriter, of Nabors, Giblin & Nickerson, P.A., Bond Counsel, in the form annexed as Exhibit C hereto along with a defeasance opinion regarding the defeasance of the Refunded Bonds;

(6) The opinion, dated as of the Closing Date and addressed to the District, the Trustee, Underwriter's Counsel, and the Underwriter of Straley Robin Vericker, P.A., counsel to the District, substantially in the form annexed as Exhibit D hereto;

(7) An opinion, dated as of the Closing Date and addressed to the Underwriter and the District of counsel to the Trustee, in form and substance acceptable to Bond Counsel, Disclosure Counsel, Underwriter, Underwriter's Counsel, and the District;

(8) A customary authorization and incumbency certificate, dated as of the Closing Date, signed by authorized officers of the Trustee;

(9) [RESERVED];

(10) [RESERVED];

(11) A copy of the Petition to establish the District approved by the Hillsborough County Board of County Commissioners on March 24, 2006;

(12) A certificate, dated as of the Closing Date, signed by the Chairperson or Vice-Chairperson and the Secretary or an Assistant Secretary of the Board, setting forth that: (i) each of the representations of the District contained herein was true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the Closing Date as if made on such date; (ii) the District has performed all obligations to be performed hereunder as of the Closing Date; (iii) except as may be disclosed in the Limited Offering Memorandum, the District has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the District; (iv) the District agrees to take all reasonable action necessary to use the Uniform Method as the means of collecting the Series 2025 Assessments as described in the Indenture; and (v) the Limited Offering Memoranda (other than the information under the captions "DESCRIPTION OF THE SERIES 2025 BONDS – Book-Entry Only System," "THE DISTRICT – District Manager and Other Consultants," "TAX MATTERS," "LEGALITY FOR INVESTMENT," and "UNDERWRITING", as to which no view need be expressed) as of their date, and as of the Closing Date, does not contain any untrue statement of a material fact or omits to state a material fact which should be included therein for the purposes for which the Limited Offering Memoranda are to be used, or which is necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading;

(13) A customary signature and no litigation certificate, dated as of the Closing Date, signed on behalf of the District by the Chairperson or Vice-Chairperson and Secretary or an Assistant Secretary of the Board;

(14) Evidence of compliance by the District with the requirements of Section 189.051, Florida Statutes;

- (15) Executed copies of the District's certification as to arbitrage and other matters relative to the tax status of the Bonds under Section 148 of the Internal Revenue Code of 1986, as amended;
- (16) Executed copy of Internal Revenue Service Form 8038-G relating to the Bonds;
- (17) Executed copy of the Escrow Deposit Agreement;
- (18) A certificate of the District manager and methodology consultant in substantially the form annexed as Exhibit E hereto;
- (19) Such additional documents as may be required by the Indenture to be delivered as a condition precedent to the issuance of the Bonds;
- (20) Evidence of compliance by the District with the requirements of Section 215.84, Florida Statutes;
- (21) A certified copy of the Final Judgment of the Circuit Court in and for Hillsborough County, Florida issued on June 5, 2006 validating the Bonds and appropriate certificate of no-appeal;
- (22) A copy of the Assessment Report dated as of [BPA Date], 2025 as amended and supplemented from time to time, relating to the Bonds;
- (23) a Verification Report showing that sufficient net proceeds of the Bonds are being applied pursuant to the Escrow Deposit Agreement to call for redemption the Refunded Bonds on an optional redemption date; and
- (24) Such additional legal opinions, certificates, instruments and other documents as the Underwriter, Underwriter's Counsel or Bond Counsel may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the District's representations and warranties contained herein and of the statements and information contained in the Limited Offering Memoranda and the due performance or satisfaction by the District on or prior to the Closing of all the agreements then to be performed and conditions then to be satisfied.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase (unless waived by the Underwriter in its sole discretion), to accept delivery of and to pay for the Bonds contained in this Purchase Contract, or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter shall have the right to terminate its obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the Bonds by notifying the District of its election to do so if, after the execution hereof and prior to the Closing: (i) legislation shall have been introduced in or enacted by the Congress of the United States or enacted by the State, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release,

other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairperson or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such committee, by any member thereof, or legislation shall have been favorably reported for passage to either House of Congress of the United States by a committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or the State, including the Tax Court of the United States, or a ruling shall have been made or a regulation shall have been proposed or made or a press release or other form of notice shall have been issued by the Treasury Department of the United States, or the Internal Revenue Service or other federal or State authority, with respect to federal or State taxation upon revenues or other income of the general character to be derived by the District or by any similar body, or upon interest on obligations of the general character of the Bonds, which may have the purpose or effect, directly or indirectly, of materially and adversely affecting the tax status of the District, its property or income, its securities (including the Bonds) or the interest thereon, or any tax exemption granted or authorized by the State or, which in the reasonable opinion of the Underwriter, affects materially and adversely the market for the Bonds, or the market price generally of obligations of the general character of the Bonds; (ii) the District has, without the prior written consent of the Underwriter, offered or issued any bonds, notes or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than in the ordinary course of its business; (iii) any event shall have occurred or shall exist which, in the reasonable opinion of the Underwriter, would or might cause the information contained in the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; or (iv) the District fails to adopt the Assessment Resolutions or fails to perform any action to be performed by it in connection with the levy of the Series 2025 Assessments.

10. Expenses.

(a) The District agrees to pay, and the Underwriter shall not be obligated to pay, any expenses incident to the performance of the District's obligations hereunder, including, but not limited to: (i) the cost of the preparation and distribution of the Indenture; (ii) the cost of the preparation and printing of the Limited Offering Memoranda and any supplements thereto, together with a reasonable number of copies which the Underwriter may request; (iii) the cost of registering the Bonds in the name of Cede & Co., as nominee of DTC, which will act as securities depository for such Bonds; and (iv) the fees and disbursements of counsel to the District, the District Manager, Bond Counsel, Underwriter's Counsel, the District's methodology consultant, the Consulting Engineer, and any other experts or consultants retained by the District. The District's obligations under this Section 10(a) shall survive any termination of the Purchase Contract pursuant to either Section 8 or 9 hereof.

(b) The Underwriter agrees to pay all advertising expenses in connection with the Bonds, if any.

11. No Advisory or Fiduciary Role. The District acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Purchase Contract is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection with such transaction and with the discussions, undertakings and procedures leading up to such transaction, the Underwriter is and has been acting solely as a principal and not as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd-Frank Wall Street Reform and Consumer Protection Act)), agent or fiduciary of the District, (iii) the Underwriter has not assumed any advisory or fiduciary

responsibility in favor of the District with respect to the limited offering of the Bonds or the discussions, undertakings and procedures leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the District on other matters) or any other obligation to the District except the obligations expressly set forth in this Purchase Contract, (iv) the Underwriter has financial and other interests that differ from those of the District, (v) the District has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Bonds, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. Notices. Any notice or other communication to be given to the District under this Purchase Contract may be given by delivering the same in writing to the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to FMSbonds, Inc., 20660 W. Dixie Highway, North Miami Beach, Florida 33180, Attention: Jon Kessler.

13. Parties in Interest; Survival of Representations. This Purchase Contract is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. All of the District's representations, warranties and agreements contained in this Purchase Contract shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter and (ii) delivery of and payment for the Bonds pursuant to this Purchase Contract.

14. Effectiveness. This Purchase Contract shall become effective upon the execution by the appropriate officials of the District and shall be valid and enforceable at the time of such acceptance. To the extent of any conflict between the provisions of this Purchase Contract and any prior contract between the parties hereto, the provisions of this Purchase Contract shall govern.

15. Headings. The headings of the sections of this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

16. Amendment. No modification, alteration or amendment to this Purchase Contract shall be binding upon any party until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

17. Governing Law. This Purchase Contract shall be governed and construed in accordance with the laws of the State of Florida.

18. Counterparts; Facsimile. This Purchase Contract may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatures upon the same instrument. Facsimile and pdf signatures shall be deemed originals.

19. Entire Agreement. This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the District or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

[Signature page follows.]

Very truly yours,

FMSBONDS, INC.

By: _____
Theodore A. Swinarski,
Senior Vice President – Municipal Trading

Accepted and agreed to this
[] day of February, 2025.

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Title: Chairperson
Board of Supervisors

EXHIBIT A

DISCLOSURE AND TRUTH-IN-BONDING STATEMENT

[BPA Date], 2025

Mirabella Community Development District
Hillsborough County, Florida

Re: \$[PAR] Mirabella Community Development District Capital Improvement Revenue
Refunding Bonds, Series 2025

Dear Ladies and Gentlemen:

Pursuant to Chapter 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Bonds"), FMSbonds, Inc. (the "Underwriter"), having purchased the Bonds pursuant to a Bond Purchase Contract dated [BPA Date], 2025 (the "Bond Purchase Contract"), between the Underwriter and Mirabella Community Development District (the "District"), furnishes the following information in connection with the limited offering and sale of the Bonds:

1. The total underwriting discount paid to the Underwriter pursuant to the Bond Purchase Contract is approximately \$20.00 per \$1,000.00 or \$21,400.00.
2. The names, addresses and estimated amounts of compensation of any person who is not regularly employed by, or not a partner or officer of, the Underwriter, bank, banker, or financial consultant or advisor and who enters into an understanding with either the District or the Underwriter, or both, for any paid or promised compensation or valuable consideration directly, expressly or impliedly, to act solely as an intermediary between the District and the Underwriter for the purposes of influencing any transaction in the purchase of the Bonds are: None.
3. The nature and estimated amounts of expenses to be incurred by the Underwriter in connection with the issuance of the Bonds are set forth in Schedule I attached hereto.
4. The management fee charged by the Underwriter is: -0-.
5. Any other fee, bonus or other compensation estimated to be paid by the Underwriter in connection with the Bonds to any person not regularly employed or retained by the Underwriter is as follows: None. Aponte & Associates Law Firm, P.L.L.C. has been retained as counsel to the Underwriter to prepare the Bond Purchase Contract and will be compensated by the District.

The District is proposing to issue \$[PAR] aggregate principal amount of the Bonds for the purpose of providing moneys, to (a) currently refund and redeem all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2013 (the "Refunded Bonds"), (b) pay certain costs associated with the issuance of the Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Bonds, and (d) pay a portion of the interest to become due on the Bonds.

This debt or obligation is expected to be repaid, in the aggregate, over a period of approximately [] years and one [] month. At a net interest cost of approximately [] for the Bonds, total interest paid over the life of the Bonds will be \$[].

The source of repayment for the Bonds is the Series 2025 Assessments imposed and collected by the District. Based solely upon the assumptions set forth in the paragraph above, the issuance of the Bonds will result in approximately \$85,432.48 (representing average annual debt service on the Bonds) of the District's special assessment revenues not being available to the District on an annual basis to finance other services of the District; provided however, that in the event that the Bonds were not issued, the District would not be entitled to impose and collect the Series 2025 Assessments in the amount of the principal of and interest to be paid on the Bonds.

The address of the Underwriter is:

FMSbonds, Inc.
20660W. Dixie Highway
North Miami Beach, Florida 33180

Sincerely,

By: _____
Theodore A. Swinarski,
Senior Vice President – Municipal Trading

SCHEDULE I

<u>Expense</u>	<u>Amount</u>
DALCOMP	
Clearance	
CUSIP	
DTC	
FINRA/SIPC	
MSRB	
<u>Electronic Orders</u>	
TOTAL:	

EXHIBIT B

TERMS OF BONDS

1. **Purchase Price:** \$[].

Principal Amounts, Maturities, Interest Rates, Yields and Prices:

2. **Redemption Provisions:**

Optional Redemption

The Series 2025 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after [], at the Redemption Price of the principal amount of the Series 2025 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Sinking Fund Redemption

The Series 2025 Bonds maturing [], are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on November 1 of the years and in the principal amounts set forth below:

November 1 of the Year	Amortization Installment	November 1 of the Year	Amortization Installment

* Final maturity

The Series 2025 Bonds maturing [], are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on November 1 of the years and in the principal amounts set forth below:

November 1 of the Year	Amortization Installment	November 1 of the Year	Amortization Installment

* Final maturity

The Series 2025 Bonds maturing [], are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on November 1 of the years and in the principal amounts set forth below:

November 1 of the Year	Amortization Installment	November 1 of the Year	Amortization Installment

* Final maturity

As more particularly set forth in the Indenture, any Series 2025 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2025 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2025 Bonds other than from scheduled Amortization Installments so as to reamortize the remaining Outstanding principal balance of the Series 2025 Bonds as set forth in the Supplemental Indenture.

Extraordinary Mandatory Redemption

The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Redemption Date at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

- (a) from amounts, including Series 2025 Prepayments, required by the Indenture to be deposited into the Series 2025 Prepayment Subaccount; or
- (b) on the date on which the amount on deposit in the Series 2025 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2025 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2025 Bonds shall be called for redemption, the particular Series 2025 Bonds or portions of Series 2025 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

EXHIBIT C

BOND COUNSEL'S SUPPLEMENTAL OPINION

[Closing Date], 2025

FMSbonds, Inc.
North Miami Beach, Florida

Re: \$[PAR] Mirabella Community Development District Capital Improvement Revenue
Refunding Bonds, Series 2025

Ladies and Gentlemen:

We have acted as Bond Counsel to the Mirabella Community Development District (the “District”), a community development district established and existing pursuant to Chapter 190, Florida Statutes (the “Act”), in connection with the issuance by the District of its \$[PAR] Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025 (the “Bonds”). In such capacity, we have rendered our final approving opinion (the “Opinion”) of even date herewith relating to the Bonds. The Bonds are secured pursuant to that certain Master Trust Indenture, dated as of October 1, 2013 (the “Master Indenture”), as supplemented by a Second Supplemental Trust Indenture dated as of February 1, 2025 with respect to the Bonds (the “Second Supplemental Indenture” and collectively with the Master Indenture, the “Indenture”), each by and between the District and Computershare Trust Company, N.A., as successor trustee (the “Trustee”).

In connection with the rendering of the Opinion, we have reviewed records of the acts taken by the District in connection with the authorization, sale and issuance of the Bonds, were present at various meetings and participated in various discussions in connection therewith and have reviewed such other documents, records and other instruments as we deem necessary to deliver this opinion.

The District has entered into a Bond Purchase Contract dated [BPA Date], 2025 (the “Purchase Agreement”), for the purchase of the Bonds. Capitalized words used, but not defined, herein shall have the meanings ascribed thereto in the Purchase Agreement.

Based upon the forgoing, under existing law, we are of the opinion that:

1. The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended.
2. We have reviewed the statements contained in the Limited Offering Memorandum under the sections captioned “PLAN OF REFUNDING”, “DESCRIPTION OF THE SERIES 2025 BONDS” (other than any information therein relating to DTC or the book-entry system, as to which no opinion is expressed), and “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS” and insofar as such statements purport to be summaries of certain provisions of the Bonds, the Act and

the Indenture, they a fair summary of the information purported to be summarized therein and the statements in the Limited Offering Memorandum on the cover relating to the Opinion and under the caption "TAX MATTERS are accurate statements or summaries of the matters therein set forth. It should be noted that such summaries do not purport to summarize all of the provisions of, and are qualified in their entirety by, the complete documents or provisions which are summarized.

We express no opinion as to the information contained in the Limited Offering Memorandum other than as provided in paragraph 2 above. The opinions expressed herein are predicated upon present law, facts and circumstances, and we assume no affirmative obligation or duty to update the opinions expressed herein if such laws, facts or circumstances change after the date hereof.

This letter is furnished by us as Bond Counsel. No attorney-client relationship has existed or exists between our firm and FMS Bonds Inc. (the "Underwriter") in connection with the Bonds or by virtue of this letter. This letter is delivered to the Underwriter solely for its benefit as Underwriter and may not be used, circulated, quoted or otherwise referred to or relied upon by the Underwriter for any other purpose or by any other person other than the addressee hereto. This letter is not intended to, and may not be, relied upon by holders of the Bonds.

Very truly yours,

EXHIBIT D

ISSUER'S COUNSEL'S OPINION

Mirabella Community Development District
Hillsborough County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Computershare Trust Company, N.A.
St. Paul, Minnesota

Re: \$[PAR] Mirabella Community Development District Capital Improvement Revenue
Refunding Bonds, Series 2025 (the "Bonds")

Ladies and Gentlemen:

[Customary introduction/qualifications]

1. The District has been established and validly exists as a community development district and independent local unit of special purpose government under applicable Florida law. The Bond Purchase Contract, the Indenture, the DTC Letter of Representations, and the Continuing Disclosure Agreement, and the Escrow Deposit Agreement (collectively, the "Financing Documents") and the Bonds have been duly authorized, executed and delivered, and assuming due execution by the other party(ies) thereto, if applicable, the Financing Documents, the Bonds, Resolution No. 2006-[] and Resolution No. 2025-[], adopted by the Board of Supervisors of the District (the "Board") on March 30, 2006 and February 6, 2025, respectively (collectively, the "Bond Resolution"), Resolution No. [] which was adopted by the Board on [], Resolution No. [] which was adopted by the Board on [], and Resolution No. 2025-[] which was adopted by the Board on [], 2025 (collectively, the "Assessment Resolutions"), constitute legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth therein may be limited by bankruptcy, insolvency, and similar laws affecting creditors' rights generally and general principles of equity.

2. There is no litigation or other proceeding now pending of which the District or its registered agent has received notice or service of process, or to our best knowledge, threatened against the District: (a) contesting the existence or powers of the board or the titles of the respective officers of the Board to their respective offices; (b) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memoranda (as defined herein) or the collection of Series 2025 Assessments or the pledge of and lien on the Series 2025 Pledged Revenues pursuant to the Indenture; (c) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District relating to authorization for the issuance of the Bonds or the authorization of the Project, the Bond Resolution, the Assessment Resolutions, the Financing Documents, or the application of the proceeds of the Bonds for the purposes set forth in the Limited Offering Memoranda; (d) specifically contesting the federal or state tax status of the Bonds; or (e) contesting the completeness or accuracy of the Limited Offering Memoranda or any supplement or amendment thereto.

3. The District has duly authorized and delivered the Preliminary Limited Offering Memorandum dated [PLOM Date], 2025 (the "Preliminary Limited Offering Memorandum") and duly

authorized, executed, and delivered the Limited Offering Memorandum dated [BPA Date], 2025 (the “Limited Offering Memorandum” and, together with the Preliminary Limited Offering Memorandum, the “Limited Offering Memoranda”).

4. Based upon our representation of the District as its Counsel and our limited participation in the preparation of the Limited Offering Memoranda, we have no reason to believe that the statements and information contained in the Limited Offering Memoranda under the captions (including all subcaptions thereunder unless hereinafter excluded) “ENFORCEMENT OF ASSESSMENT COLLECTIONS”, “THE DISTRICT” (excluding the sub-caption “The District Manager and Other Consultants),” “AGREEMENT BY THE STATE,” “LITIGATION,” “FINANCIAL STATEMENTS,” “DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS,” “VALIDATION,” and “CONTINUING DISCLOSURE”, are not true and accurate and as of its date did not, and as of the date of Closing do not, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The District is not, in any manner material to the issuance of the Bonds, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State or the United States, or to the best of our knowledge, any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement, or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax laws or with any state “Blue Sky” or other securities laws, as may be applicable.

6. The execution and delivery of the Bonds and the Financing Documents and the adoption of the Bond Resolution and the Assessment Resolutions and compliance with the provisions on the District's part contained therein will not conflict with or constitute a breach of or default under any applicable constitutional provision or law, or to the best of our knowledge, under any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as expressly provided by the Bonds and the Indenture. To the best of our knowledge after due inquiry, the District has taken no action which, with the lapse of time or the giving of notice, or both would constitute a material default or event of default by the District under the Bonds or the Financing Documents.

7. To the best of our knowledge after investigation, all consents, permits or licenses, and all notices to or filings with governmental authorities necessary for the consummation by the District of the transactions described in the Limited Offering Memoranda and contemplated by the Indenture required to be obtained or made, have been obtained or made or there is no reason to believe they will not be obtained or made when required, provided that no opinion is expressed as to the applicability of or compliance with tax laws, state “Blue Sky” laws or other securities laws.

8. The District has the right and authority under the Act and other state law to adopt the Bond Resolution and the Assessment Resolutions, to issue the Bonds, to refinance the Project, to issue the Bonds and to levy the Series 2025 Assessments that will secure the Bonds, and has duly adopted the Bond Resolution and the Assessment Resolutions.

9. All proceedings undertaken by the District with respect to the Series 2025 Assessments securing the Bonds, including adoption of the Assessment Resolutions, were undertaken in accordance with Florida law, and the District has taken all necessary action as of the date hereof to levy and impose the Series 2025 Assessments. The Series 2025 Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Series 2025 Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

10. The Bonds are refunding the Refunded Bonds, which have been validated by a final judgment of the Circuit Court in and for Hillsborough County, Florida, of which no timely appeal was filed, and therefore the Bonds do not have to be validated.

11. The District has the full power and authority to own and operate the Project which was financed with net proceeds of the Refunded Bonds being refinanced with the Bonds.

All conditions prescribed in the Indenture and the Purchase Contract to be performed by the District as precedent to the issuance of the Bonds have been fulfilled.

Very truly yours,

EXHIBIT E

CERTIFICATE OF DISTRICT MANAGER AND METHODOLOGY CONSULTANT

[Closing Date], 2025

Mirabella Community Development District
Hillsborough County, Florida

FMSbonds Inc.
North Miami Beach, Florida

Re: \$[PAR] Mirabella Community Development District Capital Improvement Revenue
Refunding Bonds, Series 2025

Ladies and Gentlemen:

The undersigned representative of Inframark, LLC (“Inframark”) DOES HEREBY CERTIFY:

1. This certificate is furnished pursuant to Section 8(c)(18) of the Bond Purchase Contract dated [BPA Date], 2025 (the “Purchase Contract”), by and between Mirabella Community Development District (the “District”) and FMSbonds, Inc. with respect to the \$[PAR] aggregate principal amount of Capital Improvement Revenue Refunding Bonds, Series 2025 (the “Bonds”). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract or the Limited Offering Memorandum dated [BPA Date], 2025 relating to the Bonds, as applicable.

2. Inframark has acted as district manager and methodology consultant to the District in connection with the sale and issuance by the District of the Bonds and has participated in the preparation of the Preliminary Limited Offering Memorandum dated [PLOM Date], 2025 (the “Preliminary Limited Offering Memorandum”) and the Limited Offering Memorandum dated [BPA Date], 2025 (the “Limited Offering Memorandum”), and together with the Preliminary Limited Offering Memorandum, the “Limited Offering Memoranda”).

3. In connection with the issuance of the Bonds, we have been retained by the District to prepare the final assessment methodology report dated as of [BPA Date], 2025 (the “Assessment Methodology Report”), which Assessment Methodology Report has been included as an appendix to the Limited Offering Memoranda. We hereby consent to the use of such Assessment Methodology Report in the Limited Offering Memoranda and consent to the references to us therein.

4. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the refinancing of the Project, or any information provided by us, and the Assessment Methodology Reports, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The information set forth in the Limited Offering Memoranda under the subcaption “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS – Additional Covenants Regarding Assessments”, “THE DISTRICT – The District Manager and Other Consultants,”

“ASSESSMENT METHODOLOGY,” “LITIGATION – The District,” “DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS,” “CONTINUING DISCLOSURE,” and in “APPENDIX A - ASSESSMENT REPORT”, did not as of the dates of the Limited Offering Memoranda and does not as of the date hereof contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

6. To the best of our knowledge, there has been no change which would materially adversely affect the assumptions made or the conclusions reached in the Assessment Methodology Reports and the considerations and assumptions used in compiling the Assessment Methodology Reports are reasonable. The Assessment Methodology Report and the assessment methodology set forth therein were prepared in accordance with all applicable provisions of Florida law.

7. As District Manager for the District, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Bonds, or in any way contesting or affecting the validity of the Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Bonds, or the existence or powers of the District.

8. The Series 2025 Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Series 2025 Assessments, are sufficient to enable the District to pay the debt service on the Bonds through the final maturity thereof.

Dated: [Closing Date], 2025

INFRAMARK, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

AND

**COMPUTERSHARE TRUST COMPANY, N.A.,
AS SUCCESSOR TO WELLS FARGO BANK, N.A.,
AS TRUSTEE**

Dated as of February 1, 2025

**[\$Bond Amount] Capital Improvement Revenue Refunding Bonds,
Series 2025**

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SECOND SUPPLEMENTAL TRUST INDENTURE

THIS SECOND SUPPLEMENTAL TRUST INDENTURE (this "Second Supplemental Indenture") is dated as of February 1, 2025, between **MIRABELLA COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **COMPUTERSHARE TRUST COMPANY, N.A.**, as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), a national banking association, authorized to accept and execute trusts of the character herein set forth, with its designated corporate trust office located at [1505 Energy Park Drive, St. Paul, Minnesota 55108], Attention: Corporate Trust Department.

WHEREAS, the District entered into a Master Trust Indenture, dated as of October 1, 2013 (the "Master Indenture" and together with this Second Supplemental Indenture, the "Indenture") with the Trustee to secure the issuance of its Mirabella Community Development District Capital Improvement Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2006-18, adopted by the Governing Body of the District on March 30, 2006, the District has authorized the issuance, sale and delivery of not to exceed \$12,000,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County on June 5, 2006, the appeal period for which expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2013-08, on June 5, 2013, providing for the acquisition, construction and installation of assessable capital improvements (the "Capital Improvement Program"), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the Costs of the acquisition, construction and installation of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2013-10, on July 10, 2013, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and the benefited property; and

WHEREAS, pursuant to Resolution No. 2013-14, adopted by the Governing Body of the District on September 4, 2013, the District authorized, issued and sold its \$1,860,000 Mirabella Community Development District Capital Improvement Revenue Bonds, Series 2013 (the "Series 2013 Bonds"), as an issue of Bonds under the Master Indenture, and authorized the execution and delivery of the Master Indenture and a First Supplemental Trust Indenture, dated as of October 1, 2013

(the "First Supplemental Indenture"), between the District and the Trustee to secure the issuance of the Series 2013 Bonds and to set forth the terms of the Series 2013 Bonds; and

WHEREAS, the Series 2013 Bonds are currently Outstanding in the aggregate principal amount of \$1,360,000 (the Outstanding principal of such Series 2013 Bonds hereinafter referred to as the "Refunded Bonds"); and

WHEREAS, the District applied the proceeds of the Series 2013 Bonds to (a) finance the Cost of acquiring, constructing and equipping the Series 2013 Project (as defined in the First Supplemental Indenture), (b) pay certain costs associated with the issuance of the Series 2013 Bonds, (c) make a deposit into the Series 2013 Reserve Account for the benefit of all of the Series 2013 Bonds, and (d) pay a portion of the interest to become due on the Series 2013 Bonds; and

WHEREAS, the Series 2013 Bonds are payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2013 Project (the "Series 2013 Assessments"), which, together with the Series 2013 Pledged Funds and Accounts (as defined in the First Supplemental Indenture) comprise the Series 2013 Trust Estate (as defined in the First Supplemental Indenture); and

WHEREAS, the District has determined that under existing market conditions, it would be in the best financial interest of the District to currently refund and redeem all of the Refunded Bonds in order to achieve annual debt service savings and reduce the annual payments for Assessments securing the Bonds issued to refund the Refunded Bonds; and

WHEREAS, pursuant to Resolution No. 2025-[__], adopted by the Governing Body of the District on February [6], 2025, the District has authorized the issuance, sale and delivery of, among other things, its \$[Bond Amount] Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds"), which are issued hereunder as an issue of Bonds under the Master Indenture, and has ratified and confirmed the Master Indenture and authorized the execution and delivery of this Second Supplemental Indenture to secure the issuance of the Series 2025 Bonds and to set forth the terms of the Series 2025 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2025 Bonds, together with other funds of the District, to (a) currently refund and redeem all of the Refunded Bonds, (b) pay certain costs associated with the issuance of the Series 2025 Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Series 2025 Bonds, and (d) pay a portion of the interest to become due on the Series 2025 Bonds; and

WHEREAS, the Series 2025 Bonds will be payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2013 Project (the "Series 2025 Assessments"); and

WHEREAS, the execution and delivery of the Series 2025 Bonds and of this Second Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2025 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Second Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2025 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2025 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2025 Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Second Supplemental Indenture and in the Series 2025 Bonds (a) has executed and delivered this Second Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts established under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2025 Assessments (the "Series 2025 Pledged Revenues") and the Funds and Accounts (except for the Series 2025 Rebate Account) established hereby (the "Series 2025 Pledged Funds") which shall constitute the Trust Estate securing the Series 2025 Bonds (the "Series 2025 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and

singular the present and future Owners of the Series 2025 Bonds issued or to be issued under and secured by this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one Series 2025 Bond over any other Series 2025 Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2025 Bonds or any Series 2025 Bond of a particular maturity issued, secured and Outstanding under this Second Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2025 Bonds and this Second Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Second Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Second Supplemental Indenture, then upon such final payments, this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2025 Bonds or any Series 2025 Bond of a particular maturity, otherwise this Second Supplemental Indenture shall remain in full force and effect;

THIS SECOND SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2025 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this Second Supplemental Indenture) and this Second Supplemental Indenture, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2025 Bonds, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (a) expressly given a different meaning herein or (b) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Arbitrage Certificate" shall mean the Certificate as to Arbitrage and Certain Other Tax Matters of the District dated as of [Closing Date].

"Assessment Methodology" shall mean the [Supplemental Assessment Report], dated February [___], 2025, prepared by the Methodology Consultant.

"Authorized Denomination" shall mean, with respect to the Series 2025 Bonds, on the date of issuance, the denomination of \$1,000 and any integral multiple thereof; provided, however, if any initial Beneficial Owner does not purchase at least \$100,000 of the Series 2025 Bonds at the time of initial delivery of the Series 2025 Bonds, such Beneficial Owner must either execute and deliver to the District and the Underwriter on the date of delivery of the Series 2025 Bonds an investor letter substantially in the form attached hereto as Exhibit B or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Beneficial Owners" shall have the meaning given such term by DTC so long as it is the registered Owner through its Nominee, Cede & Co., of the Series 2025 Bonds as to which such reference is made to enable such Series 2025 Bonds to be held in book-entry only form, and shall otherwise mean the registered Owner on the registration books of the District maintained by the Bond Registrar.

"Bond Depository" shall mean the securities depository from time to time under Section 201 hereof, which may be the District.

"Bond Participants" shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds Series 2025 Bonds as securities depository.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement, by and between the District and Inframark, LLC, as dissemination agent, dated as of [Closing Date].

"Delinquent Assessment Interest" shall mean Series 2025 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2025 Assessment Interest has, or would have, become delinquent under State law or the Series 2025 Assessment Proceedings applicable thereto.

"Delinquent Assessment Principal" shall mean Series 2025 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2025 Assessment Principal has, or would have, become delinquent under State law or the Series 2025 Assessment Proceedings applicable thereto.

"Delinquent Assessments" shall mean, collectively, Delinquent Assessment Principal and Delinquent Assessment Interest.

"Direct Billed" shall mean Assessments or Operation and Maintenance Assessments, as applicable within the context in which such reference is made, which are billed directly by the District rather than collected on the tax bill using the Uniform Method.

"DTC" shall mean The Depository Trust Company, and its successors and assigns.

"Escrow Deposit Agreement" shall mean the Escrow Deposit Agreement between the District and the Trustee, as escrow agent, relating to the payment and redemption of the Refunded Bonds.

"Escrow Fund" shall mean the fund created and established to pay and redeem the Refunded Bonds pursuant to the Escrow Deposit Agreement.

"Interest Payment Date" shall mean each May 1 and November 1, commencing May 1, 2025.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) in principal amount of the Outstanding Series 2025 Bonds.

"Methodology Consultant" shall mean Inframark, LLC.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Second Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean assessments described in Section 190.021(3) or 190.022(1) of the Act, for the maintenance of District facilities or the operations of the District.

"Redemption Date" shall mean an Interest Payment Date in the case of a partial redemption of Outstanding Series 2025 Bonds, or any date in the case of the redemption of all of the Outstanding Series 2025 Bonds.

"Series 2025 Assessment Interest" shall mean the interest on the Series 2025 Assessments which is pledged to the Series 2025 Bonds.

"Series 2025 Assessment Principal" shall mean the principal amount of Series 2025 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2025 Bonds, other than applicable Delinquent Assessment Principal and Series 2025 Prepayments.

"Series 2025 Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2025 Assessments which include Resolution Nos. 2013-08, 2013-09, 2013-10 and 2025-[_],

adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2025 Assessments and the Assessment Methodology as approved thereby.

"Series 2025 Assessment Revenues" shall mean all revenues derived by the District from the Series 2025 Assessments, including Delinquent Assessments, proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the rate of interest on the Series 2025 Bonds.

"Series 2025 Assessments" shall mean the non-ad valorem special assessments imposed, levied and collected by the District in accordance with the Series 2025 Assessment Proceedings.

"Series 2025 Investment Obligations" shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District:

(a) Government Obligations;

(b) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government – sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(c) Both (i) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by Moody's and S&P, and (ii) shares of money market mutual funds that invest only in the obligations described in (a) and (b) above;

(d) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks whose short-term obligations are rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P; and

(e) Commercial paper (having maturities of not more than 270 days) rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P.

Under all circumstances, the Trustee shall be entitled to conclusively rely that any investment directed in writing by an Authorized Officer of the District is permitted under the Indenture and is a legal investment for funds of the District.

"Series 2025 Prepayment Interest" shall mean the interest on the Series 2025 Prepayments received by the District.

"Series 2025 Prepayments" shall mean the excess amount of Series 2025 Assessment Principal received by the District over the Series 2025 Assessment Principal included within a Series 2025 Assessment appearing on any outstanding and unpaid tax bill or direct collect invoice, whether or not mandated to be prepaid in accordance with the Series 2025 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2025 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"Series 2025 Reserve Account Requirement" shall mean \$10,000.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Series 2025 Bonds.

"Uniform Method" shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2025 BONDS

Section 201. Authorization of Series 2025 Bonds; Book-Entry Only Form. The Series 2025 Bonds are hereby authorized to be issued in one Series in the aggregate principal amount of \$[Bond Amount] for the purposes enumerated in the recitals hereto to be designated "Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025." The Series 2025 Bonds shall be substantially in the form attached hereto as Exhibit A. Each Series 2025 Bond shall bear the designation "2025R" and shall be numbered consecutively from 1 upwards.

The Series 2025 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2025 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2025 Bond shall be registered in the

registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2025 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2025 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co., or any Bond Participant with respect to any ownership interest in the Series 2025 Bonds, (b) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2025 Bonds, including any notice of redemption, or (c) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2025 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2025 Bond is registered in the registration books kept by the Bond Registrar as the absolute Owner of such Series 2025 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2025 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2025 Bond, for the purpose of registering transfers with respect to such Series 2025 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2025 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2025 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2025 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this Second Supplemental Indenture shall refer to such new Nominee of DTC, and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, the Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC (a) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2025 Bonds be

registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2025 Bonds, or (b) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2025 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Series 2025 Bonds shall designate, in accordance with the provisions hereof.

Section 202. Terms. The Series 2025 Bonds shall be issued as [___] (___) Serial Bonds and [___] (___) Term Bonds, shall be dated as of the date of their issuance and delivery to the initial purchasers thereof, shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

<u>Number</u>	<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP</u>	<u>Type</u>
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Section 203. Dating; Interest Accrual. Each Series 2025 Bond shall be dated [Closing Date]. Each Series 2025 Bond shall also bear its date of authentication. Each Series 2025 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication (a) is an Interest Payment Date to which interest on such Series 2025 Bond has been paid, in which event such Series 2025 Bond shall bear interest from its date of authentication, or (b) is prior to the first Interest Payment Date for the Series 2025 Bonds, in which event such Series 2025 Bond shall bear interest from its date. Interest on the Series 2025 Bonds shall be due and payable on each May 1 and November 1, commencing May 1, 2025, and shall be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months.

Section 204. Denominations. The Series 2025 Bonds shall be issued in Authorized Denominations.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2025 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2025 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2025 Bonds. In addition to complying with the requirements set forth in the Master Indenture in

connection with the issuance of the Series 2025 Bonds, all the Series 2025 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (a) certified copies of the Series 2025 Assessment Proceedings;
- (b) executed copies of the Master Indenture and this Second Supplemental Indenture;
- (c) a customary Bond Counsel opinion;
- (d) the District Counsel opinion required by the Master Indenture;
- (e) a certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2025 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture;
- (f) a certificate of the Methodology Consultant addressing the validity of the Series 2025 Assessments;
- (g) an executed Escrow Deposit Agreement and a verification report prepared by Terminus Analytics;
- (h) the defeasance opinion of bond counsel required by the Master Indenture; and
- (i) a certified copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal.

Payment to the Trustee of the net proceeds of the Series 2025 Bonds in the amount of \$[NP] shall conclusively evidence that the foregoing conditions precedent have been met to the satisfaction of the District and the Underwriter.

ARTICLE III REDEMPTION OF SERIES 2025 BONDS

Section 301. Bonds Subject to Redemption. The Series 2025 Bonds are subject to redemption prior to maturity as provided in the form thereof attached hereto as Exhibit A. Interest on Series 2025 Bonds which are called for redemption shall be paid on the date of redemption from the Series 2025 Interest Account or from the Series 2025 Revenue Account to the extent moneys in the Series 2025 Interest Account are insufficient for such purpose. Moneys in the Series 2025 Optional

Redemption Subaccount shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of Series 2025 Bonds.

Section 302. Conditional Notice. Notwithstanding anything in the Master Indenture or this Second Supplemental Indenture to the contrary, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

**ARTICLE IV
DEPOSIT OF SERIES 2025 BOND PROCEEDS AND
APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS
AND OPERATION THEREOF**

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Accounts:

(a) within the Acquisition and Construction Fund held by the Trustee, a Series 2025 Costs of Issuance Account;

(b) within the Debt Service Fund held by the Trustee: (i) a Series 2025 Debt Service Account and therein a Series 2025 Sinking Fund Account, a Series 2025 Principal Account and a Series 2025 Interest Account; and (ii) a Series 2025 Redemption Account and therein a Series 2025 Prepayment Subaccount and a Series 2025 Optional Redemption Subaccount;

(c) within the Reserve Fund held by the Trustee, a Series 2025 Reserve Account, which shall be held for the benefit of all of the Series 2025 Bonds, without distinction as to Series 2025 Bonds and without privilege or priority of one Series 2025 Bond over another;

(d) within the Revenue Fund held by the Trustee, a Series 2025 Revenue Account; and

(e) within the Rebate Fund held by the Trustee, a Series 2025 Rebate Account.

Section 402. Use of Series 2025 Bond Proceeds. The net proceeds of sale of the Series 2025 Bonds in the amount of \$[NP] (consisting of \$[Bond Amount].00 principal amount of Series 2025 Bonds [less/plus] [net] original issue [discount/premium] in the amount of \$[OID/OIP] and less underwriter's discount in the amount of \$[UD]), plus \$[OM] of other moneys (consisting of \$[_____] transferred from the Series 2013 Reserve Account and \$[_____] transferred from the Series 2013 Revenue Account), for a grand total of \$[_____] shall as soon as

practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) \$[RAR] from the proceeds of the Series 2025 Bonds, representing the Series 2025 Reserve Account Requirement at the time of issuance of the Series 2025 Bonds, shall be deposited to the credit of the Series 2025 Reserve Account;

(b) \$[COI] from the proceeds of the Series 2025 Bonds, representing the costs of issuance relating to the Series 2025 Bonds, shall be deposited to the credit of the Series 2025 Costs of Issuance Account;

(c) \$[_____] shall be transferred from the Series 2013 Revenue Account to the Series 2025 Revenue Account; and

(d) the balance of the proceeds of the Series 2025 Bonds, \$[_____] together with \$[_____] transferred from the Series 2013 Reserve Account and \$[_____] transferred from the Series 2013 Revenue Account for a total of \$[_____] shall be deposited to the Escrow Fund established pursuant to the Escrow Deposit Agreement to refund and redeem the Refunded Bonds on [April 1], 2025.

Upon the defeasance of the Refunded Bonds, the Trustee is directed to transfer any remaining balance in the Funds and Accounts for the Refunded Bonds to the Series 2025 Revenue Account and to close all Funds and Accounts for the Refunded Bonds.

Section 403. Series 2025 Costs of Issuance Account. The amount deposited in the Series 2025 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2025 Bonds. On the earlier to occur of (x) the written direction of an Authorized Officer or (y) six (6) months from the date of issuance of the Series 2025 Bonds, any amounts deposited in the Series 2025 Costs of Issuance Account for which the Trustee has not received a requisition to pay such costs shall be transferred over and deposited into the Series 2025 Revenue Account and used for the purposes permitted therefor. Any deficiency in the amount allocated to pay the costs of issuance relating to the Series 2025 Bonds shall be paid from excess moneys on deposit in the Series 2025 Revenue Account pursuant to Section 408(d) FOURTH hereof. When such deficiency has been satisfied and no moneys remain therein, the Series 2025 Costs of Issuance Account shall be closed.

Section 404. Reserved.

Section 405. Series 2025 Reserve Account. The Series 2025 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2025 Reserve Account Requirement. Except as otherwise provided herein or in the Master Indenture, amounts on deposit in the Series 2025 Reserve Account shall be

used only for the purpose of making payments into the Series 2025 Interest Account, the Series 2025 Principal Account and the Series 2025 Sinking Fund Account to pay Debt Service on the Series 2025 Bonds, when due, without distinction as to Series 2025 Bonds and without privilege or priority of one Series 2025 Bond over another, to the extent the moneys on deposit in such Accounts available therefor are insufficient and for no other purpose. The Series 2025 Reserve Account shall consist only of cash and Series 2025 Investment Obligations.

On the earliest date on which there is on deposit in the Series 2025 Reserve Account sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2025 Bonds, together with accrued interest and redemption premium, if any, on such Series 2025 Bonds to the earliest Redemption Date permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2025 Reserve Account into the Series 2025 Prepayment Subaccount to pay and redeem all of the Outstanding Series 2025 Bonds on the earliest Redemption Date permitted for redemption therein and herein.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in the Series 2025 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Section 406. Amortization Installments; Selection of Bonds for Redemption. (a) The Amortization Installments established for the Series 2025 Bonds shall be as set forth in the form of Series 2025 Bonds attached hereto.

(b) Upon any redemption of Series 2025 Bonds (other than Series 2025 Bonds redeemed in accordance with scheduled Amortization Installments and other than Series 2025 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2025 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated, which recalculation shall be performed by the District, in such manner as shall amortize all the Outstanding Series 2025 Bonds of all of the maturities in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2025 Bonds.

Section 407. Tax Covenants. The District shall comply with the Arbitrage Certificate, including but not limited to the Tax Regulatory Covenants set forth as an exhibit to the Arbitrage Certificate, as amended and supplemented from time to time in accordance with their terms.

Section 408. Series 2025 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2025 Revenue

Account by this Section 408 or by any other provision of the Master Indenture or this Second Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2025 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2025 Revenue Account (i) Series 2025 Assessment Revenues other than Series 2025 Prepayments (which Series 2025 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2025 Prepayment Subaccount), (ii) Series 2025 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2025 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2025 Prepayment Subaccount and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2025 Revenue Account for deposit into the Series 2025 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining in the Series 2025 Revenue Account to pay Debt Service coming due on the Series 2025 Bonds on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2025 Bonds on the next succeeding Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2025 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2025 Bonds set forth in the form of Series 2025 Bonds attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2025 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2025 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on all Series 2025 Bonds then Outstanding on such May 1 or November 1, and the amount already on deposit in the Series 2025 Interest Account not previously credited;

SECOND, on May 1, 20[___], and on each May 1 thereafter, to the Series 2025 Principal Account, the amount, if any, equal to the difference between the principal of all Series 2025 Serial Bonds maturing on such May 1, and the amount already on deposit in the Series 2025 Principal Account not previously credited and on May 1,

20[___], and on each May 1 thereafter, to the Series 2025 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2025 Term Bonds subject to mandatory sinking fund redemption on such May 1 and the amount already on deposit in the Series 2025 Sinking Fund Account not previously credited;

THIRD, to the Series 2025 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2025 Reserve Account Requirement with respect to the Series 2025 Bonds; and

FOURTH, the balance shall first be deposited into the Series 2025 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of issuance relating to the Series 2025 Bonds, and then the balance shall be retained in the Series 2025 Revenue Account.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2025 Revenue Account to the Series 2025 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2025 Bonds shall be invested only in Series 2025 Investment Obligations. Earnings on investments in the Series 2025 Interest Account shall be retained, as realized, in such Account and used for the purpose of such Account. Earnings on investments in the Funds and Accounts other than the Series 2025 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2025 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2025 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2025 Reserve Account as of the most recent date on which amounts on deposit in the Series 2025 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2025 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2025 Reserve Account shall be deposited into the Series 2025 Revenue Account and used for the purpose of such Account; or

(ii) if there was a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2025 Reserve Account as of the most recent date on which amounts on deposit in the Series 2025 Reserve Account were valued by the Trustee, or if after such date withdrawals have been made from the Series 2025 Reserve

Account and have created such a deficiency, then earnings on investments in the Series 2025 Reserve Account shall be retained in the Series 2025 Reserve Account until the amount on deposit therein is equal to the Series 2025 Reserve Account Requirement, and then earnings on investments in the Series 2025 Reserve Account shall be deposited into the Series 2025 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Second Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth herein and in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds. Other than Refunding Bonds issued to refund the then Outstanding Series 2025 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2025 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2025 Trust Estate.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Second Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Second Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as

modified herein, shall apply and remain in full force and effect with respect to this Second Supplemental Indenture and to the Series 2025 Bonds issued hereunder.

Section 702. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the District has executed and delivered the Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended. The District covenants and agrees to comply with the provisions of the Continuing Disclosure Agreement. However, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but instead shall be enforceable as provided in the Continuing Disclosure Agreement.

Section 703. Additional Covenant Regarding Assessments. In addition to, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the Series 2025 Assessment Proceedings heretofore adopted with respect to the Series 2025 Assessments, including the Assessment Methodology, and to levy the Series 2025 Assessments in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2025 Bonds, when due. The Assessment Methodology shall not be materially amended without prior written consent of the Majority Owners.

The District further covenants and agrees that it will not reduce the Series 2025 Assessment on any tax parcel (other than as the result of the Prepayment of all or a portion of the Series 2025 Assessment on that tax parcel) from that set forth in the Assessment Methodology on account of any reduction in Debt Service on the Series 2025 Bonds resulting from a redemption of Series 2025 Bonds from amounts deposited into the Series 2025 Prepayment Subaccount.

Section 704. Collection of Assessments. Anything herein or in the Master Indenture to the contrary notwithstanding but subject to the immediately succeeding sentence, Series 2025 Assessments levied on platted lots and pledged hereunder to secure the Series 2025 Bonds shall be collected pursuant to the Uniform Method. To the extent the District is not able to collect such Series 2025 Assessments pursuant to the Uniform Method or to the extent the District determines that it is not in its best interest to use the Uniform Method, the District may elect to collect and enforce such Series 2025 Assessments pursuant to any then available and commercially reasonable method under the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, or any successor statutes thereto.

Section 705. Foreclosure of Assessment Lien. Notwithstanding Section 814 of the Master Indenture or any other provision of the Indenture to the contrary, the following provisions shall apply with respect to the Series 2025 Assessments and Series 2025 Bonds.

If any property shall be offered for sale for the nonpayment of any Series 2025 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2025 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount less than or equal to the balance due on the Series 2025 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive, in its corporate name or in the name of a special purpose entity, title to the property for the benefit of the Owners of the Series 2025 Bonds; provided that the Trustee shall have the right acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section 705. The District, either through its own actions or actions caused to be taken through the Trustee, shall have the power to lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2025 Revenue Account. The District, either through its own actions or actions caused to be taken through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the benefit of the Owners of the Series 2025 Bonds within sixty (60) days after the receipt of the request therefor signed by the Trustee or the Majority Owners. The Trustee may, upon direction from the Majority Owners, pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture.

Section 706. Payment of Rebate Amount. Anything herein or in the Master Indenture to the contrary notwithstanding, the District shall cause a Rebate Analyst to determine the Rebate Amount, if any, at the times and in the manner provided in the Tax Regulatory Covenants attached as an exhibit to the Arbitrage Certificate. If a Rebate Amount shall be due, the District shall deliver to the Trustee the written direction of an Authorized Officer to pay from the Series 2025 Rebate Account, or from any other available funds as shall be provided in such written direction, the Rebate Amount to the District for remittance to the Internal Revenue Service. The Trustee may conclusively rely on such written direction and shall have no responsibility for the calculation or payment of the Rebate Amount, if any. Notwithstanding Section 507(b) of the Master Indenture, the District shall not be required to provide the report of the Rebate Analyst to the Trustee.

Section 707. Additional Events of Default. Section 902 of the Master Indenture is hereby amended with respect to the Series 2025 Bonds by inserting at the conclusion thereof the following paragraph:

"(h) Any portion of the Series 2025 Assessments shall have become Delinquent Assessments and the Indenture provides for the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in the Series 2025 Reserve Account to pay Debt Service on the Series 2025 Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority

Owners, actually withdraw such funds from the Series 2025 Reserve Account to pay Debt Service on the Series 2025 Bonds)."

Section 708. Enforcement of Remedies. Anything herein or in the Master Indenture to the contrary notwithstanding, the District covenants and agrees that it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners. Notwithstanding anything to the contrary herein, and unless otherwise directed by the Majority Owners and allowed pursuant to Federal or State law, the District acknowledges and agrees that (a) upon failure of any property owner to pay an installment of Series 2025 Assessments collected directly by the District when due, that the entire Series 2025 Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel and (b) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 709. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which requires fifty-one percent (51%) of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Owners.

Section 710. No Duty to File Annual Report. Anything in Section 808(a) of the Master Indenture to the contrary notwithstanding, the District shall not be required to file an annual report with the Trustee.

Section 711. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 712. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for

documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Mirabella Community Development District has caused this Second Supplemental Indenture to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused this Second Supplemental Indenture to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chairman, Board of Supervisors

**COMPUTERSHARE TRUST COMPANY,
N.A.**, as successor to Wells Fargo Bank,
N.A., as Trustee

By: _____
Vice President

EXHIBIT A

FORM OF SERIES 2025 BONDS

No. 2025R-

\$[]

**UNITED STATES OF AMERICA
STATE OF FLORIDA
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

Interest Rate	Maturity Date	Dated Date	CUSIP
%	May 1, 20[]	[Closing Date]	

Registered Owner: CEDE & CO.

Principal Amount:

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on May 1, 2025, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which

is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Any payment of principal, Amortization Installment or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of Computershare Trust Company, N.A., located in St. Paul, Minnesota, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Bonds are held in the book-entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than \$1,000,000 in aggregate principal amount of the Series 2025 Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. During any period that this Bond is registered in the name of Cede & Co., as Nominee of DTC, the provisions of the Supplemental Indenture (hereinafter defined) relating to the book-entry only system shall apply, including the payment provisions thereof. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the hereinafter defined Indenture.

This Bond is one of a duly authorized issue of Bonds of the District designated "Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025" in the aggregate principal amount of \$[Bond Amount] (the "Series 2025 Bonds") issued under a Master Trust Indenture, dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., St. Paul, Minnesota, as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), as amended and supplemented by a Second Supplemental Trust Indenture, dated as of February 1, 2025 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee (the Series 2025 Bonds together with any other Bonds issued under and governed by the terms of the Master Indenture are hereinafter collectively referred to as the "Bonds"). The District will apply the proceeds of the Series 2025 Bonds, together with other funds of the District, to (a) currently refund and redeem all of the District's Capital Improvement Revenue Bonds, Series 2013, (b) pay certain costs associated with the issuance of the Series 2025 Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Series 2025 Bonds, and (d) pay a portion of the interest to become due on the Series 2025 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE

OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2025 PLEDGED REVENUES AND THE SERIES 2025 PLEDGED FUNDS PLEDGED TO THE SERIES 2025 BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2025 Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Amortization Installments and Redemption Price of, and the interest on, the Series 2025 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2025 Assessments, the terms and conditions under which the Series 2025 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Series 2025 Bonds and, by the acceptance of this Bond, the Owner hereof assents to all of the provisions of the Indenture. The Series 2025 Bonds are equally and ratably secured by the Series 2025 Trust Estate, without preference or priority of one Series 2025 Bond over another. The Supplemental Indenture does not authorize the issuance of any additional Bonds ranking on parity with the Series 2025 Bonds as to the lien and pledge of the Series 2025 Trust Estate except, under certain circumstances, Refunding Bonds.

The Series 2025 Bonds are issuable only as registered bonds without coupons in current interest form in Authorized Denominations. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in St. Paul, Minnesota, as Bond Registrar (the "Bond Registrar"), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond or Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued

to the transferee. At the corporate trust office of the Bond Registrar in St. Paul, Minnesota, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The Series 2025 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20[___], at the Redemption Price of the principal amount of the Series 2025 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2025 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
------------------------------	-------------------------------------	------------------------------	-------------------------------------

* Final maturity

The Series 2025 Bond maturing May 1, 20[___], is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
------------------------------	-------------------------------------	------------------------------	-------------------------------------

* Final maturity

As more particularly set forth in the Indenture, any Series 2025 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2025 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2025 Bonds other than from scheduled Amortization Installments so as to reamortize the remaining Outstanding principal balance of the Series 2025 Bonds as set forth in the Supplemental Indenture.

The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Redemption Date at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(a) from amounts, including Series 2025 Prepayments, required by the Indenture to be deposited into the Series 2025 Prepayment Subaccount; or

(b) on the date on which the amount on deposit in the Series 2025 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2025 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2025 Bonds shall be called for redemption, the particular Series 2025 Bonds or portions of Series 2025 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice of each redemption of Series 2025 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2025 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2025 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2025 Bonds or such portions thereof on such date, interest on such Series 2025 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2025 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2025 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain

registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute an action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2025 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities sufficient to pay the principal or Redemption Price of any Series 2025 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2025 Bonds as to the Series 2025 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Mirabella Community Development District has caused this Bond to bear the signature of the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

Attest:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Chairman, Board of Supervisors

(SEAL)

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**COMPUTERSHARE TRUST
COMPANY, N.A.**, as successor to Wells
Fargo Bank, N.A., as Trustee

Date of Authentication:

[Closing Date] _____

By: _____
Vice President

CERTIFICATE OF VALIDATION

This Bond refunds a Series of Bonds which were validated by judgment of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County rendered on June 5, 2006.

Chairman, Board of Supervisors,
Mirabella
Community Development District

[FORM OF ABBREVIATIONS]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under
Uniform Transfer to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT]

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer:

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatsoever.

EXHIBIT B
FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.
The FMSbonds Building
4775 Technology Way
Boca Raton, Florida 33431

Re: FMSbonds Account Number _____

To Whom it May Concern:

By signing this letter, I confirm that I have the authority to act on behalf of the above referenced account and this account meets the definition of an accredited investor based upon one or more of the criteria listed below. Federal securities laws define an accredited investor in Rule 501 of Regulation D as:

1. A bank, insurance company, registered investment company, business development company, or small business investment company;
2. An employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;
3. A charitable organization, corporation, or partnership with assets exceeding \$5 million;
4. A director, executive officer, or general partner of the company selling the securities;
5. A business in which all the equity owners are accredited investors;
6. A natural person who has individual net worth, or joint net worth with the person's spouse, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person;
7. A natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or
8. A trust with assets in excess of \$5 million, not formed to acquire the securities offered, whose purchases a sophisticated person makes.

I represent the following securities to be suitable for my investment objectives. A Copy of the offering document for the following security has been provided to me and I am aware that additional copies and other information may be found online at www.fmsbonds.com and www.emma.msrb.org.

Description _____
CUSIP _____
Rate _____
Maturity _____
Rating _____

Thank you,

Signature

Date

Signature

Date

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED FEBRUARY [], 2025

**NEW ISSUE – BOOK-ENTRY ONLY
LIMITED OFFERING**

NOT RATED

In the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, under existing statutes, regulations, rulings and court decisions and subject to the conditions described herein under "TAX MATTERS," interest on the Series 2025 Bonds is (a) excludable from gross income of the owners thereof for federal income tax purposes, except as otherwise described herein under the caption "TAX MATTERS" and (b) not an item of tax preference for purposes of the federal alternative minimum tax; provided, however, with respect to certain corporations, interest on the Series 2025 Bonds is taken into account in determining the annual adjusted financial statement income for the purpose of computing the alternative minimum tax imposed on such corporations. See "TAX MATTERS" herein for a general discussion of Bond Counsel's opinion and other tax considerations.

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
(Hillsborough County, Florida)**

\$1,316,000* Capital Improvement Revenue Refunding Bonds, Series 2025

Dated: Date of original issuance

Due: May 1, as shown on the inside cover

The \$1,316,000* Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds"), are being issued by the Mirabella Community Development District (the "District") pursuant to a Master Trust Indenture dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), as amended and supplemented by a Second Supplemental Trust Indenture dated as of February 1, 2025, between the District and the Trustee (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and established by Ordinance No. 06-7, enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County") on March 7, 2006, as amended by Ordinance No. 15-7, enacted by the Board of County Commissioners of the County on March 24, 2015, effective March 25, 2015 (as amended, the "Ordinance").

The Series 2025 Bonds are being issued only in fully registered form, in denominations of \$1,000 and any integral multiple thereof. The Series 2025 Bonds are payable from and secured by the Series 2025 Trust Estate, which includes the Series 2025 Pledged Revenues and the Series 2025 Pledged Funds. The Series 2025 Pledged Revenues consist of the revenues derived by the District from the Series 2025 Assessments (as further described herein). The Series 2025 Pledged Funds include all of the Funds and Accounts (except for the Series 2025 Rebate Account) established by the Indenture. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS" herein.

The Series 2025 Bonds, when issued, will be registered in the name of Cede & Co., as the Owner and Nominee for The Depository Trust Company ("DTC"), New York, New

York. Purchases of beneficial interests in the Series 2025 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2025 Bonds will be paid from the sources provided herein by the Trustee directly to Cede & Co. as the Nominee of DTC and the registered Owner thereof. Disbursements of such payments to the Direct Participants (as defined herein) is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of Direct Participants and the Indirect Participants (as defined herein), as more fully described herein. Any purchaser as a Beneficial Owner of a Series 2025 Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Series 2025 Bond. See "DESCRIPTION OF THE SERIES 2025 BONDS – Book-Entry Only System" herein. The Series 2025 Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day year of twelve 30-day months. Interest on the Series 2025 Bonds is payable semi-annually on each May 1 and November 1, commencing May 1, 2025.

The Series 2025 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE SERIES 2025 BONDS – Redemption Provisions" herein.

The Series 2025 Bonds are being issued, together with other funds of the District, to (a) currently refund and redeem all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2013 (the "Refunded Bonds"), (b) pay certain costs associated with the issuance of the Series 2025 Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Series 2025 Bonds, and (d) pay a portion of the interest to become due on the Series 2025 Bonds.

NEITHER THE SERIES 2025 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2025 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2025 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2025 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2025 PLEDGED REVENUES AND THE SERIES 2025 PLEDGED FUNDS PLEDGED TO THE SERIES 2025 BONDS, ALL AS PROVIDED IN THE SERIES 2025 BONDS AND IN THE INDENTURE.

THE SERIES 2025 BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS (SEE "SUITABILITY FOR INVESTMENT" HEREIN). THE UNDERWRITER IS LIMITING THE OFFERING OF THE SERIES 2025 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION OF THE

INITIAL OFFERING OF THE SERIES 2025 BONDS TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFERS IN ANY SECONDARY MARKET FOR THE SERIES 2025 BONDS. THE SERIES 2025 BONDS ARE NOT CREDIT ENHANCED AND ARE NOT RATED AND NO APPLICATION HAS BEEN MADE FOR CREDIT ENHANCEMENT OR A RATING WITH RESPECT TO THE SERIES 2025 BONDS, NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT OR A RATING FOR THE SERIES 2025 BONDS HAD APPLICATION BEEN MADE.

This cover page contains information for quick reference only. It is not, and is not intended to be, a summary of the Series 2025 Bonds. Investors must read this entire Limited Offering Memorandum, including the appendices attached hereto, to obtain information essential to the making of an informed investment decision.

The Series 2025 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to the receipt of the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Series 2025 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, and for the Trustee by its in-house counsel. Aponte & Associates Law Firm, P.L.L.C., Orlando, Florida, is serving as Underwriter's Counsel and Nabors, Giblin & Nickerson, P.A., Tampa, Florida, is serving as Disclosure Counsel. It is expected that the Series 2025 Bonds will be available for delivery through the facilities of DTC on or about _____, 2025.

FMSbonds, Inc.

Dated: _____, 2025

* Preliminary, subject to change.

RED HERRING LANGUAGE

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. The Series 2025 Bonds may not be sold nor may offers to buy be accepted prior to the time the Limited Offering Memorandum is delivered in final form. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of the Series 2025 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

**PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES,
YIELDS, PRICES AND INITIAL CUSIP NUMBERS***

\$ _____ Serial Series 2025 Bonds

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity (May 1)</u>	<u>Yield</u>	<u>Price</u>	<u>CUSIP No.*</u>
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\$ _____	_____ %	Term Series 2025 Bond Due May 1, 20__	Yield _____ %	Price _____	CUSIP No.* _____
\$ _____	_____ %	Term Series 2025 Bond Due May 1, 20__	Yield _____ %	Price _____	CUSIP No.* _____

* The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Trivia M. Kimbrough, Chair
Mindy Jacobson, Vice Chair
Gail Reese, Assistant Secretary
David Dzien, Assistant Secretary
Mercedes Harrison, Assistant Secretary

DISTRICT MANAGER/ASSESSMENT CONSULTANT

Inframark, LLC
Tampa, Florida

DISTRICT COUNSEL

Straley Robin Vericker P.A.
Tampa, Florida

BOND COUNSEL/DISCLOSURE COUNSEL

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesperson or other person has been authorized by the District, Hillsborough County, Florida, the State of Florida or the Underwriter (as defined herein) to give any information or to make any representations other than those contained in this Limited Offering Memorandum and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2025 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Assessment Consultant (each as defined herein) and other sources that are believed by the Underwriter to be reliable.

The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

At closing, the District, the District Manager and the Assessment Consultant will each deliver certificates certifying that certain of the information supplied by each does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The Series 2025 Bonds have not been registered with the Securities and Exchange Commission under the Securities Act of 1933, as amended, nor has the Indenture been qualified under the Trust Indenture Act of 1939, as amended, in reliance upon certain exemptions set forth in such acts. The registration, qualification or exemption of the Series 2025 Bonds in accordance with the applicable securities law provisions of any jurisdictions wherein these securities have been or will be registered, qualified or exempted should not be regarded as a recommendation thereof. Neither Hillsborough County, Florida, the State of Florida, nor any of its subdivisions or agencies have guaranteed or passed upon the merits of the Series 2025 Bonds, upon the probability of any earnings thereon or upon the accuracy or adequacy of this Limited Offering Memorandum.

Certain statements included or incorporated by reference in this Limited Offering Memorandum constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "anticipate," "budget," or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from

any future results, performance or achievements expressed or implied by such forward-looking statements. The District does not plan to issue any updates or revisions to those forward-looking statements if or when any of its expectations, events, conditions or circumstances on which such statements are based occur, other than as described under "CONTINUING DISCLOSURE" herein.

The order and placement of materials in this Limited Offering Memorandum, including the appendices, are not to be deemed a determination of relevance, materiality or importance, and this Limited Offering Memorandum, including the appendices, must be considered in its entirety. The captions and headings in this Limited Offering Memorandum are for convenience of reference only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections in this Limited Offering Memorandum.

This Limited Offering Memorandum is being provided to prospective purchasers in electronic format on the following websites: www.munios.com and www.emma.msrb.org. This Limited Offering Memorandum may be relied upon only as printed in its entirety directly from either of such websites.

References to website addresses presented herein are for information purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Limited Offering Memorandum for any purpose, including for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

This Limited Offering Memorandum is not, and shall not be deemed to constitute, an offer to sell, or the solicitation of an offer to buy, real estate, which may only be made pursuant to offering documents satisfying applicable federal and state laws relating to the offer and sale of real estate.

This Preliminary Limited Offering Memorandum is in a form deemed final by the District for purposes of Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, except for certain information permitted to be omitted pursuant to Rule 15c2-12(b)(1).

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LIMITED OFFERING MEMORANDUM

relating to

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT (Hillsborough County, Florida) \$1,316,000* Capital Improvement Revenue Refunding Bonds, Series 2025

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Mirabella Community Development District (the "District") in connection with the offering and issuance by the District of its \$1,316,000* Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds").

The Series 2025 Bonds are being issued pursuant to the Act (hereinafter defined) and a Master Trust Indenture dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), as amended and supplemented by a Second Supplemental Trust Indenture dated as of February 1, 2025, between the District and the Trustee (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), and resolutions adopted by the Board of Supervisors of the District (the "Board") on March 30, 2006 and February [6], 2025, authorizing the issuance of the Series 2025 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture, which appears in composite APPENDIX B attached hereto.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and established by Ordinance No. 06-7, enacted by the Board of County Commissioners of Hillsborough County, Florida (the "County") on March 7, 2006, as amended by Ordinance No. 15-7, enacted by the Board of County Commissioners of the County on March 24, 2015, effective March 25, 2015 (as amended, the "Ordinance"). The District was established for the purpose, among other things, of financing and managing the acquisition, construction, installation, maintenance, and operation of the major infrastructure within and without the boundaries of the District. The boundaries of the District include approximately 96.783 acres of land located entirely within an unincorporated area of the County (the "District Lands"). For more complete information about the District, the Board and the District Manager (hereinafter defined), see "THE DISTRICT" herein.

The Act authorizes the District to issue bonds for the purposes, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, district roads, recreational

* Preliminary, subject to change.

facilities and other basic infrastructure projects within or without the boundaries of the District, all as provided in the Act.

Under the Constitution and laws of the State of Florida (the "State"), including the Act, the District has the power and authority to levy non-ad valorem assessments upon the District Lands and to issue bonds for the purposes of providing community development services and facilities, including those refinanced with the net proceeds of the Series 2025 Bonds as described herein.

Consistent with the requirements of the Indenture and the Ordinance, the Series 2025 Bonds are being issued, together with other funds of the District, to (a) currently refund and redeem all of the District's Outstanding Capital Improvement Revenue Bonds, Series 2013 (the "Refunded Bonds"), (b) pay certain costs associated with the issuance of the Series 2025 Bonds, (c) make a deposit into the Series 2025 Reserve Account to be held for the benefit of all of the Series 2025 Bonds, and (d) pay a portion of the interest to become due on the Series 2025 Bonds.

The Refunded Bonds were issued pursuant to the Master Indenture, as supplemented by a First Supplemental Trust Indenture dated as of October 1, 2013 (the "First Supplemental Indenture" and, together with the Master Indenture, the "2013 Indenture"). Net proceeds of the Refunded Bonds were used to finance a portion of the acquisition and construction of certain infrastructure improvements benefiting the District, including public roadways, offsite transportation improvements, earthwork and stormwater management, sanitary sewer collection system, potable water supply, landscape/hardscape, recreational amenities, undergrounding of electrical, and associated professional fees (collectively, the "CIP"). The portion of the CIP financed with net proceeds of the Refunded Bonds is hereinafter referred to as the "Project."

The Refunded Bonds are currently secured by non-ad valorem special assessments imposed, levied and collected by the District on certain lands within the District benefited by the Project (the "Series 2013 Assessments"). Upon issuance of the Series 2025 Bonds, the Series 2013 Assessments will be recast as the "Series 2025 Assessments" and secure the Series 2025 Bonds.

The Series 2025 Bonds are payable from and secured by the revenues derived by the District from the Series 2025 Assessments and amounts in the Funds and Accounts (except for the Series 2025 Rebate Account) established by the Indenture (collectively, the "Series 2025 Trust Estate"). The Series 2025 Assessments will be imposed, levied and collected by the District with respect to property within the District specially benefited by the Project. The Series 2025 Assessments represent an allocation of the Costs of the Project, including bond financing costs, to certain lands within the District in accordance with the Assessment Report (hereinafter defined). The Assessment Report and assessment resolutions with respect to the Series 2025 Assessments (collectively, the "Assessment Proceedings") permit the prepayment in part or in full of the Series 2025 Assessments at any time without penalty, together with interest at the rate on the Series 2025 Bonds to the Interest Payment Date that is more than forty-five (45) days next succeeding the date of prepayment. See "ASSESSMENT METHODOLOGY" herein and "APPENDIX A – ASSESSMENT REPORT" attached hereto.

Subsequent to the issuance of the Series 2025 Bonds, the District may cause one or more Series of Bonds to be issued pursuant to the Master Indenture, subject to the terms and conditions thereof. Bonds may be issued for the purpose of paying all or part of the Cost of a Series Project or refunding an Outstanding Series of Bonds or any portion thereof. The Supplemental Indenture provides that, other than Refunding Bonds issued to refund the then Outstanding Series 2025 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2025 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2025 Trust Estate. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS – Additional Obligations" herein.

There follows in this Limited Offering Memorandum a brief description of the District, together with summaries of the terms of the Series 2025 Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2025 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture, which appears as composite APPENDIX B attached hereto.

SUITABILITY FOR INVESTMENT

Investment in the Series 2025 Bonds poses certain economic risks. No dealer, broker, salesperson or other person has been authorized by the District or FMSbonds, Inc. (the "Underwriter") to give any information or make any representations, other than those contained in this Limited Offering Memorandum. The Series 2025 Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), and, as required by Chapter 189, Florida Statutes, the Underwriter will offer the Series 2025 Bonds only to "accredited investors," as such term is utilized in Chapter 517, Florida Statutes, and the rules promulgated thereunder. However, the limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2025 Bonds. Prospective investors in the Series 2025 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2025 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

PLAN OF REFUNDING

The Refunded Bonds are currently outstanding in the aggregate principal amount of \$1,360,000. Concurrently with the delivery of the Series 2025 Bonds, a portion of the net proceeds of the Series 2025 Bonds, and other available moneys held by the Trustee pursuant to the 2013 Indenture, will be applied to the refunding of the Refunded Bonds. See "VERIFICATION" and "ESTIMATED SOURCES AND USES OF BOND PROCEEDS" herein.

To effect the refunding of the Refunded Bonds, the District will enter into an escrow deposit agreement (the "Escrow Agreement") with Computershare Trust Company, N.A., as escrow agent (in such capacity, the "Escrow Agent"). Pursuant to the terms of the Escrow

Agreement, the District will deposit with the Escrow Agent a portion of the net proceeds of the Series 2025 Bonds, and other available moneys held by the Trustee pursuant to the 2013 Indenture, for deposit to the credit of an escrow fund (the "Escrow Fund") established pursuant to the Escrow Agreement. Such proceeds and other available moneys will be held in the Escrow Fund uninvested in an amount sufficient to pay when due all principal of and accrued interest on the Refunded Bonds as the same become due or are called for redemption, which redemption is expected to take place on or about [April 1], 2025. Upon execution and delivery of the Escrow Agreement and the deposit of such proceeds and other available moneys into the Escrow Fund, all as provided in the Escrow Agreement, in the opinion of Bond Counsel, rendered in reliance on the report of the Verification Agent (hereinafter defined), the Refunded Bonds will no longer be deemed Outstanding pursuant to the 2013 Indenture.

The moneys held pursuant to the Escrow Agreement are pledged solely for the benefit of the holders of the Refunded Bonds and will not be available to pay Debt Service on the Series 2025 Bonds.

VERIFICATION

As of the delivery date of the Series 2025 Bonds, Terminus Analytics (the "Verification Agent") will verify, from information provided to them, the mathematical accuracy of the computations contained in schedules provided by the Underwriter, to determine that the cash deposit to be held in the Escrow Fund will be sufficient to pay, when due, the principal of and interest on the Refunded Bonds as the same become due or are called for redemption.

DESCRIPTION OF THE SERIES 2025 BONDS

General

The Series 2025 Bonds are issuable as fully registered bonds, without coupons, in denominations of \$1,000 and any integral multiple thereof; provided, however, if any initial Beneficial Owner does not purchase at least \$100,000 of the Series 2025 Bonds at the time of initial delivery of the Series 2025 Bonds, such Beneficial Owner must either execute and deliver to the District and the Underwriter on the date of delivery of the Series 2025 Bonds an investor letter substantially in the form attached to the Supplemental Indenture or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act. The Series 2025 Bonds will initially be sold only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, as amended, and the rules promulgated thereunder by the Florida Department of Financial Services. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2025 Bonds.

The Series 2025 Bonds will be dated their date of issuance and delivery to the initial purchasers thereof and will bear interest payable on each May 1 and November 1, commencing May 1, 2025 (each, an "Interest Payment Date") and shall be computed on the basis of a 360-day year of twelve 30-day months. The Series 2025 Bonds will mature on

May 1 of such years, in such amounts and at such rates as set forth on the inside cover page of this Limited Offering Memorandum.

Interest on the Series 2025 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Each Series 2025 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication (a) is an Interest Payment Date to which interest on such Series 2025 Bond has been paid, in which event such Series 2025 Bond shall bear interest from its date of authentication, or (b) is prior to the first Interest Payment Date for the Series 2025 Bonds, in which event such Series 2025 Bond shall bear interest from its date.

Debt Service on the Series 2025 Bonds will be payable in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture, the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of a Series 2025 Bond. Any payment of principal, Amortization Installment or Redemption Price shall be made only upon presentation thereof at the designated corporate trust office of Computershare Trust Company, N.A., located in St. Paul, Minnesota, or any alternate or successor paying agent (collectively, the "Paying Agent"), unless the Series 2025 Bonds are held in the book-entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than \$1,000,000 in aggregate principal amount of the Series 2025 Bonds).

The Series 2025 Bonds will initially be registered in the name of Cede & Co. as Nominee for The Depository Trust Company ("DTC"), which will act initially as securities depository for the Series 2025 Bonds and, so long as the Series 2025 Bonds are held in book-entry only form, Cede & Co. will be considered the registered Owner for all purposes hereof. See "- Book-Entry Only System" below for more information about DTC and its book-entry system.

Redemption Provisions

Optional Redemption. The Series 2025 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1,

20__, at the Redemption Price of the principal amount of the Series 2025 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Sinking Fund Redemption. The Series 2025 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
------------------------------	-------------------------------------	------------------------------	-------------------------------------

* Final maturity

The Series 2025 Bond maturing May 1, 20__, is subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
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* Final maturity

As more particularly set forth in the Indenture, any Series 2025 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2025 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of Series 2025 Bonds other than from scheduled Amortization Installments so as to reamortize the remaining Outstanding principal balance of the Series 2025 Bonds as set forth in the Supplemental Indenture.

Extraordinary Mandatory Redemption. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Redemption Date at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(a) from amounts, including Series 2025 Prepayments, required by the Indenture to be deposited into the Series 2025 Prepayment Subaccount; or

(b) on the date on which the amount on deposit in the Series 2025 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2025 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2025 Bonds shall be called for redemption, the particular Series 2025 Bonds or portions of Series 2025 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice of Redemption

Notice of each redemption of Series 2025 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2025 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2025 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2025 Bonds or such portions thereof on such date, interest on such Series 2025 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2025 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2025 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Book-Entry Only System

THE INFORMATION IN THIS CAPTION CONCERNING DTC AND DTC'S BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM DTC AND NEITHER THE DISTRICT NOR THE UNDERWRITER MAKES ANY REPRESENTATION OR WARRANTY OR TAKES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

DTC will act as securities depository for the Series 2025 Bonds. The Series 2025 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's

partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2025 Bonds and will be deposited with DTC. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has a Standard and Poor's rating of AA+. The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission (the "SEC"). More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2025 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2025 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2025 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2025 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2025 Bonds, except in the event that use of the book-entry system for the Series 2025 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2025 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2025 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2025 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2025 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect

Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2025 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2025 Bonds, as the case may be, to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2025 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2025 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2025 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the District or the Bond Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent for the Series 2025 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2025 Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2025 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2025 Bond certificates will be printed and delivered to DTC.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DIRECT PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE

PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2025 BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DIRECT PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2025 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS

General

The Series 2025 Bonds are payable from and secured by the revenues derived by the District from the Series 2025 Assessments and amounts in the Funds and Accounts (except for the Series 2025 Rebate Account) established by the Indenture. Series 2025 Assessments will be levied and collected on the lands within the District that receive a special benefit from the Project, and shall not include Assessments imposed, levied and collected by the District with respect to property within the District not so specially benefited. The Series 2025 Assessments represent an allocation of the costs of the Project, including bond financing costs, to such benefited land within the District in accordance with the Assessment Report, attached hereto as APPENDIX A.

NEITHER THE SERIES 2025 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE. THE SERIES 2025 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2025 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2025 BONDS SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2025 PLEDGED REVENUES AND THE SERIES 2025 PLEDGED FUNDS PLEDGED TO THE SERIES 2025 BONDS, ALL AS PROVIDED IN THE SERIES 2025 BONDS AND IN THE INDENTURE.

Additional Obligations

The Supplemental Indenture provides that, other than Refunding Bonds issued to refund the then Outstanding Series 2025 Bonds, the issuance of which results in net present value Debt Service savings, the District shall not, while any Series 2025 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2025 Trust Estate.

WHILE NO FUTURE ADDITIONAL BONDS WILL BE PAYABLE FROM OR SECURED BY THE SERIES 2025 ASSESSMENTS PLEDGED AS SECURITY FOR THE SERIES 2025 BONDS, THE DISTRICT, THE COUNTY, THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF MAY IN THE FUTURE IMPOSE, LEVY AND COLLECT ASSESSMENTS AND TAXES THE LIENS OF WHICH WILL BE CO-EQUAL WITH THE LIEN OF ASSESSMENTS, INCLUDING THE SERIES 2025 ASSESSMENTS SECURING THE SERIES 2025 BONDS. See "– Enforcement and Collection of Series 2025 Assessments" below.

Funds and Accounts

The Supplemental Indenture requires that the Trustee establish the following Accounts: (a) within the Acquisition and Construction Fund, a Series 2025 Costs of Issuance Account; (b) within the Debt Service Fund, (i) a Series 2025 Debt Service Account and therein a Series 2025 Sinking Fund Account, a Series 2025 Principal Account and a Series 2025 Interest Account, and (ii) a Series 2025 Redemption Account and therein a Series 2025 Prepayment Subaccount and a Series 2025 Optional Redemption Subaccount; (c) within the Reserve Fund, a Series 2025 Reserve Account, which shall be held for the benefit of all of the Series 2025 Bonds, without distinction as to Series 2025 Bonds and without privilege or priority of one Series 2025 Bond over another; (d) within the Revenue Fund, a Series 2025 Revenue Account; and (e) within the Rebate Fund, a Series 2025 Rebate Account.

Series 2025 Reserve Account

The Series 2025 Reserve Account shall be funded and maintained at all times in an amount equal to the Series 2025 Reserve Account Requirement. "Series 2025 Reserve Account Requirement" is defined in the Supplemental Indenture to mean \$10,000.

Except as otherwise provided in the Indenture, amounts on deposit in the Series 2025 Reserve Account shall be used only for the purpose of making payments into the Series 2025 Interest Account, the Series 2025 Principal Account and the Series 2025 Sinking Fund Account to pay Debt Service on the Series 2025 Bonds, when due, without distinction as to Series 2025 Bonds and without privilege or priority of one Series 2025 Bond over another, to the extent the moneys on deposit in such Accounts available therefor are insufficient and for no other purpose. The Series 2025 Reserve Account shall consist only of cash and Series 2025 Investment Obligations.

On the earliest date on which there is on deposit in the Series 2025 Reserve Account sufficient moneys, after taking into account other moneys available therefor, to pay and redeem all of the Outstanding Series 2025 Bonds, together with accrued interest and redemption premium, if any, on such Series 2025 Bonds to the earliest Redemption Date permitted therein and in the Supplemental Indenture, then the Trustee shall transfer the amount on deposit in the Series 2025 Reserve Account into the Series 2025 Prepayment Subaccount to pay and redeem all of the Outstanding Series 2025 Bonds on the earliest Redemption Date permitted for redemption therein and in the Supplemental Indenture.

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in the Series 2025 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Assessments.

Series 2025 Revenue Account

(a) Pursuant to the Supplemental Indenture, the Trustee is authorized and directed to deposit any and all amounts required to be deposited in the Series 2025 Revenue Account by the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2025 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2025 Revenue Account (i) Series 2025 Assessment Revenues other than Series 2025 Prepayments (which Series 2025 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2025 Prepayment Subaccount), (ii) Series 2025 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2025 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2025 Prepayment Subaccount and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2025 Revenue Account for deposit into the Series 2025 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining in the Series 2025 Revenue Account to pay Debt Service coming due on the Series 2025 Bonds on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2025 Bonds on the next succeeding Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2025 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2025 Bonds set forth in the form of Series 2025 Bonds attached to the Supplemental Indenture, Section 301 of the Supplemental Indenture, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2025 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2025 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on all Series 2025 Bonds then Outstanding on such May 1 or November 1, and the amount already on deposit in the Series 2025 Interest Account not previously credited;

SECOND, on May 1, 20__, and on each May 1 thereafter, to the Series 2025 Principal Account, the amount, if any, equal to the difference between the principal of all Series 2025 Serial Bonds maturing on such May 1, and the amount already on deposit in the Series 2025 Principal Account not previously credited, and on May 1, 20__, and on each May 1 thereafter, to the Series 2025 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2025 Term Bonds subject to mandatory sinking fund redemption on such May 1 and the amount already on deposit in the Series 2025 Sinking Fund Account not previously credited;

THIRD, to the Series 2025 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2025 Reserve Account Requirement with respect to the Series 2025 Bonds; and

FOURTH, the balance shall first be deposited into the Series 2025 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of issuance relating to the Series 2025 Bonds, and then the balance shall be retained in the Series 2025 Revenue Account.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2025 Revenue Account to the Series 2025 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

Investments

Anything in the Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2025 Bonds shall be invested only in Series 2025 Investment Obligations. Earnings on investments in the Series 2025 Interest Account shall be retained, as realized, in such Account and used for the purpose of such Account. Earnings on investments in the Funds and Accounts other than the Series 2025 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2025 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2025 Reserve Account shall be disposed of as follows:

(a) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2025 Reserve Account as of the most recent date on which amounts on deposit in the Series 2025 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2025 Reserve Account since such date which have created a deficiency, then earnings on investments in the Series 2025 Reserve Account shall be deposited into the Series 2025 Revenue Account and used for the purpose of such Account; or

(b) if there was a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2025 Reserve Account as of the most recent date on which amounts on deposit in the Series 2025 Reserve Account were valued by the Trustee, or if after such date withdrawals have been made from the Series 2025 Reserve Account and have created such

a deficiency, then earnings on investments in the Series 2025 Reserve Account shall be retained in the Series 2025 Reserve Account until the amount on deposit therein is equal to the Series 2025 Reserve Account Requirement, and then earnings on investments in the Series 2025 Reserve Account shall be deposited into the Series 2025 Revenue Account and used for the purpose of such Account.

Events of Default and Remedies

The Indenture provides that each of the following shall be an "Event of Default" under the Indenture with respect to the Series 2025 Bonds:

- (a) any payment of Debt Service on the Series 2025 Bonds is not made when due;
- (b) the District shall for any reason be rendered incapable of fulfilling its obligations under the Indenture;
- (c) the District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of the Project;
- (d) the District is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;
- (e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;
- (f) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;
- (g) the District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in the Series 2025 Bonds or in the Indenture on the part of the District to be performed (other than a default in the payment of Debt Service on the Series 2025 Bonds when due, which is an Event of Default under subsection (a) above) and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the District by the Trustee or, if the Trustee is unwilling or unable to act, by Owners of not less than ten percent (10%) in aggregate principal amount of the Series 2025 Bonds then Outstanding and affected by such default; or
- (h) any portion of the Series 2025 Assessments shall have become Delinquent Assessments and the Indenture provides for the Trustee to withdraw funds in an amount

greater than twenty-five percent (25%) of the amount on deposit in the Series 2025 Reserve Account to pay Debt Service on the Series 2025 Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority Owners, actually withdraw such funds from the Series 2025 Reserve Account to pay Debt Service on the Series 2025 Bonds).

The District covenants and agrees in the Indenture that it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, including delinquent Direct Billed Operation and Maintenance Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners. Notwithstanding anything to the contrary in the Indenture, and unless otherwise directed by the Majority Owners and allowed pursuant to federal or State law, the District acknowledges and agrees that (a) upon failure of any property owner to pay an installment of Series 2025 Assessments collected directly by the District when due, that the entire Series 2025 Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel, and (b) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Enforcement and Collection of Series 2025 Assessments

The primary source of payment for the Series 2025 Bonds is the Series 2025 Assessments imposed on lands within the District which are specially benefited by the Project. To the extent that landowners fail to pay such Series 2025 Assessments, delay payments, or are unable to pay such Series 2025 Assessments, the successful pursuit of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2025 Bonds. The Act provides for various methods of collection of delinquent special assessments by reference to other provisions of the Florida Statutes. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein for a summary of special assessment payment and collection procedures appearing in the Florida Statutes.

Pursuant to the Indenture, Series 2025 Assessments levied on platted lots and pledged to secure the Series 2025 Bonds shall be collected pursuant to the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, as amended (the "Uniform Method"). To the extent the District is not able to collect such Series 2025 Assessments pursuant to the Uniform Method or to the extent the District determines that it is not in its best interest to use the Uniform Method, the District may elect to collect and enforce such Series 2025 Assessments pursuant to any then available and commercially reasonable method under the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, or any successor statutes thereto. It should be noted that the Series 2013 Assessments have been, and the Series 2025 Assessments will continue to be, levied on platted lots and collected using the Uniform Method.

If the owner of any lot or parcel of land shall be delinquent in the payment of any Series 2025 Assessment, then such Series 2025 Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deeds as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, then upon the delinquency of any Series 2025 Assessment, the District either on its own behalf, or through the actions of the Trustee may, but is not obligated to, declare the entire unpaid balance of such Series 2025 Assessment to be in default and, at its own expense, cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, and Sections 190.026 and/or 170.10, Florida Statutes, or otherwise as provided by law. The District further covenants in the Indenture to furnish, at its expense, to any Owner of Series 2025 Bonds so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments, together with a copy of the District's annual audit, and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

If any tax certificates relating to Delinquent Assessments which are pledged to the Series 2025 Bonds are sold by the Tax Collector (hereinafter defined) pursuant to the provisions of Section 197.432, Florida Statutes, or if any such tax certificates are not sold but are later redeemed, the proceeds of such sale or redemption (to the extent that such proceeds relate to the Series 2025 Assessments), less any commission or other charges retained by the Tax Collector, shall, if paid by the Tax Collector to the District, be paid by the District to the Trustee not later than five (5) Business Days following receipt of such proceeds by the District and shall be deposited by the Trustee to the credit of the Series 2025 Revenue Account.

If any property shall be offered for sale for the nonpayment of any Series 2025 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2025 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount less than or equal to the balance due on the Series 2025 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive, in its corporate name or in the name of a special purpose entity, title to the property for the benefit of the Owners of the Series 2025 Bonds; provided that the Trustee shall have the right acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this section. The District, either through its own actions or actions caused to be taken through the Trustee, shall have the power to lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2025 Revenue Account. The District, either through its own actions or actions caused to be taken through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the benefit of the Owners of the Series 2025 Bonds within sixty (60) days after the receipt of the request therefor signed by the Trustee or the Majority Owners. The Trustee may, upon direction from the Majority Owners, pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture.

THERE CAN BE NO ASSURANCE THAT ANY SALE OF LAND SUBJECT TO DELINQUENT ASSESSMENTS WILL PRODUCE PROCEEDS SUFFICIENT TO PAY THE FULL AMOUNT OF SUCH DELINQUENT ASSESSMENTS PLUS OTHER DELINQUENT TAXES AND ASSESSMENTS APPLICABLE THERETO.

Additional Covenants Regarding Assessments

The District covenants in the Indenture to comply with the terms of the Assessment Proceedings heretofore adopted with respect to the Series 2025 Assessments, including the Assessment Report, and to levy the Series 2025 Assessments in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2025 Bonds, when due. The Assessment Report shall not be materially amended without prior written consent of the Majority Owners.

The District further covenants and agrees in the Indenture that it will not reduce the Series 2025 Assessment on any tax parcel (other than as the result of the Prepayment of all or a portion of the Series 2025 Assessment on that tax parcel) from that set forth in the Assessment Report on account of any reduction in Debt Service on the Series 2025 Bonds resulting from a redemption of Series 2025 Bonds from amounts deposited into the Series 2025 Prepayment Subaccount.

Re-Assessment

Pursuant to the Master Indenture, if any Series 2025 Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Series 2025 Assessment is so irregular or defective that it cannot be enforced or collected, or if the District shall have omitted to make such Series 2025 Assessment when it might have done so, the District shall either (a) take all necessary steps to cause a new Series 2025 Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (b) in its sole discretion, make up the amount of such Series 2025 Assessment from legally available moneys, which moneys shall be deposited into the Series 2025 Revenue Account. In case any such subsequent Series 2025 Assessment shall also be annulled, the District shall obtain and make other Series 2025 Assessments until a valid Series 2025 Assessment shall be made.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2025 Bonds is the revenues derived by the District from the collection of Series 2025 Assessments imposed on certain lands in the District specially benefited by the Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY" herein and "APPENDIX A - ASSESSMENT REPORT" attached hereto.

The imposition, levy, and collection of Series 2025 Assessments must be done in compliance with the provisions of State law. Failure by the District, the Hillsborough County Tax Collector (the "Tax Collector") or the Hillsborough County Property Appraiser

(the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Series 2025 Assessments during any year. Such delays in the collection of Series 2025 Assessments, or complete inability to collect any Series 2025 Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of Debt Service on the Series 2025 Bonds. See "BONDOWNERS' RISKS" herein. To the extent that landowners fail to pay the Series 2025 Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2025 Bonds.

For the Series 2025 Assessments to be valid, the Series 2025 Assessments must meet two requirements: (a) the benefit from the Project to the lands subject to the Series 2025 Assessments must exceed or equal the amount of the Series 2025 Assessments; and (b) the Series 2025 Assessments must be fairly and reasonably allocated across all such benefited properties. At closing, the Assessment Consultant (hereinafter defined) will certify that these requirements have been met with respect to the Series 2025 Assessments.

Pursuant to the Act and the Assessment Proceedings, the District may collect the Series 2025 Assessments through a variety of methods. See "BONDOWNERS' RISKS" herein. Pursuant to the Indenture, Series 2025 Assessments levied on platted lots and pledged to secure the Series 2025 Bonds will be collected by the Tax Collector pursuant to the Uniform Method. It should be noted that the Series 2013 Assessments have been, and the Series 2025 Assessments will continue to be, levied on platted lots and collected using the Uniform Method. See "ASSESSMENT METHODOLOGY" herein and "APPENDIX A – ASSESSMENT REPORT" attached hereto. The following is a description of certain statutory provisions relating the various collection methods available to the District. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

Pursuant to Chapter 170, Florida Statutes, and the Act, the District may directly levy, collect and enforce the Series 2025 Assessments. In this context, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to timely pay all or any part of the annual installment of principal and/or interest of a special assessment due, including the Series 2025 Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2025 Assessments and the ability to foreclose the lien of such Series 2025 Assessments upon the failure to pay such Series 2025 Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Series 2025 Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, the District may alternatively elect to collect the Series 2025 Assessments using the Uniform Method. The Uniform Method is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2025 Assessments to be levied and collected in this manner.

If the Uniform Method is used, the Series 2025 Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such Taxes and Assessments, including the Series 2025 Assessments, are to be billed together and landowners in the District are required to pay all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2025 Assessments.

All Taxes and Assessments are payable at one time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Series 2025 Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item would cause the Series 2025 Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of Debt Service on the Series 2025 Bonds.

Under the Uniform Method, if the Series 2025 Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percentage point per month to one percent (1%) in February. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed

below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2025 Bonds that (a) the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2025 Assessments, (b) future landowners and taxpayers in the District will pay such Series 2025 Assessments, (c) a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (d) the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Series 2025 Assessments and all other liens that are coequal therewith.

Collection of delinquent Series 2025 Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Series 2025 Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently eighteen percent (18%). The Tax Collector does not collect any money if tax certificates are issued, or "struck off," to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than eighteen percent (18%) per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the Series 2025 Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is affected by purchase of such certificates from the County, as described above.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven (7) years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two (2) years from April 1 of the year of issuance of a certificate, during which period actions

against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven (7) years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at \$5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two (2) years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear. If the property is purchased for an amount in excess of the statutory bid of the certificate holder, but such excess is not sufficient to pay all governmental liens of record, the excess shall be paid to each governmental unit pro rata.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the governing board of the County that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid or may

waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date the property was offered for sale, unsold lands escheat to the County in which they are located, free and clear, and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Series 2025 Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2025 Assessments, which are the primary source of payment of the Series 2025 Bonds. Additionally, legal proceedings under federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

THE DISTRICT

General

The District is a local unit of special purpose government duly organized and existing under the provisions of the Act and established by the Ordinance. The boundaries of the District include approximately 96.783 acres of land located entirely within an unincorporated area of the County.

Legal Powers and Authority

The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development.

The Act provides that community development districts have the power to issue general obligation, revenue and special assessment revenue debt obligations in any combination to pay all or part of the cost of infrastructure improvements authorized under the Act. The Act further provides that community development districts have the power under certain conditions to levy and assess ad valorem taxes or non-ad valorem assessments, including the Series 2025 Assessments, on all taxable real property within their boundaries to pay the principal of and interest on debt obligations issued and to provide for any sinking or other funds established in connection with any such debt obligation issues. Pursuant to the Act, such assessments may be levied, collected and enforced in the same manner and time as county property taxes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and wastewater management reclamation and re-use systems or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) district roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing roads that are owned by or conveyed to the local general-purpose government, the State, or the federal government; street lights; alleys; landscaping; hardscaping; undergrounding of electric utility lines; buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage; (iv) conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property; (v) any other project, facility or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District; and (vi) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses; and security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems; (b) borrow money and issue bonds of the District; (c) levy, collect and enforce special assessments; (d) impose and foreclose special assessment liens as provided in the Act; and (e) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District authorized by the Act.

The Act does not empower the District to adopt and enforce land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are collectively performed by the County and its departments of government.

The Act exempts all property of the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any Owner of bonds of the District to pursue any remedy for enforcement of any lien or pledge of the District in connection with such bonds, including the Series 2025 Bonds.

Board of Supervisors

The Act provides for a five-member Board of Supervisors (as previously defined, the "Board") to serve as the governing body of the District. Members of the Board must be residents of the State and citizens of the United States. Pursuant to the Act, six (6) years after establishment and after 250 qualified electors reside within the District, the seats of Board members whose terms expire are filled by votes of the qualified electors of the District, except as described below. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Board members are first elected by qualified electors, two (2) Board members must be qualified electors and be elected by qualified electors, both to four-year terms. A third Board member is elected through an election of the landowners of the District. Thereafter, as terms expire, all Board members must be qualified electors

elected by qualified electors and are elected to serve four-year terms with staggered expiration dates in the manner set forth in the Act. If there is a vacancy on the Board, whether as a result of the resignation or removal of a Board member or because no elector qualifies for a seat to be filled in an election, the remaining Board members are to fill such vacancy for the unexpired term. Currently all members of the Board are qualified electors elected by qualified electors or appointed to the Board. The current members of the Board and their respective term expiration dates are set forth below.

<u>Name</u>	<u>Title</u>	<u>Expiration of Term</u>
Trivia M. Kimbrough	Chair	November 2028
Mindy Jacobson	Vice Chair	November 2028
Gail Reese	Assistant Secretary	November 2026
David Dzien	Assistant Secretary	November 2026
Mercedes Harrison	Assistant Secretary	November 2026

The Act empowers the Board to adopt administrative rules and regulations with respect to any projects of the District, and to enforce penalties for the violation of such rules and regulations. The Act permits the Board to levy taxes under certain conditions, and to levy special assessments, and to charge, collect and enforce fees and user charges for use of District facilities.

District Manager and Other Consultants

The Act authorizes the Board to hire a District Manager as the chief administrative official of the District. The Act provides that the District Manager shall have charge and supervision of the works of the District and shall be responsible for (a) preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, (b) maintaining and operating the equipment owned by the District, and (c) performing such other duties as may be prescribed by the Board.

Inframark, LLC has been retained as the firm to provide district management services for the District (in such capacity, the "District Manager"). The District Manager's office is located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and their phone number is (813) 873-7300.

The District Manager's typical responsibilities can briefly be summarized as directly overseeing and coordinating the District's planning, financing, purchasing, staffing, and reporting and acting as governmental liaison for the District. The District Manager's responsibilities also include requisitioning moneys to pay construction contracts and the related accounting and reporting that is required by the Indenture.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, as Bond Counsel and Disclosure Counsel; Straley Robin Vericker P.A., Tampa, Florida, as District Counsel; and Inframark, LLC, Tampa, Florida, as Assessment Consultant.

Prior Bonds and Outstanding Indebtedness

On October 3, 2013, the District issued its \$1,860,000 Capital Improvement Revenue Bonds, Series 2013 (the "Series 2013 Bonds") to finance the acquisition and construction of certain public infrastructure improvements within and adjacent to the District (as previously defined, the "Project"). The Series 2013 Bonds are currently Outstanding in the principal amount of \$1,360,000 and will be refunded in full with net proceeds of the Series 2025 Bonds.

On June 30, 2015, the District issued its \$310,500 Capital Improvement Revenue Bonds, Series 2015 (the "Series 2015 Bonds" and collectively with the Series 2013 Bonds, the "Prior Bonds") to finance the acquisition and construction of additional public infrastructure improvements within and adjacent to the District. The Series 2015 Bonds are currently Outstanding in the principal amount of \$261,500. The Series 2015 Bonds are secured by non-ad valorem special assessments levied by the District on certain lands within the District that are separate and distinct from the lands within the District securing the Series 2025 Bonds. See "THE DEVELOPMENT" herein.

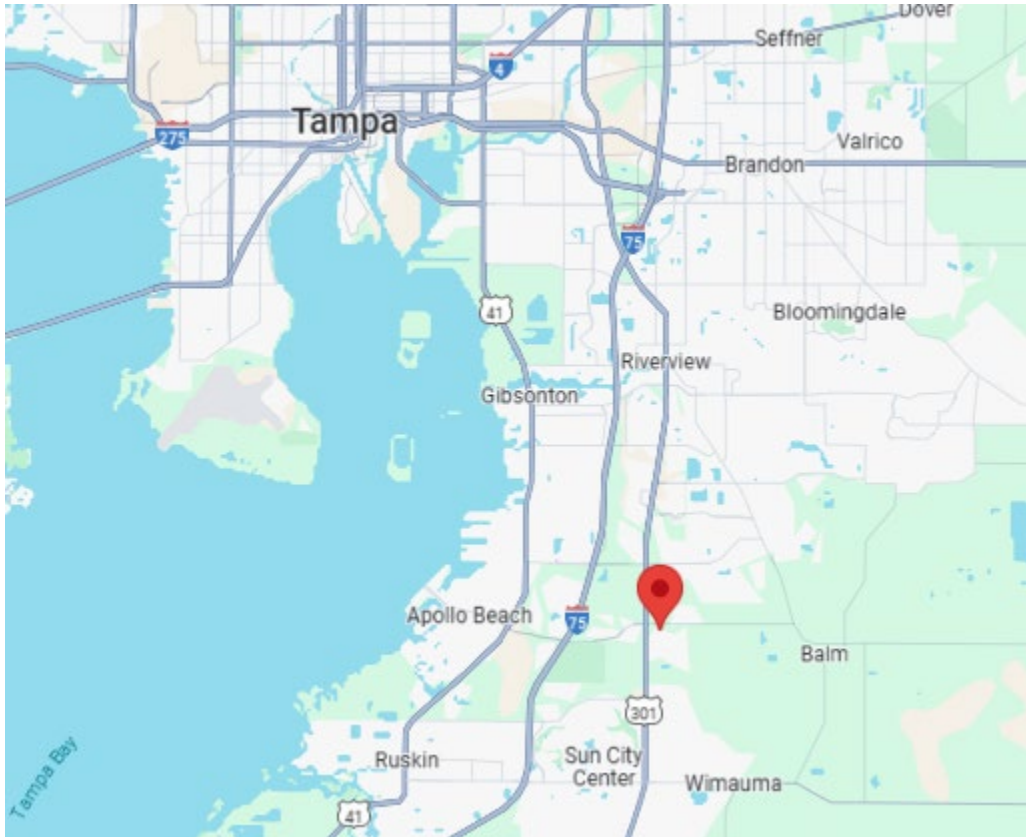
ASSESSMENT METHODOLOGY

Inframark, LLC (in such capacity, the "Assessment Consultant") has prepared the [Supplemental Assessment Report], dated February [6], 2025 (the "Assessment Report"), which is included herein as APPENDIX A. Once the final terms of the Series 2025 Bonds are determined, the Assessment Report will be revised to reflect such final terms. The Assessment Report sets forth an overall method (the "Methodology") for allocating the special benefit to the residential units in the District resulting from the refinancing of the Project. The Series 2013 Assessments have been, and the Series 2025 Assessments will be, allocated in accordance with the Methodology, based on product type, all as set forth in the Assessment Report. See "APPENDIX A – Assessment Report" attached hereto for a more detailed description of the Methodology and the Series 2025 Assessments. See also "THE DEVELOPMENT – Taxes, Fees and Assessments" herein.

THE DEVELOPMENT

General

The District consists of approximately 96.783 acres of land (as previously defined, the "District Lands") located in southern Hillsborough County and contains the master planned community known as "Mirabella" (the "Development"). The Development is located approximately one half mile east of US Highway 301 just south of County Road 672/Balm Road. The Development is adjacent to the South Creek, Ayersworth Glen, and South Lakes communities. US Highway 301 provides access to Tampa to the north. Set forth below is a map which depicts the location of the Development.



The Development contains 140 single-family homes, all of which have been constructed and are owned by end-users. The Series 2013 Bonds and proposed Series 2025 Bonds are secured by special assessments levied against 121 residential units.

The District previously issued its Series 2013 Bonds to fund infrastructure improvements associated with certain of the District Lands. The District subsequently issued its Series 2015 Bonds to fund infrastructure improvements associated with the remaining District Lands. The Series 2013 Bonds are secured by 121 residential units and the Series 2015 Bonds are secured by the remaining nineteen (19) residential units within the Development. The Series 2013 Bonds and Series 2015 Bonds are secured by non-ad valorem special assessments on the respective units, which assessments do not overlap.

The Series 2025 Bonds are being issued to refund the Series 2013 Bonds. The Series 2025 Bonds are payable from and secured solely by the Series 2025 Trust Estate which consists primarily of the Series 2025 Assessments levied on 121 residential units within the District. None of the taxpayers in the Development will be subject to more than 1.61% of the total Series 2025 Assessments. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS" and "ASSESSMENT METHODOLOGY" herein.

Property Value

The total aggregate assessed value of the land subject to the Series 2025 Assessments is approximately \$29,855,212 according to the Property Appraiser's website. Following the issuance of the Series 2025 Bonds in the aggregate principal amount of

\$1,316,000*, the estimated aggregate property value-to-lien ratio for residential units in the Development will be approximately 22.69:1 on average (excluding other taxes). See "APPENDIX A – ASSESSMENT REPORT" attached hereto.

Taxes, Fees and Assessments

As set forth in the Assessment Report, the Series 2025 Assessments are expected to be assigned to 121 residential units within the Development on a per unit basis as set forth below.

<u>Product Type</u>	<u>No. of Units</u>	<u>Series 2025 Assessment Per Unit*</u>	<u>Series 2025 Par Amount Per Unit</u>
Single-family 50'	97	\$ 848	\$10,579
Single-family 55'	14	933	11,637
Single-family 60'	10	1,018	12,695
Total	121		

* Preliminary, subject change. The annual assessment level shown assumes collection via the Uniform Method and will be grossed up to account for early payment discounts and fees of the Property Appraiser and Tax Collector.

The District is currently levying assessments to cover its operation and maintenance costs ("O&M Assessments") in the amount of approximately \$1,740 per 50' unit, \$1,914 per 55' unit, and \$2,088 per 60' unit annually, which amounts are subject to change in future years. In addition, residents are required to pay homeowner's association ("HOA") fees ranging from \$[_____] to \$[_____] per residential unit per year, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total millage rate in the District is currently approximately 17.3648 mills. These taxes would be payable in addition to the Series 2025 Assessments and any other assessments levied by the District. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Hillsborough County, Florida each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year.

Assessment Collection History

There have been no delinquencies in the payment of Series 2013 Assessments to timely pay Debt Service or a draw on the Series 2013 Reserve Account since the issuance of the Series 2013 Bonds. See "THE DISTRICT – Prior Bonds and Outstanding Indebtedness" herein. All of the special assessments are collected on the tax roll.

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* Preliminary, subject to change.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of these risks are described in the section above entitled "ENFORCEMENT OF ASSESSMENT COLLECTIONS." However, certain additional risks are associated with the Series 2025 Bonds offered hereby. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2025 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum including all appendices hereto in its entirety to identify investment considerations relating to the Series 2025 Bonds.

Limited Pledge

The principal security for the payment of Debt Service on the Series 2025 Bonds is the timely collection of the Series 2025 Assessments. The Series 2025 Assessments do not constitute a personal indebtedness of the owners of the land subject thereto but are secured by a lien on such land. There is no assurance that the landowners will be able to pay the Series 2025 Assessments or that they will pay such Series 2025 Assessments even though financially able to do so. Landowners are not guarantors of payment of any Series 2025 Assessment and the recourse for the failure of any landowner to pay the Series 2025 Assessments is limited to the collection proceedings against the land. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein. The District has not granted, and may not grant under State law, a mortgage or security interest in the Project. Furthermore, the District has not pledged the revenues, if any, from the operation of the Project as security for, or a source of payment of, the Series 2025 Bonds. The Series 2025 Bonds are payable solely from, and secured solely by, the Series 2025 Trust Estate, including the Series 2025 Assessments. The failure of a landowner to pay the required Series 2025 Assessment on its property will not result in an increase in the amount of Series 2025 Assessments other landowners are or would be required to pay.

Bankruptcy Risks

In the event of the institution of bankruptcy or similar proceedings with respect to an owner of property subject to the Series 2025 Assessments, delays and impairment could occur in the payment of Debt Service on the Series 2025 Bonds as such bankruptcy could negatively impact the ability of (a) the landowner being able to pay the Series 2025 Assessments, (b) the County to sell tax certificates in relation to such property with respect to the Series 2025 Assessments being collected pursuant to the Uniform Method, and (c) the District's ability to enforce collection with respect to the Series 2025 Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Series 2025 Bonds, the Trustee and the District upon an Event of Default under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including during a bankruptcy of any landowner, the remedies specified by federal, State and local law and in the Indenture and the Series 2025 Bonds, including, without limitation, enforcement of the obligation to pay Series 2025 Assessments and the ability of the District to foreclose the lien of the Series 2025 Assessments, may not be readily available or may be limited. The various legal opinions to be delivered concurrently

with the delivery of the Series 2025 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce available remedies respecting the Series 2025 Bonds could have a material adverse impact on the interest of the Owners thereof.

Delay and Discretion Regarding Remedies

Beyond legal delays that could result from bankruptcy, the ability of the County to sell tax certificates in regard to delinquent Series 2025 Assessments collected pursuant to the Uniform Method will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two (2) years. Similarly, the ability of the District to enforce collection of delinquent Series 2025 Assessments collected directly by the District will be dependent upon various factors, including the delay inherent in any judicial proceeding to enforce the lien of the Series 2025 Assessments and the value of the land which is the subject of such proceedings and which may be subject to sale. If the District should commence a foreclosure action against a landowner for nonpayment of Series 2025 Assessments which are not being collected pursuant to the Uniform Method and that are delinquent, such landowner may raise affirmative defenses to such foreclosure action, which although such affirmative defenses would likely be proven to be without merit, could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of Series 2025 Assessments that are not collected pursuant to the Uniform Method, the District is required under the Indenture to fund the costs of foreclosure of such delinquent Series 2025 Assessments. It is possible that the District will not have sufficient funds and will be compelled to request the Owners of the Series 2025 Bonds to allow funds on deposit under the Indenture to be used to pay such costs. Under the Internal Revenue Code of 1986, as amended (the "Code"), there are limitations on the amount of Series 2025 Bond proceeds that can be used for such purpose. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value Upon Default

The assessment of the benefits to be received by the benefited land within the District as a result of implementation of the Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could potentially be ultimately less than the debt secured by the Series 2025 Assessments associated with it. To the extent that the realizable or market value of the land benefited by the Project is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to realize sufficient value from a foreclosure action, may be adversely affected. Such adverse effect could render the District unable to collect delinquent Series 2025 Assessments, if any, and provided such delinquencies are significant, could negatively

impact the ability of the District to make the full or punctual payment of Debt Service on the Series 2025 Bonds.

Landowner Challenge of Assessed Valuation

Under State law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Series 2025 Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Series 2025 Assessment, even though the landowner is not contesting the amount of the Series 2025 Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least seventy-five percent (75%) of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification, or a determination that their improvements were substantially complete, must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the Series 2025 Assessments. Failure of the District to follow these procedures could result in the Series 2025 Assessments not being levied or potential future challenges to such levy.

Other Taxes and Assessments

The willingness and/or ability of a landowner within the District to pay the Series 2025 Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as the County, the Hillsborough County School District and other special districts could, without the consent of the owners of the land within the District, impose additional taxes or assessments on the property within the District. County, municipal, school and special district taxes and assessments, including the Series 2025 Assessments, and any additional voter-approved ad valorem taxes, are payable at the same time when collected pursuant to the Uniform Method, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment, such taxpayer cannot designate specific line items on the tax bill as deemed paid in full. Therefore, any failure by a landowner to pay any one line item, whether or not it is the Series 2025 Assessment, would result in such landowner's Series 2025 Assessment to not be fully collected, which could have a significant adverse impact on the District's ability to make full or punctual payment of Debt Service on the Series 2025 Bonds. As referenced herein, the Series 2025 Assessments are levied on lands within Assessment Area Two that are also subject to O&M Assessments and HOA fees. See "THE DEVELOPMENT – Taxes, Fees and Assessments" herein.

Limited Secondary Market

The Series 2025 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2025 Bonds in the event an Owner thereof determines to solicit purchasers of the Series 2025 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2025 Bonds may be sold. Such price may be lower than that paid by the current Owners of the Series 2025 Bonds, depending on existing market conditions and other factors.

Inadequacy of Series 2025 Reserve Account

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the Series 2025 Assessments or a failure to collect the Series 2025 Assessments, but may not affect the timely payment of Debt Service on the Series 2025 Bonds because of the Series 2025 Reserve Account established by the District for the Series 2025 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed Series 2025 Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the Series 2025 Assessments, the Series 2025 Reserve Account could be rapidly depleted and the ability of the District to pay Debt Service on the Series 2025 Bonds could be materially adversely affected. Owners should note that although the Indenture contains the Series 2025 Reserve Account Requirement for the Series 2025 Reserve Account, and a corresponding obligation on the part of the District to replenish the Series 2025 Reserve Account to the Series 2025 Reserve Account Requirement, the District does not have a designated revenue source for replenishing the Series 2025 Reserve Account.

Moneys on deposit in the Series 2025 Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the Series 2025 Reserve Account to make up deficiencies or delays in collection of Series 2025 Assessments.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of Debt Service on the Series 2025 Bonds.

Infectious Viruses and/or Diseases

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District. Such impacts could reduce property

values, slow or cease development and sales within the District and/or otherwise have a negative financial impact on landowners.

Damage to District from Natural Disasters

The value of the lands subject to the Series 2025 Assessments could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. The occurrence of any such events could materially adversely affect the District's ability to collect Series 2025 Assessments and pay Debt Service on the Series 2025 Bonds. The Series 2025 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rates borne by the Series 2025 Bonds are, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2025 Bonds. These higher interest rates are intended to compensate investors in the Series 2025 Bonds for the risk inherent in the purchase of the Series 2025 Bonds. However, such higher interest rates, in and of themselves, increase the amount of Series 2025 Assessments that the District must levy in order to provide for payment of Debt Service on the Series 2025 Bonds and, in turn, may increase the burden of landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such Series 2025 Assessments.

The Indenture does not contain an adjustment of the interest rates on the Series 2025 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the Arbitrage Certificate executed by the District upon issuance of the Series 2025 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2025 Bonds become includable in gross income for federal income tax purposes, Owners of the Series 2025 Bonds will be required to pay income taxes on the interest received on such Series 2025 Bonds and related penalties. Because the interest rates on such Series 2025 Bonds will not be adequate to compensate Owners of the Series 2025 Bonds for the income taxes due on such interest, the value of the Series 2025 Bonds may decline. Prospective purchasers of the Series 2025 Bonds should evaluate whether they can own the Series 2025 Bonds in the event that the interest on the Series 2025 Bonds becomes taxable.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. Although it is impossible to predict whether the IRS will select the Series 2025 Bonds for audit, the District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law.

Owners of the Series 2025 Bonds are advised that, if the IRS does audit the Series 2025 Bonds, under its current procedures, at least during the early stages of an audit, the

IRS will treat the District as the taxpayer, and the Owners of the Series 2025 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2025 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2025 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2025 Bonds would adversely affect the availability of any secondary market for the Series 2025 Bonds. Should interest on the Series 2025 Bonds become includable in gross income for federal income tax purposes, not only will Owners of Series 2025 Bonds be required to pay income taxes on the interest received on such Series 2025 Bonds and related penalties, but because the interest rates on such Series 2025 Bonds will not be adequate to compensate Owners of the Series 2025 Bonds for the income taxes due on such interest, the value of the Series 2025 Bonds may decline. See also "TAX MATTERS" herein.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2025 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series 2025 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2025 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2025 Bonds. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2025 Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take. The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for or marketability of the Series 2025 Bonds.

It is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming State legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Series 2025 Bonds. It should be noted that Section 190.016(14) of the Act provides in pertinent part that "the state pledges to the holders of any bonds issued under the Act that it will not limit or alter the rights of the district to levy and collect the assessments and to fulfill the terms of any agreement made with the holders of such bonds and that it will not impair the rights or remedies of such holders."

Loss of Exemption from Securities Registration

Since the Series 2025 Bonds have not been, and will not be, registered under the Securities Act or any state securities laws, pursuant to the exemption for political subdivisions, it is possible that federal or state regulatory authorities could determine that the District is not a political subdivision for purposes of federal and state securities laws. Accordingly, the District and purchasers of the Series 2025 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, Owners of the Series 2025 Bonds would need to ensure that subsequent transfers of the Series 2025 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Prepayment and Redemption Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Series 2025 Bonds are subject to extraordinary mandatory redemption as a result of Prepayments of the Series 2025 Assessments by owners of property within the District. Any such redemptions of the Series 2025 Bonds would be at the principal amount of such Series 2025 Bonds being redeemed plus accrued interest to the date of redemption. In such event, Owners of the Series 2025 Bonds may not realize their anticipated rate of return on the Series 2025 Bonds and Owners of any Premium Bonds (hereinafter defined) may receive less than the price they paid for the Series 2025 Bonds. See "DESCRIPTION OF THE SERIES 2025 BONDS – Redemption Provisions" herein.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

No Rating or Credit Enhancement

No application for a rating or credit enhancement on the Series 2025 Bonds has been made, nor is there any reason to believe that the District would have been successful in obtaining either for the Series 2025 Bonds had application been made.

Mortgage Default and FDIC

In the event a bank forecloses on property in the District because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2025 Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay Series 2025 Assessments.

ESTIMATED SOURCES AND USES OF BOND PROCEEDS

Sources of Funds

Par Amount of Series 2025 Bonds	
Plus Other Legally Available Funds ⁽¹⁾	
Less/Plus Original Issue Discount/Premium	_____
Total Sources	=====

Uses of Funds

Deposit to Escrow Fund	
Deposit to Series 2025 Reserve Account	
Deposit to Series 2025 Revenue Account	
Deposit to Series 2025 Costs of Issuance Account ⁽²⁾	
Underwriter's Discount	_____
Total Uses	=====

⁽¹⁾ Represents moneys remaining in the funds and accounts created under the 2013 Indenture for the benefit of the Refunded Bonds.

⁽²⁾ Costs of issuance include, without limitation, legal fees and other costs associated with the issuance of the Series 2025 Bonds.

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled Debt Service on the Series 2025 Bonds:

Period Ending November 1st	Principal	Interest	Total Debt Service
Total			

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TAX MATTERS

Opinion of Bond Counsel

In the opinion of Bond Counsel, the form of which is included as APPENDIX C hereto, the interest on the Series 2025 Bonds is excludable from gross income of the owners thereof for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax under existing statutes, regulations, rulings and court decisions; provided, however, with respect to certain corporations, interest on the Series 2025 Bonds is taken into account in determining the annual adjusted financial statement income for the purpose of computing the alternative minimum tax imposed on such corporations. Failure by the District to comply subsequent to the issuance of the Series 2025 Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (as previously defined, the "Code"), including but not limited to requirements regarding the use, expenditure and investment of Series 2025 Bond proceeds and the timely payment of certain investment earnings to the Treasury of the United States, may cause interest on the Series 2025 Bonds to become includable in gross income for federal income tax purposes retroactive to their date of issuance. The District has covenanted to comply with all provisions of the Code necessary to, among other things, maintain the exclusion from gross income of interest on the Series 2025 Bonds for purposes of federal income taxation. In rendering its opinion, Bond Counsel has assumed continuing compliance with such covenants.

Internal Revenue Code of 1986

The Code contains a number of provisions that apply to the Series 2025 Bonds, including, among other things, restrictions relating to the use or investment of the proceeds of the Series 2025 Bonds and the payment of certain arbitrage earnings in excess of the "yield" on the Series 2025 Bonds to the Treasury of the United States. Noncompliance with such provisions may result in interest on the Series 2025 Bonds being included in gross income for federal income tax purposes retroactive to their date of issuance.

Collateral Tax Consequences

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of, the Series 2025 Bonds. Prospective purchasers of the Series 2025 Bonds should be aware that the ownership of the Series 2025 Bonds may result in other collateral federal tax consequences. For example, ownership of the Series 2025 Bonds may result in collateral tax consequences to various types of corporations relating to (1) denial of interest deduction to purchase or carry such Series 2025 Bonds, (2) the branch profits tax, and (3) the inclusion of interest on the Series 2025 Bonds in passive income for certain Subchapter S corporations. In addition, the interest on the Series 2025 Bonds may be included in gross income by recipients of certain Social Security and Railroad Retirement benefits.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2025
BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE
ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND

CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES REFERRED TO ABOVE. PROSPECTIVE SERIES 2025 BONDHOLDERS SHOULD CONSULT WITH THEIR TAX ADVISORS FOR INFORMATION IN THAT REGARD.

Florida Taxes

In the opinion of Bond Counsel, the Series 2025 Bonds and interest thereon are exempt from taxation under the laws of the State of Florida, except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations, as defined in said Chapter 220.

Other Tax Matters

Interest on the Series 2025 Bonds may be subject to state or local income taxation under applicable state or local laws in other jurisdictions. Purchasers of the Series 2025 Bonds should consult their tax advisors as to the income tax status of interest on the Series 2025 Bonds in their particular state or local jurisdictions.

The Inflation Reduction Act, H.R. 5376 (the "IRA"), was passed by both houses of the U.S. Congress and was signed by the President on August 16, 2022. As enacted, the IRA includes a 15 percent alternative minimum tax to be imposed on the "adjusted financial statement income", as defined in the IRA, of certain corporations. Interest on the Series 2025 Bonds will be included in the "adjusted financial statement income" of such corporations for purposes of computing the corporate alternative minimum tax. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential tax consequences of owning the Series 2025 Bonds.

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2025 Bonds. In some cases these proposals have contained provisions that altered these consequences on a retroactive basis. Such alterations of federal tax consequences may have affected the market value of obligations similar to the Series 2025 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2025 Bonds and their market value. No assurance can be given that additional legislative proposals will not be introduced or enacted that would or might apply to, or have an adverse effect upon, the Series 2025 Bonds.

On February 23, 2016, the Internal Revenue Service issued a notice of proposed rulemaking (the "Proposed Regulations") and notice of public hearing containing proposed regulations that provided guidance regarding the definition of political subdivision for purposes of the rules for tax-exempt bonds, including determinations of entities that are valid issuers of tax-exempt bonds. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more

targeted guidance in the future after further study of the relevant legal issues." The Proposed Regulations were officially withdrawn on October 20, 2017. See also "BONDOWNERS' RISKS – IRS Examination and Audit Risk" herein.

Original Issue Discount

Certain of the Series 2025 Bonds (the "Discount Bonds") may be offered and sold to the public at an original issue discount, which is the excess of the principal amount of the Discount Bonds over the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity was sold. Original issue discount represents interest which is excluded from gross income for federal income tax purposes to the same extent as interest on the Discount Bonds. Original issue discount will accrue over the term of a Discount Bond at a constant interest rate compounded semi-annually. An initial purchaser who acquires a Discount Bond at the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period such purchaser holds such Discount Bond and will increase its adjusted basis in such Discount Bond by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or other disposition of such Discount Bond. The federal income tax consequences of the purchase, ownership and prepayment, sale or other disposition of Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Owners of Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, prepayment or other disposition of such Discount Bonds and with respect to the state and local tax consequences of owning and disposing of such Discount Bonds.

Bond Premium

Certain of the Series 2025 Bonds (the "Premium Bonds") may be offered and sold to the public at a price in excess of the principal amount of such Premium Bond, which excess constitutes to an initial purchaser amortizable bond premium which is not deductible from gross income for federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of the Premium Bonds which term ends on the earlier of the maturity or call date for each Premium Bond which minimizes the yield on said Premium Bonds to the purchaser. For purposes of determining gain or loss on the sale or other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering to the public at the initial offering price is required to decrease such purchaser's adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds. The federal income tax consequences of the purchase, ownership and sale or other disposition of Premium Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. Owners of the Premium Bonds are advised that they should consult with

their own advisors with respect to the state and local tax consequences of owning such Premium Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District is not and has not ever been in default as to principal and interest on its bonds or other debt obligations.

VALIDATION

The Series 2025 Bonds refund a portion of the Bonds that were validated by a Final Judgment of the Circuit Court of the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, entered on June 5, 2006. The period during which an appeal can be taken has expired with no appeal being taken.

LITIGATION

There is no pending or, to the knowledge of the District, any threatened litigation against the District of any nature whatsoever which in any way questions or affects the validity of the Series 2025 Bonds, or any proceedings or transactions relating to their issuance, sale, execution, or delivery, or the execution of the Indenture. Neither the creation, organization nor existence of the District, nor the title of the present members of the Board has been challenged.

From time to time, the District expects to experience routine litigation and claims incidental to the conduct of its affairs. In the opinion of District Counsel, there are no actions presently pending or threatened, the adverse outcome of which would have a material adverse effect on the availability of the Series 2025 Trust Estate, or the ability of the District to pay the Series 2025 Bonds from the Series 2025 Trust Estate.

CONTINUING DISCLOSURE

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the SEC (the "Rule"), the District and Inframark, LLC, as dissemination agent (in such capacity, the "Dissemination Agent") will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the form of which is attached hereto as APPENDIX D. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of the Owners of the Series 2025 Bonds to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Series 2025 Bonds (the "Annual Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenants by the District shall only apply so long as the Series 2025 Bonds remain Outstanding under the Indenture.

The Annual Report will be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository

described in the form of the Disclosure Agreement attached hereto as APPENDIX D. The notices of material events will also be filed by the Dissemination Agent with EMMA. The specific nature of the information to be contained in the Annual Report and the notices of material events are described in APPENDIX D. The Disclosure Agreement will be executed at the time of issuance of the Series 2025 Bonds. With respect to the Series 2025 Bonds, no party other than the District is obligated to provide, nor is expected to provide, any continuing disclosure information with respect to the Rule. The foregoing covenants have been made in order to assist the Underwriter in complying with the Rule.

During the five (5) years immediately preceding the issuance of the Series 2025 Bonds, the District has been an obligated person under continuing disclosure undertakings with respect to the Prior Bonds (the "Prior Undertakings"). A review of filings made pursuant to the Prior Undertakings indicates that the District failed to timely file the Annual Report for the Fiscal Year ended September 30, 2022, and failed to file a failure to file notice on all CUSIP numbers. Such Annual Report was filed on November 8, 2023. In addition, the District failed to timely file audited financial statements for the Fiscal Year ended September 30, 2021. A failure to file notice was filed on July 1, 2022, and the audited financial statements were filed on August 26, 2022. Finally, the District failed to timely file its audited financial statements for the Fiscal Years ended September 30, 2022 and September 30, 2023, and failure to file notices were not filed on all CUSIP numbers. Unaudited financial statements were filed for the Fiscal Year ended September 30, 2022 on June 30, 2023, and the District filed all missing audited financial statements on [_____], 2025. The District will covenant in the Disclosure Agreement to timely provide each Annual Report and audited financial statements to the Dissemination Agent and has policies and procedures in place to comply with their continuing disclosure obligations under the Disclosure Agreement.

UNDERWRITING

The Underwriter has agreed, pursuant to a contract entered into with the District, subject to certain conditions, to purchase the Series 2025 Bonds from the District at a purchase price of \$_____ (representing the par amount of the Series 2025 Bonds of \$_____, less an Underwriter's discount of \$_____ and plus/less an original issue premium/discount of \$_____). See "ESTIMATED SOURCES AND USES OF BOND PROCEEDS" herein. The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all of the Series 2025 Bonds if any are purchased.

The Underwriter intends to offer the Series 2025 Bonds at the offering prices set forth on the inside cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2025 Bonds to certain dealers (including dealers depositing the Series 2025 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGALITY FOR INVESTMENT

The Act provides that the Series 2025 Bonds are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities which may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

LEGAL MATTERS

The Series 2025 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to the receipt of the opinion of Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Series 2025 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, and for the Trustee by its in-house counsel.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2025 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

FINANCIAL STATEMENTS

The general-purpose financial statements of the District for the Fiscal Year ended September 30, 2023, included in this Limited Offering Memorandum have been audited by McDirmit Davis, LLC, independent certified public accountants, as stated in their report appearing in APPENDIX E. The consent of the District's auditor to include in this Limited Offering Memorandum the aforementioned report was not requested, and the general-purpose financial statements of the District are provided as publicly available documents. The auditor was not requested to, nor did they, perform any procedures with respect to the preparation of this Limited Offering Memorandum or the information presented herein. The District has covenanted in the form of Disclosure Agreement set forth in APPENDIX D attached hereto to provide its annual audited financial statements to certain information repositories as described in APPENDIX D, commencing with the audit for the District Fiscal Year ended September 30, 2024. The Series 2025 Bonds are not general obligation bonds of the District and are payable solely from the Series 2025 Trust Estate. See "CONTINUING DISCLOSURE" herein.

EXPERTS AND CONSULTANTS

The references herein to Inframark, LLC, as Assessment Consultant, have been approved by said firm. The Assessment Report prepared by such firm has been included as APPENDIX A attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such Assessment Report do not purport to be adequate summaries of such Assessment Report or complete in all respects. Such Assessment Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

DISCLOSURE OF MULTIPLE ROLES

Prospective Bondholders should note that (a) Inframark, LLC, serves as District Manager, Assessment Consultant and Dissemination Agent, responsible for the administrative operations of the District, preparation of the Assessment Report attached hereto as APPENDIX A and performance of certain duties under the Disclosure Agreement attached hereto as APPENDIX D, and (b) Nabors, Giblin & Nickerson, P.A., Tampa, Florida serves as Bond Counsel and Disclosure Counsel.

CONTINGENT AND OTHER FEES

The District has retained Bond Counsel, Disclosure Counsel, District Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee, with respect to the authorization, sale, execution and delivery of the Series 2025 Bonds. Except for the payment of certain fees to District Counsel and the Assessment Consultant, the payment of the fees of the other professionals retained by the District is each contingent upon the issuance of the Series 2025 Bonds.

NO RATING OR CREDIT ENHANCEMENT

No application for a rating or credit enhancement on the Series 2025 Bonds has been made, nor is there any reason to believe that the District would have been successful in obtaining either for the Series 2025 Bonds had application been made.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the holders of the Series 2025 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of this Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The

Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expression of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District from the date hereof. However, certain parties to the transaction will, on the closing date of the Series 2025 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of this Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which this Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of this Limited Offering Memorandum to the date of closing of the Series 2025 Bonds that there has been no material adverse change in the information provided.

[Remainder of Page Intentionally Left Blank]

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all foregoing statements.

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: Trivia M. Kimbrough
Its: Chair

APPENDIX A
ASSESSMENT REPORT

APPENDIX B

**COPY OF MASTER INDENTURE AND
FORM OF SUPPLEMENTAL INDENTURE**

APPENDIX C
FORM OF OPINION OF BOND COUNSEL

APPENDIX D

FORM OF CONTINUING DISCLOSURE AGREEMENT

APPENDIX E

**AUDITED FINANCIAL STATEMENTS OF THE DISTRICT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

CONTINUING DISCLOSURE AGREEMENT

This **CONTINUING DISCLOSURE AGREEMENT** (the "**Disclosure Agreement**") dated as of [Closing Date], is executed and delivered by **MIRABELLA COMMUNITY DEVELOPMENT DISTRICT** (the "**District**") and **INFRAMARK, LLC** (the "**Dissemination Agent**") in connection with the issuance by the District of its \$[Bond Amount] Capital Improvement Revenue Refunding Bonds, Series 2025 (the "**Bonds**"). The Bonds are being issued pursuant to a Master Trust Indenture, dated as of October 1, 2013, as amended and supplemented by a Second Supplemental Trust Indenture, dated as of February 1, 2025 (together, the "**Indenture**"), each between the District and Computershare Trust Company, N.A., as successor to Wells Fargo Bank, N.A., as trustee (the "**Trustee**"). The District and the Dissemination Agent covenant and agree as follows:

1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the District and the Dissemination Agent for the benefit of the Beneficial Owners (hereinafter defined) of the Bonds, from time to time, and to assist the Participating Underwriter (hereinafter defined) in complying with the applicable provisions of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission ("**SEC**") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "**Rule**").

The District and the Dissemination Agent have no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction or a governmental regulatory agency that the Rule requires the District or the Dissemination Agent (as the case may be) to provide additional information, the District and the Dissemination Agent, as applicable, agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the District, the Trustee, or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the District, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"**Annual Filing Date**" shall mean the date set forth in Section 4(a) hereof by which the Annual Report is to be filed with the Repository.

"**Annual Financial Information**" shall mean annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 3(a) hereof.

"**Annual Report**" shall mean any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 hereof.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" shall mean the financial statements (if any) of the District for the applicable Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i)(B) of the Rule and specified in Section 3(a) hereof.

"Audited Financial Statements Filing Date" shall mean the date under State law by which a unit of local government must file its Audited Financial Statements with the State, which as of the date hereof is nine (9) months after the end of the Fiscal Year of such unit of local government, including the District.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bond for federal income tax purposes.

"Business Day" shall mean a day other than (a) a Saturday, Sunday or day on which banks located in the city in which the designated corporate trust office of the Trustee and Paying Agent is located are required or authorized by law or executive order to close for business and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean the District Manager or its designee, or such other person as the District shall designate in writing to the Trustee and the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the District or an entity appointed by the District to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the District pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean the person or entity serving as District Manager from time to time. As of the date hereof, Inframark, LLC is the District Manager.

"EMMA" shall mean the Electronic Municipal Market Access system as described in 1934 Act Release No. 59062 and maintained by the MSRB for purposes of the Rule.

"Event of Bankruptcy" shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

"Financial Obligation" shall mean (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either (a) or (b). The term Financial Obligation does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the fiscal year of the District, which is the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean the Limited Offering Memorandum dated [BPA Date], prepared in connection with the issuance of the Bonds.

"Listed Event" shall mean any of the events listed in Section 5(a) hereof.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"MSRB Website" shall mean www.emma.msrb.org.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the District.

"Owners" shall have the meaning ascribed thereto in the Indenture with respect to the Bonds and shall include Beneficial Owners of the Bonds.

"Participating Underwriter" shall mean FMSbonds, Inc., in its capacity as the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

"Repository" shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC's website at www.sec.gov/municipal/nrmsir. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through the MSRB Website.

"State" shall mean the State of Florida.

3. Content of Annual Reports.

(a) The Annual Report shall contain or incorporate by reference Annual Financial Information with respect to the District, which includes an update of the financial and operating data of the District to the extent presented in the Limited Offering Memorandum, including:

(i) the amount of Assessments levied for the most recent prior Fiscal Year;

(ii) the amount of Assessments collected from property owners during the most recent prior Fiscal Year;

(iii) if available, the amount of delinquencies greater than 150 calendar days and, in the event that delinquencies amount to more than ten percent (10%) of the amount of Assessments due in any year, a list of delinquent property owners;

(iv) if available, the amount of tax certificates sold for lands within the District subject to the Assessments, if any, and the balance, if any, remaining for sale from the most recent prior Fiscal Year;

(v) the balances in all Funds and Accounts for the Bonds. Upon request, the District shall provide any Owners and the Dissemination Agent with this information more frequently than annually and, in such cases, within thirty (30) calendar days of the date of any written request from the Owners or the Dissemination Agent;

(vi) the total amount of Bonds Outstanding;

(vii) the amount of principal and interest due on the Bonds in the current Fiscal Year;

(viii) the most recent Audited Financial Statements of the District, unless such Audited Financial Statements have not yet been prepared, in which case unaudited financial statements shall be included in a format similar to the Audited Financial Statements; and

(ix) any amendment or waiver of the provisions hereof as described in Section 9 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth. Any or all of the items listed above may be incorporated by specific reference to documents available to the public on the MSRB Website or filed with the SEC, including offering documents of debt issues of the District or related public entities, which have been submitted to the Repository. The District shall clearly identify any document incorporated by reference.

(c) The District and the Disclosure Representative represent and warrant that they will supply, in a timely fashion, any information available to the District or the Disclosure Representative and reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, the Disclosure Representative or others as thereafter disseminated by the Dissemination Agent.

(d) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

4. Provision of Annual Reports.

(a) Subject to the following sentence, the District shall provide the Annual Report to the Dissemination Agent no later than March 30th after the close of the Fiscal Year (the "**Annual Filing Date**"), commencing with the Fiscal Year ending September 30, 2025, in an electronic format as prescribed by the Repository. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3(a) hereof; provided that the Audited Financial Statements may be submitted separately from the balance of the Annual Report and later than the date required above, but in no event later than the Audited Financial Statements Filing Date, if they are not available by the Annual Filing Date. If the Audited Financial Statements are not available at the time of the filing of the Annual Report, unaudited financial statements are required to be delivered as part of the Annual Report in a format similar to the Audited Financial Statements. If the District's Fiscal Year changes, the District shall give notice of such change in the same manner as for a Listed Event under Section 5(a). The District shall file a copy of its Audited Financial Statements for the Fiscal Year ended September 30, 2024 on or before June 30, 2025. The Dissemination Agent shall immediately file the Annual Report or Audited Financial Statements, as applicable, upon receipt from the District with each Repository.

(b) If on the fifteenth (15th) calendar day prior to each Annual Filing Date and/or Audited Financial Statements Filing Date, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the District of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 4(a) above. Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or Audited Financial Statements, as applicable, in accordance with Section 4(a) above, or (ii) instruct the Dissemination Agent in writing that the District will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the time required under this Disclosure Agreement, state the date by which the Annual Report or Audited Financial Statements, as applicable, for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 5(a)(xv) has occurred and to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report or Audited Financial Statements, as applicable, the name, address and filing requirements of any Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the District certifying that the Annual Report or Audited Financial

Statements, as applicable, has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in item (xv) below, which notice shall be given in a timely manner:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties*;
- (v) substitution of credit or liquidity providers, or their failure to perform*;
- (vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) modifications to rights of the holders of the Bonds, if material;
- (viii) bond calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) ratings changes[†];
- (xii) an Event of Bankruptcy or similar event of an Obligated Person;
- (xiii) the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of an Obligated Person, other than in the ordinary course of business, the entry into a

* There is no credit enhancement for the Bonds as of the date hereof.

[†] The Bonds are not rated as of the date hereof.

definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(xv) notice of any failure on the part of the District to meet the requirements of Sections 3 and 4 hereof;

(xvi) termination of the District's obligations under this Disclosure Agreement prior to the final maturity of the Bonds, pursuant to Section 7 hereof;

(xvii) incurrence of a Financial Obligation of the District or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the District or Obligated Person, any of which affect security holders, if material;

(xviii) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the District or Obligated Person, any of which reflect financial difficulties;

(xix) occurrence of an Event of Default under the Indenture (other than as described in clause (i) above);

(xx) any amendment to the Indenture or this Disclosure Agreement modifying the rights of the Owners of the Bonds; and

(xxi) any amendment to the accounting principles to be followed by the District in preparing its financial statements, as required by Section 9 hereof.

(b) The notice required to be given in Section 5(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository.

6. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but not be limited to:

(a) the category of information being provided;

(b) the period covered by any Annual Financial Information, financial statement or other financial information or operating data;

(c) the issues or specific securities to which such documents are related (including CUSIP numbers, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);

(d) the name of any Obligated Person other than the District;

(e) the name and date of the document being submitted; and

- (f) contact information for the submitter.

7. Termination of Disclosure Agreement. The District's obligations hereunder shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, so long as there is no remaining liability of the District for payment of the Bonds, or if the Rule is repealed or no longer in effect. If any such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5.

8. Dissemination Agent. The District will either serve as the Dissemination Agent or appoint one under this Disclosure Agreement. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the District or the Dissemination Agent, the District agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of the Dissemination Agent under this Disclosure Agreement for the benefit of the Owners of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. Notwithstanding any replacement or appointment of a successor, the District shall remain liable until payment in full for any and all sums owed and payable to the Dissemination Agent hereunder. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of written notice to the District. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the District pursuant to this Disclosure Agreement.

9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the District and the Dissemination Agent (if the Dissemination Agent is not the District) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the District, or the type of business conducted;

(b) the Disclosure Agreement, as amended or taking into account such waiver, would, in the opinion of counsel expert in federal securities laws, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the amendment or waiver either (i) is approved by the holders or Beneficial Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of holders or Beneficial Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or Beneficial Owners of the Bonds.

Notwithstanding the foregoing, the District and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with

modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time without any other conditions.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the District shall describe such amendment in its next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the District. In addition, if the amendment relates to the accounting principles to be followed by the District in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Report or Audited Financial Statements, as applicable, for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is required by this Disclosure Agreement. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the District shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. Default. In the event of a failure of the District, the Disclosure Representative, or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of the Participating Underwriter or the Beneficial Owners of more than fifty percent (50%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall) or any Beneficial Owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District, the Disclosure Representative, or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the District, the Disclosure Representative, or the Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA compliant format. Anything herein to the contrary notwithstanding, in the event that the Disclosure Representative and the Dissemination Agent are the same party, such party's limited duties in their capacity as Dissemination

Agent, as described hereinabove, shall not in any way relieve or limit such party's duties in their capacity as Disclosure Representative under this Disclosure Agreement.

13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the District, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Bonds (the Trustee, the Participating Underwriter and Beneficial Owners of the Bonds being hereby deemed express third-party beneficiaries of this Disclosure Agreement) and shall create no rights in any other person or entity.

14. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

15. Governing Law. This Disclosure Agreement shall be governed by the laws of the State and federal law.

16. Trustee Cooperation. The District represents that the Dissemination Agent is a bona fide agent of the District and directs the Trustee to deliver to the Dissemination Agent, at the expense of the District, any information or reports it requests that the District has a right to request from the Trustee (inclusive of balances, payments, etc.) that are in the possession of and readily available to the Trustee.

17. Undertaking. The District covenants that it will provide each Annual Report to the Dissemination Agent on a timely basis and obtained assurances from the Dissemination Agent that they will in turn request the required reporting information timely and file such information timely with the appropriate Repository.

[Remainder of Page Intentionally Left Blank]

**SIGNATURE PAGE TO CONTINUING DISCLOSURE AGREEMENT
(Mirabella Community Development District)**

IN WITNESS WHEREOF, the undersigned have executed this Disclosure Agreement as of the date and year set forth above.

[SEAL]

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Consented and Agreed to by:

INFRAMARK, LLC, and its successors and assigns, as Disclosure Representative

By: _____
Chairman, Board of Supervisors

By: _____
Name: _____
Title: _____

Joined by **COMPUTERSHARE TRUST COMPANY, N.A.**, as successor Trustee for purposes of Sections 11, 13 and 16 only

INFRAMARK, LLC, as initial Dissemination Agent

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**EXHIBIT A TO CONTINUING DISCLOSURE AGREEMENT
(Mirabella Community Development District)**

**NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT/AUDITED FINANCIAL STATEMENTS**

Name of District: Mirabella Community Development District (the "District")

Name of Bond Issue: \$[Bond Amount] Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Bonds")

Date of Issuance: [Closing Date]

CUSIPS: [_____]

NOTICE IS HEREBY GIVEN that the District has not provided [an Annual Report] [Audited Financial Statements] with respect to the above-named Bonds as required by Section 4 of the Continuing Disclosure Agreement dated [Closing Date], among the District and the Dissemination Agent named therein. The District has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] will be filed by _____, 20____.

Dated: _____, Dissemination Agent

cc: District
Participating Underwriter

ESCROW DEPOSIT AGREEMENT

ESCROW DEPOSIT AGREEMENT (this "Agreement"), dated as of [Closing Date], between **MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**, a duly created and validly existing local unit of special purpose government (the "District"), and **COMPUTERSHARE TRUST COMPANY, N.A.** (the "Escrow Agent"), a national banking association authorized to accept and execute trusts of the character herein set out, with its designated office located at [1505 Energy Park Drive, St. Paul, Minnesota 55108], Attention: Corporate Trust Department.

WHEREAS, the District has heretofore issued, sold and delivered its Mirabella Community Development District Capital Improvement Revenue Bonds, Series 2013 (the "Series 2013 Bonds") currently Outstanding in the aggregate principal amount of \$1,360,000 (the Outstanding principal amount of such Series 2013 Bonds hereinafter referred to as the "Refunded Bonds") under and pursuant to the terms of a Master Trust Indenture, dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., as successor to Wells Fargo Bank, N.A., as trustee (the "Trustee"), as supplemented by a First Supplemental Trust Indenture, dated as of October 1, 2013 (the "First Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee; and

WHEREAS, the District desires to currently refund such Refunded Bonds to achieve debt service savings; and

WHEREAS, the District has authorized the issuance, sale and delivery of its \$[Bond Amount] Mirabella Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds") pursuant to a Second Supplemental Trust Indenture, dated as of February 1, 2025, between the District and the Trustee to secure the issuance of the Series 2025 Bonds and to set forth the terms of the Series 2025 Bonds, a portion of the proceeds of which, together with certain other legally available moneys of the District, will be used to discharge the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds; and

WHEREAS, the issuance of the Series 2025 Bonds, the deposit of cash into an escrow deposit trust fund to be held by the Escrow Agent and the discharge of the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds shall occur as a simultaneous transaction; and

WHEREAS, this Agreement is intended to effectuate such simultaneous transaction;

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

SECTION 1. PREAMBLES. The District represents that the recitals stated above are true and correct and the same are incorporated herein.

SECTION 2. RECEIPT OF INDENTURE AND VERIFICATION REPORT. The Escrow Agent hereby acknowledges receipt of true and correct copies of the Indenture and this Agreement. The applicable and necessary provisions of the Indenture, including, without limitation, Articles III and XII of the Master Indenture, are incorporated herein by reference. The Escrow Agent also acknowledges receipt of the final numbers (the "Final Numbers") prepared by FMSbonds, Inc., showing its calculations of the amount needed to refund the Refunded Bonds at the Redemption Price as set forth in the Final Numbers, as verified by the verification report of Terminus Analytics, a firm of independent certified public accountants, dated [Closing Date] (the "Verification Report"). The Escrow Agent has no responsibility for the production, review or accuracy of either the Final Numbers or the Verification Report. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture.

SECTION 3. DISCHARGE OF LIEN OF HOLDERS OF REFUNDED BONDS. In accordance with Articles III and XII of the Master Indenture, simultaneously herewith, the lien of the Indenture and all covenants, agreements and other obligations of the District to the Owners of the Refunded Bonds under the Indenture shall cease, terminate and become void and be discharged and satisfied.

SECTION 4. ESTABLISHMENT OF ESCROW FUND. There is hereby created and established with the Escrow Agent a special, segregated and irrevocable escrow deposit trust fund designated the "Mirabella Community Development District Capital Improvement Revenue Bonds, Series 2013 Escrow Deposit Trust Fund" (the "Escrow Fund"). The Escrow Fund shall be held in the custody of the Escrow Agent as a trust fund for the benefit of the holders of the Refunded Bonds, separate and apart from other funds and accounts of the District and the Escrow Agent. The Escrow Agent hereby accepts the Escrow Fund and acknowledges the receipt of and deposit to the credit of the Escrow Fund the sum of \$[BP] received from the District from proceeds of the Series 2025 Bonds (the "Bond Proceeds") and the sum of \$[_____] received from the District from other available funds (the "District Moneys"), consisting of \$[_____] transferred from the Series 2013 Reserve Account and \$[_____] transferred from the Series 2013 Revenue Account.

SECTION 5. DEPOSIT OF MONEYS IN ESCROW FUND. The District hereby directs, and the Escrow Agent acknowledges, that the Bond Proceeds and the District Moneys deposited with the Escrow Agent pursuant to Section 4 above (the "Cash Deposit") shall be held in the Escrow Fund uninvested in cash and neither the

District nor the Escrow Agent shall otherwise invest or reinvest any moneys in the Escrow Fund.

SECTION 6. SUFFICIENCY OF CASH DEPOSIT. In reliance upon the Final Numbers and the Verification Report, the District represents that the Cash Deposit is sufficient such that moneys will be available to the Escrow Agent in amounts sufficient and at the times required to pay the amounts of principal of, redemption premium, if any, and interest due and to become due on the Refunded Bonds as described in Schedule A attached hereto. If the Cash Deposit shall be insufficient to make such payments, the District shall timely deposit to the Escrow Fund, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds as described in Schedule A attached hereto. Notice of any insufficiency shall be given by the Escrow Agent to the District as promptly as possible, but the Escrow Agent shall in no manner be responsible for the District's failure to make such deposits.

SECTION 7. CASH DEPOSIT IN TRUST FOR HOLDERS OF REFUNDED BONDS. The deposit of the Cash Deposit in the Escrow Fund shall constitute an irrevocable deposit of cash in trust solely for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds at such times and in such amounts as set forth in Schedule A attached hereto, and the Cash Deposit shall be used solely for such purpose.

SECTION 8. ESCROW AGENT TO PAY REFUNDED BONDS FROM ESCROW FUND. The District hereby directs, and the Escrow Agent hereby agrees, that it will take all actions required to be taken by it under the provisions of the Indenture, including the timely transfer of, but solely from funds on deposit in the Escrow Fund, money to the Paying Agent for the Refunded Bonds as provided in the Indenture, in order to effectuate this Agreement and to pay the Refunded Bonds in the amounts and at the times provided in Schedule A attached hereto. The Cash Deposit shall be used to pay the principal of, redemption premium, if any, and interest on the Refunded Bonds as the same may mature or be redeemed. If any payment date shall be a day on which either the Paying Agent for the Refunded Bonds or the Escrow Agent is not open for the acceptance or delivery of funds, then the Escrow Agent shall transfer moneys to the Paying Agent on the next business day. The liability of the Escrow Agent for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds pursuant to this Agreement shall be limited to the application of the Cash Deposit available for such purposes in the Escrow Fund.

SECTION 9. ESCROW FUND SHALL CONTINUE IN EFFECT. The Escrow Fund shall continue in effect until the date upon which the Escrow Agent makes the final payment to the Paying Agent for the Refunded Bonds in an amount sufficient to pay the Refunded Bonds as described in Schedule A attached hereto, whereupon the Escrow Agent shall transfer all remaining money in the Escrow Fund, if any, to the District.

SECTION 10. REDEMPTION OF REFUNDED BONDS. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given at the appropriate times the notice or notices required by the Indenture in connection with the redemption of the Refunded Bonds in accordance with Schedule A attached hereto, in the form customarily used by the Trustee for such notices.

SECTION 11. DEFEASANCE OF REFUNDED BONDS. Concurrently with the deposit of the Cash Deposit set forth in Section 4 hereof, the District represents that, in reliance upon the Verification Report, the Refunded Bonds shall be deemed to have been paid within the meaning and with the effect expressed in Article XII of the Master Indenture. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given the notice or notices required by the Indenture in connection with the defeasance of the Refunded Bonds. A form notice of defeasance is attached hereto as Schedule B.

SECTION 12. ESCROW FUND IRREVOCABLE. The Escrow Fund hereby created shall be irrevocable and the holders of the Refunded Bonds shall have an express lien on the Cash Deposit deposited in the Escrow Fund pursuant to the terms hereof and any interest earnings thereon until paid out, used and applied in accordance with this Agreement and the Indenture. Neither the District nor the Escrow Agent shall cause nor permit any other lien or interest whatsoever to be imposed upon the Escrow Fund.

SECTION 13. AMENDMENTS TO AGREEMENT. This Agreement is made for the benefit of the District and the holders from time to time of the Refunded Bonds and it shall not be repealed, revoked, altered or amended without the written consent of all such holders and the written consent of the Escrow Agent and the District; provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such holders, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized Bond Counsel with respect to compliance with this Section 13, including the extent, if any, to which any change, modification or addition

affects the rights of the holders of the Refunded Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section 13.

SECTION 14. FEES AND EXPENSES OF ESCROW AGENT; INDEMNIFICATION. In consideration of the services rendered by the Escrow Agent under this Agreement, the District has paid to the Escrow Agent a one-time fee and expenses, receipt of which is hereby acknowledged. The Escrow Agent shall have no lien whatsoever upon the Cash Deposit in said Escrow Fund for the payment of such fees and expenses. To the extent permitted by law and without waiving any privileges or immunities afforded to the District under Florida law, the District further agrees to indemnify and save the Escrow Agent, its agents and employees, harmless against any liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements of whatsoever kind or nature, which it may incur in the exercise and performance of its powers and duties hereunder, including legal expenses, and which are not due to its gross negligence or willful misconduct. This Section 14 shall survive the termination of this Agreement, or, as to the Escrow Agent, its resignation or removal.

Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by an authorized officer of the District. The Escrow Agent may conclusively rely, as to the correctness of statements, conclusions and opinions therein, upon any certificate, report, opinion or other document furnished to the Escrow Agent pursuant to any provision of this Agreement; the Escrow Agent shall be protected and shall not be liable for acting or proceeding, in good faith, upon such reliance; and the Escrow Agent shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument. The Escrow Agent may, at the expense of the District, consult with counsel, who may be counsel to the District or independent counsel, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith in accordance herewith. Prior to retaining such independent counsel, the Escrow Agent shall notify the District of its intention to retain counsel.

The Escrow Agent and its successors, agents and servants shall not be held to any personal liability whatsoever, in tort, contract or otherwise, by reason of the execution and delivery of this Agreement, the establishment of the Escrow Fund, the acceptance and disposition of the various moneys and funds described herein, any payment, transfer or other application of funds by the Escrow Agent in accordance with the provisions of this Agreement or any act that is not grossly negligent, omission or error of the Escrow Agent made in good faith in the conduct of its duties. The Escrow Agent shall, however, be liable to the District and to holders of the Refunded Bonds to the extent of their respective damages for the gross negligence or willful misconduct of the Escrow Agent which violates or fails to comply with the

terms of this Agreement; provided, however, the foregoing shall not include payment for special or consequential damages or damages caused by a party other than the Escrow Agent. The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement.

SECTION 15. REPORTING REQUIREMENTS OF ESCROW AGENT.

As soon as practicable after the Refunded Bonds are redeemed, the Escrow Agent shall forward in writing to the District a statement regarding the Escrow Fund, including the income, if any, earned therein and withdrawals of money therefrom, since the date of its establishment.

SECTION 16. RESIGNATION OR REMOVAL OF ESCROW AGENT.

The Escrow Agent, at the time acting hereunder, may at any time resign and be discharged from the duties and obligations hereby created by giving not less than 45 days' written notice to the District and mailing notice thereof, specifying the date when such resignation will take effect, to the holders of all Refunded Bonds then Outstanding, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be replaced at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and signed by either the District or the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding. Such instrument shall provide for the appointment of a successor Escrow Agent, which appointment shall occur simultaneously with the removal of the Escrow Agent.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding in the manner above provided, and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders. The District shall mail notice of any such appointment made by it at the times and in the manner described in the first paragraph of this Section 16.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the District pursuant to the foregoing provisions of this Section 16 within 45 days after written notice of resignation of the Escrow Agent has been given to the District, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

In the event of replacement or resignation of the Escrow Agent, the Escrow Agent shall remit to the District the prorated portion of prepaid fees not yet incurred or payable, less any termination fees and expenses at the time of discharge, and shall have no further liability hereunder and the District shall, to the extent permitted by applicable law and without waiving any privileges or immunities afforded to the District under Florida law, indemnify and hold harmless Escrow Agent from any such liability, including costs or expenses incurred by Escrow Agent or its counsel.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States or any State, and shall have at the time of appointment capital and surplus of not less than \$50,000,000 or trust assets under management of not less than \$500,000,000.

Subject to the immediately succeeding paragraph hereof, every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent, without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor; but such predecessor shall nevertheless, on the written request of such successor Escrow Agent or the District, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trust of such predecessor hereunder, except for the Escrow Agent's rights under Section 14 hereof; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Escrow Agent shall be paid in full. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation, purchaser or entity into which the Escrow Agent, or any successor to it in the trusts created by this Agreement, may be merged or converted

or with which it or any successor to it may be consolidated, or any corporation, purchaser or entity resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it shall be a party or any corporation, purchaser or entity to which the Escrow Agent or successor to it shall sell or transfer all or substantially all of its corporate trust business, shall be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

SECTION 17. TERMINATION OF AGREEMENT. Except as provided in Section 14 hereof, this Agreement shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made. Upon such termination and payment of all moneys set forth on Schedule A attached hereto, all moneys remaining in the Escrow Fund shall be released to the District.

SECTION 18. GOVERNING LAW. This Agreement shall be governed by the applicable laws of the State of Florida.

SECTION 19. SEVERABILITY. If any one or more of the covenants or agreements provided in this Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

SECTION 20. COUNTERPARTS. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

SECTION 21. NOTICES. Any notice, authorization, request or demand required or permitted to be given in accordance with the terms of this Agreement shall be in writing and sent by registered or certified mail addressed to:

If to the Escrow Agent:

Computershare Trust Company, N.A.
[1505 Energy Park Drive
St. Paul, Minnesota 55108]
Attention: Corporate Trust Department

If to the District:

Mirabella Community Development District
c/o Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Copy to District Counsel:

Straley Robin Vericker P.A.
1510 West Cleveland Street
Tampa, Florida 33606
Attention: John Vericker, Esquire

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have made and executed this Escrow Deposit Agreement as of the date first written herein.

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary

By: _____
Chairman, Board of Supervisors

**COMPUTERSHARE TRUST COMPANY,
N.A., as Escrow Agent**

By: _____
Vice President

SCHEDULE A

DEBT SERVICE REQUIREMENTS FOR REFUNDED BONDS

(attached hereto)

SCHEDULE B

FORM OF NOTICE OF DEFEASANCE

Mirabella Community Development District
(Hillsborough County, Florida)
Capital Improvement Revenue Bonds, Series 2013

<u>Series</u>	<u>Amount Refunded</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>CUSIP*</u>
2013	\$1,360,000	7.00%	November 1, 2044	60458GAB1

NOTICE IS HEREBY GIVEN that that there has been deposited with Computershare Trust Company, N.A., as escrow agent (the "Escrow Agent") under the Escrow Agreement (hereinafter defined), cash which the District (hereinafter defined) has represented is sufficient to pay on [April 1], 2025 (the "Redemption Date"), the Redemption Price and interest due and to become due on the above captioned Bonds (the "Defeased Bonds") on or prior to the Redemption Date, pursuant to the terms and provisions of a certain Escrow Deposit Agreement dated as of [Closing Date] (the "Escrow Agreement"), by and among Mirabella Community Development District (the "District") and the Escrow Agent.

The Defeased Bonds will be called for optional redemption on the Redemption Date at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the Redemption Date.

The Defeased Bonds are deemed to have been paid within the meaning of Article XII of the Master Trust Indenture dated as of October 1, 2013 (the "Master Indenture"), between the District and Computershare Trust Company, N.A., as successor trustee (the "Trustee"), under which the Defeased Bonds were issued and are secured. **This notice does not constitute a notice of redemption and no Bonds should be delivered to the District or its paying agents or the Trustee as a result of this publication.**

The Trustee for the Defeased Bonds will provide notice of redemption in accordance with the provisions of the Master Indenture.

Dated: [Closing Date]

**COMPUTERSHARE TRUST COMPANY,
N.A., as Trustee**

* Neither the District nor the Trustee is responsible for the use of CUSIP numbers, nor is any representation made as to their correctness.

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Special Assessment Refunding Bonds, Series 2025

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SOURCES AND USES OF FUNDS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Sources:

Bond Proceeds:

Par Amount	1,316,000.00
Premium	23,368.26
	<u>1,339,368.26</u>

Other Sources of Funds:

Transfer of Reserve Fund	152,500.00
Transfer of Revenue Fund	150,000.00
	<u>302,500.00</u>

1,641,868.26

Uses:

Refunding Escrow Deposits:

Cash Deposit	1,399,666.67
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Other Fund Deposits:

Debt Service Reserve Fund	10,000.00
Deposit to Revenue Account	71,000.00
	<u>81,000.00</u>

Delivery Date Expenses:

Cost of Issuance	134,000.00
Underwriter's Discount	26,320.00
	<u>160,320.00</u>

Other Uses of Funds:

Rounding	881.59
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1,641,868.26

BOND PRICING

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Serials:	05/01/2025	27,000	5.000%	4.000%	100.165
	05/01/2026	42,000	5.000%	4.050%	101.076
	05/01/2027	44,000	5.000%	4.100%	101.851
	05/01/2028	46,000	5.000%	4.150%	102.500
		159,000			
Term 1:	05/01/2035	395,000	5.000%	4.350%	105.293
Term 2:	05/01/2044	762,000	5.000%	5.000%	100.000
		1,316,000			

Dated Date	02/27/2025	
Delivery Date	02/27/2025	
First Coupon	05/01/2025	
Par Amount	1,316,000.00	
Premium	23,368.26	
Production	1,339,368.26	101.775704%
Underwriter's Discount	-26,320.00	-2.000000%
Purchase Price	1,313,048.26	99.775704%
Accrued Interest		
Net Proceeds	1,313,048.26	

ESCROW REQUIREMENTS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Period Ending	Interest	Principal Redeemed	Total
04/01/2025	39,666.67	1,360,000.00	1,399,666.67
	39,666.67	1,360,000.00	1,399,666.67

SAVINGS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 02/27/2025 @ 4.7864063%
11/01/2025	95,200.00	70,922.78	24,277.22	23,717.58
11/01/2026	95,200.00	105,400.00	-10,200.00	-10,010.40
11/01/2027	135,200.00	105,250.00	29,950.00	25,805.54
11/01/2028	132,400.00	105,000.00	27,400.00	22,424.25
11/01/2029	134,600.00	104,650.00	29,950.00	23,388.95
11/01/2030	136,450.00	105,175.00	31,275.00	23,259.59
11/01/2031	132,950.00	105,550.00	27,400.00	19,298.88
11/01/2032	134,450.00	104,800.00	29,650.00	19,932.16
11/01/2033	135,600.00	104,925.00	30,675.00	19,635.28
11/01/2034	136,400.00	104,900.00	31,500.00	19,195.24
11/01/2035	136,850.00	104,725.00	32,125.00	18,631.81
11/01/2036	136,950.00	105,375.00	31,575.00	17,388.00
11/01/2037	136,700.00	104,850.00	31,850.00	16,684.42
11/01/2038	136,100.00	105,150.00	30,950.00	15,379.69
11/01/2039	135,150.00	105,250.00	29,900.00	14,084.09
11/01/2040	133,850.00	105,150.00	28,700.00	12,803.06
11/01/2041	137,200.00	104,850.00	32,350.00	13,813.17
11/01/2042	134,850.00	105,325.00	29,525.00	11,883.59
11/01/2043	137,150.00	105,550.00	31,600.00	12,127.73
11/01/2044	133,750.00	104,550.00	29,200.00	10,566.98
	2,627,000.00	2,067,347.78	559,652.22	330,009.62

Savings Summary

PV of savings from cash flow	330,009.62
Less: Prior funds on hand	-302,500.00
Plus: Refunding funds on hand	81,881.59
Net PV Savings	109,391.21

SUMMARY OF REFUNDING RESULTS

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Dated Date	02/27/2025
Delivery Date	02/27/2025
Arbitrage yield	4.786406%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	1,316,000.00
True Interest Cost	5.028349%
Net Interest Cost	5.019643%
Average Coupon	5.000000%
Average Life	11.419
Par amount of refunded bonds	1,360,000.00
Average coupon of refunded bonds	7.000000%
Average life of refunded bonds	12.987
PV of prior debt to 02/27/2025 @ 4.786406%	1,669,377.88
Net PV Savings	109,391.21
Percentage savings of refunded bonds	8.043471%
Percentage savings of refunding bonds	8.312402%

BOND DEBT SERVICE

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2025	27,000	5.000%	43,922.78	70,922.78
11/01/2026	42,000	5.000%	63,400.00	105,400.00
11/01/2027	44,000	5.000%	61,250.00	105,250.00
11/01/2028	46,000	5.000%	59,000.00	105,000.00
11/01/2029	48,000	5.000%	56,650.00	104,650.00
11/01/2030	51,000	5.000%	54,175.00	105,175.00
11/01/2031	54,000	5.000%	51,550.00	105,550.00
11/01/2032	56,000	5.000%	48,800.00	104,800.00
11/01/2033	59,000	5.000%	45,925.00	104,925.00
11/01/2034	62,000	5.000%	42,900.00	104,900.00
11/01/2035	65,000	5.000%	39,725.00	104,725.00
11/01/2036	69,000	5.000%	36,375.00	105,375.00
11/01/2037	72,000	5.000%	32,850.00	104,850.00
11/01/2038	76,000	5.000%	29,150.00	105,150.00
11/01/2039	80,000	5.000%	25,250.00	105,250.00
11/01/2040	84,000	5.000%	21,150.00	105,150.00
11/01/2041	88,000	5.000%	16,850.00	104,850.00
11/01/2042	93,000	5.000%	12,325.00	105,325.00
11/01/2043	98,000	5.000%	7,550.00	105,550.00
11/01/2044	102,000	5.000%	2,550.00	104,550.00
	1,316,000		751,347.78	2,067,347.78

BOND DEBT SERVICE

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2025	27,000	5.000%	11,697.78	38,697.78	
11/01/2025			32,225.00	32,225.00	70,922.78
05/01/2026	42,000	5.000%	32,225.00	74,225.00	
11/01/2026			31,175.00	31,175.00	105,400.00
05/01/2027	44,000	5.000%	31,175.00	75,175.00	
11/01/2027			30,075.00	30,075.00	105,250.00
05/01/2028	46,000	5.000%	30,075.00	76,075.00	
11/01/2028			28,925.00	28,925.00	105,000.00
05/01/2029	48,000	5.000%	28,925.00	76,925.00	
11/01/2029			27,725.00	27,725.00	104,650.00
05/01/2030	51,000	5.000%	27,725.00	78,725.00	
11/01/2030			26,450.00	26,450.00	105,175.00
05/01/2031	54,000	5.000%	26,450.00	80,450.00	
11/01/2031			25,100.00	25,100.00	105,550.00
05/01/2032	56,000	5.000%	25,100.00	81,100.00	
11/01/2032			23,700.00	23,700.00	104,800.00
05/01/2033	59,000	5.000%	23,700.00	82,700.00	
11/01/2033			22,225.00	22,225.00	104,925.00
05/01/2034	62,000	5.000%	22,225.00	84,225.00	
11/01/2034			20,675.00	20,675.00	104,900.00
05/01/2035	65,000	5.000%	20,675.00	85,675.00	
11/01/2035			19,050.00	19,050.00	104,725.00
05/01/2036	69,000	5.000%	19,050.00	88,050.00	
11/01/2036			17,325.00	17,325.00	105,375.00
05/01/2037	72,000	5.000%	17,325.00	89,325.00	
11/01/2037			15,525.00	15,525.00	104,850.00
05/01/2038	76,000	5.000%	15,525.00	91,525.00	
11/01/2038			13,625.00	13,625.00	105,150.00
05/01/2039	80,000	5.000%	13,625.00	93,625.00	
11/01/2039			11,625.00	11,625.00	105,250.00
05/01/2040	84,000	5.000%	11,625.00	95,625.00	
11/01/2040			9,525.00	9,525.00	105,150.00
05/01/2041	88,000	5.000%	9,525.00	97,525.00	
11/01/2041			7,325.00	7,325.00	104,850.00
05/01/2042	93,000	5.000%	7,325.00	100,325.00	
11/01/2042			5,000.00	5,000.00	105,325.00
05/01/2043	98,000	5.000%	5,000.00	103,000.00	
11/01/2043			2,550.00	2,550.00	105,550.00
05/01/2044	102,000	5.000%	2,550.00	104,550.00	
11/01/2044					104,550.00
	1,316,000		751,347.78	2,067,347.78	2,067,347.78

NET DEBT SERVICE

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Period Ending	Total Debt Service	General Fund	Debt Service Reserve Fund	Net Debt Service
11/01/2025	70,922.78	70,922.78		
11/01/2026	105,400.00	77.22		105,322.78
11/01/2027	105,250.00			105,250.00
11/01/2028	105,000.00			105,000.00
11/01/2029	104,650.00			104,650.00
11/01/2030	105,175.00			105,175.00
11/01/2031	105,550.00			105,550.00
11/01/2032	104,800.00			104,800.00
11/01/2033	104,925.00			104,925.00
11/01/2034	104,900.00			104,900.00
11/01/2035	104,725.00			104,725.00
11/01/2036	105,375.00			105,375.00
11/01/2037	104,850.00			104,850.00
11/01/2038	105,150.00			105,150.00
11/01/2039	105,250.00			105,250.00
11/01/2040	105,150.00			105,150.00
11/01/2041	104,850.00			104,850.00
11/01/2042	105,325.00			105,325.00
11/01/2043	105,550.00			105,550.00
11/01/2044	104,550.00		10,000	94,550.00
	2,067,347.78	71,000.00	10,000	1,986,347.78

NET DEBT SERVICE

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Date	Total Debt Service	General Fund	Debt Service Reserve Fund	Net Debt Service
02/27/2025				
05/01/2025	38,697.78	38,697.78		
11/01/2025	32,225.00	32,225.00		
05/01/2026	74,225.00	77.22		74,147.78
11/01/2026	31,175.00			31,175.00
05/01/2027	75,175.00			75,175.00
11/01/2027	30,075.00			30,075.00
05/01/2028	76,075.00			76,075.00
11/01/2028	28,925.00			28,925.00
05/01/2029	76,925.00			76,925.00
11/01/2029	27,725.00			27,725.00
05/01/2030	78,725.00			78,725.00
11/01/2030	26,450.00			26,450.00
05/01/2031	80,450.00			80,450.00
11/01/2031	25,100.00			25,100.00
05/01/2032	81,100.00			81,100.00
11/01/2032	23,700.00			23,700.00
05/01/2033	82,700.00			82,700.00
11/01/2033	22,225.00			22,225.00
05/01/2034	84,225.00			84,225.00
11/01/2034	20,675.00			20,675.00
05/01/2035	85,675.00			85,675.00
11/01/2035	19,050.00			19,050.00
05/01/2036	88,050.00			88,050.00
11/01/2036	17,325.00			17,325.00
05/01/2037	89,325.00			89,325.00
11/01/2037	15,525.00			15,525.00
05/01/2038	91,525.00			91,525.00
11/01/2038	13,625.00			13,625.00
05/01/2039	93,625.00			93,625.00
11/01/2039	11,625.00			11,625.00
05/01/2040	95,625.00			95,625.00
11/01/2040	9,525.00			9,525.00
05/01/2041	97,525.00			97,525.00
11/01/2041	7,325.00			7,325.00
05/01/2042	100,325.00			100,325.00
11/01/2042	5,000.00			5,000.00
05/01/2043	103,000.00			103,000.00
11/01/2043	2,550.00			2,550.00
05/01/2044	104,550.00		10,000	94,550.00
	2,067,347.78	71,000.00	10,000	1,986,347.78

BOND MATURITY TABLE

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Maturity Date	Serials	Term 1	Term 2	Total
05/01/2025	27,000			27,000
05/01/2026	42,000			42,000
05/01/2027	44,000			44,000
05/01/2028	46,000			46,000
05/01/2029		48,000		48,000
05/01/2030		51,000		51,000
05/01/2031		54,000		54,000
05/01/2032		56,000		56,000
05/01/2033		59,000		59,000
05/01/2034		62,000		62,000
05/01/2035		65,000		65,000
05/01/2036			69,000	69,000
05/01/2037			72,000	72,000
05/01/2038			76,000	76,000
05/01/2039			80,000	80,000
05/01/2040			84,000	84,000
05/01/2041			88,000	88,000
05/01/2042			93,000	93,000
05/01/2043			98,000	98,000
05/01/2044			102,000	102,000
	159,000	395,000	762,000	1,316,000

BOND SUMMARY STATISTICS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Dated Date	02/27/2025
Delivery Date	02/27/2025
Last Maturity	05/01/2044
Arbitrage Yield	4.786406%
True Interest Cost (TIC)	5.028349%
Net Interest Cost (NIC)	5.019643%
All-In TIC	6.383502%
Average Coupon	5.000000%
Average Life (years)	11.419
Weighted Average Maturity (years)	11.339
Duration of Issue (years)	8.368
Par Amount	1,316,000.00
Bond Proceeds	1,339,368.26
Total Interest	751,347.78
Net Interest	754,299.52
Total Debt Service	2,067,347.78
Maximum Annual Debt Service	105,550.00
Average Annual Debt Service	107,799.13
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	99.775704

Bond Component	Par Value	Price	Average Coupon	Average Life
Serials	159,000.00	101.548	5.000%	1.863
Term 1	395,000.00	105.293	5.000%	7.375
Term 2	762,000.00	100.000	5.000%	15.508
	1,316,000.00			11.419

	TIC	All-In TIC	Arbitrage Yield
Par Value	1,316,000.00	1,316,000.00	1,316,000.00
+ Accrued Interest			
+ Premium (Discount)	23,368.26	23,368.26	23,368.26
- Underwriter's Discount	-26,320.00	-26,320.00	
- Cost of Issuance Expense		-134,000.00	
- Other Amounts			
Target Value	1,313,048.26	1,179,048.26	1,339,368.26
Target Date	02/27/2025	02/27/2025	02/27/2025
Yield	5.028349%	6.383502%	4.786406%

FORM 8038 STATISTICS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Dated Date 02/27/2025
Delivery Date 02/27/2025

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Serials:						
	05/01/2025	27,000.00	5.000%	100.165	27,044.55	27,000.00
	05/01/2026	42,000.00	5.000%	101.076	42,451.92	42,000.00
	05/01/2027	44,000.00	5.000%	101.851	44,814.44	44,000.00
	05/01/2028	46,000.00	5.000%	102.500	47,150.00	46,000.00
Term 1:						
	05/01/2029	48,000.00	5.000%	105.293	50,540.64	48,000.00
	05/01/2030	51,000.00	5.000%	105.293	53,699.43	51,000.00
	05/01/2031	54,000.00	5.000%	105.293	56,858.22	54,000.00
	05/01/2032	56,000.00	5.000%	105.293	58,964.08	56,000.00
	05/01/2033	59,000.00	5.000%	105.293	62,122.87	59,000.00
	05/01/2034	62,000.00	5.000%	105.293	65,281.66	62,000.00
	05/01/2035	65,000.00	5.000%	105.293	68,440.45	65,000.00
Term 2:						
	05/01/2036	69,000.00	5.000%	100.000	69,000.00	69,000.00
	05/01/2037	72,000.00	5.000%	100.000	72,000.00	72,000.00
	05/01/2038	76,000.00	5.000%	100.000	76,000.00	76,000.00
	05/01/2039	80,000.00	5.000%	100.000	80,000.00	80,000.00
	05/01/2040	84,000.00	5.000%	100.000	84,000.00	84,000.00
	05/01/2041	88,000.00	5.000%	100.000	88,000.00	88,000.00
	05/01/2042	93,000.00	5.000%	100.000	93,000.00	93,000.00
	05/01/2043	98,000.00	5.000%	100.000	98,000.00	98,000.00
	05/01/2044	102,000.00	5.000%	100.000	102,000.00	102,000.00
					1,339,368.26	1,316,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	05/01/2044	5.000%	102,000.00	102,000.00		
Entire Issue			1,339,368.26	1,316,000.00	11.3390	4.7864%

FORM 8038 STATISTICS

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	160,320.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	10,000.00
Proceeds used to refund prior tax-exempt bonds	1,399,666.67
Proceeds used to refund prior taxable bonds	0.00
Remaining WAM of prior tax-exempt bonds (years)	12.9866
Remaining WAM of prior taxable bonds (years)	0.0000
Last call date of refunded tax-exempt bonds	04/01/2025

2011 Form 8038 Statistics

Proceeds used to currently refund prior issues	1,399,666.67
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	12.9866
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

FORM 8038 STATISTICS

Mirabella Community Development District
 Special Assessment Refunding Bonds, Series 2025

Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
Special Assessment Bonds, Series 2013:					
T2	11/01/2027	40,000.00	7.000%	100.000	40,000.00
T2	11/01/2028	40,000.00	7.000%	100.000	40,000.00
T2	11/01/2029	45,000.00	7.000%	100.000	45,000.00
T2	11/01/2030	50,000.00	7.000%	100.000	50,000.00
T2	11/01/2031	50,000.00	7.000%	100.000	50,000.00
T2	11/01/2032	55,000.00	7.000%	100.000	55,000.00
T2	11/01/2033	60,000.00	7.000%	100.000	60,000.00
T2	11/01/2034	65,000.00	7.000%	100.000	65,000.00
T2	11/01/2035	70,000.00	7.000%	100.000	70,000.00
T2	11/01/2036	75,000.00	7.000%	100.000	75,000.00
T2	11/01/2037	80,000.00	7.000%	100.000	80,000.00
T2	11/01/2038	85,000.00	7.000%	100.000	85,000.00
T2	11/01/2039	90,000.00	7.000%	100.000	90,000.00
T2	11/01/2040	95,000.00	7.000%	100.000	95,000.00
T2	11/01/2041	105,000.00	7.000%	100.000	105,000.00
T2	11/01/2042	110,000.00	7.000%	100.000	110,000.00
T2	11/01/2043	120,000.00	7.000%	100.000	120,000.00
T2	11/01/2044	125,000.00	7.000%	100.000	125,000.00
					1,360,000.00
					1,360,000.00

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
Special Assessment Bonds, Series 2013	04/01/2025	11/01/2024	12.9866
All Refunded Issues	04/01/2025		12.9866

PROOF OF ARBITRAGE YIELD

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Date	Debt Service	Present Value to 02/27/2025 @ 4.7864063352%
05/01/2025	38,697.78	38,373.74
11/01/2025	32,225.00	31,208.28
05/01/2026	74,225.00	70,203.05
11/01/2026	31,175.00	28,796.59
05/01/2027	75,175.00	67,816.75
11/01/2027	30,075.00	26,497.08
05/01/2028	76,075.00	65,458.07
11/01/2028	28,925.00	24,306.56
05/01/2029	76,925.00	63,131.56
11/01/2029	27,725.00	22,221.81
05/01/2030	78,725.00	61,623.93
11/01/2030	26,450.00	20,220.47
05/01/2031	80,450.00	60,064.87
11/01/2031	25,100.00	18,301.94
05/01/2032	81,100.00	57,752.81
11/01/2032	23,700.00	16,482.74
05/01/2033	82,700.00	56,171.43
11/01/2033	22,225.00	14,742.82
05/01/2034	84,225.00	54,564.32
11/01/2034	20,675.00	13,081.03
05/01/2035	85,675.00	52,939.47
11/01/2035	19,050.00	11,496.07
05/01/2036	88,050.00	51,893.45
11/01/2036	17,325.00	9,972.07
05/01/2037	89,325.00	50,212.75
11/01/2037	15,525.00	8,523.18
05/01/2038	91,525.00	49,072.53
11/01/2038	13,625.00	7,134.51
05/01/2039	93,625.00	47,879.35
11/01/2039	11,625.00	5,806.02
05/01/2040	95,625.00	46,642.91
11/01/2040	9,525.00	4,537.41
05/01/2041	97,525.00	45,371.99
11/01/2041	7,325.00	3,328.19
05/01/2042	100,325.00	44,518.33
11/01/2042	5,000.00	2,166.85
05/01/2043	103,000.00	43,593.79
11/01/2043	2,550.00	1,054.04
05/01/2044	104,550.00	42,205.51
	2,067,347.78	1,339,368.26

Proceeds Summary

Delivery date	02/27/2025
Par Value	1,316,000.00
Premium (Discount)	23,368.26
Target for yield calculation	1,339,368.26

SUMMARY OF BONDS REFUNDED

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Special Assessment Bonds, Series 2013, 2013, T2:	11/01/2044	7.000%	1,360,000.00	04/01/2025	100.000
			1,360,000.00		

PRIOR BOND DEBT SERVICE

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2025			47,600	47,600	
11/01/2025			47,600	47,600	95,200
05/01/2026			47,600	47,600	
11/01/2026			47,600	47,600	95,200
05/01/2027			47,600	47,600	
11/01/2027	40,000	7.000%	47,600	87,600	135,200
05/01/2028			46,200	46,200	
11/01/2028	40,000	7.000%	46,200	86,200	132,400
05/01/2029			44,800	44,800	
11/01/2029	45,000	7.000%	44,800	89,800	134,600
05/01/2030			43,225	43,225	
11/01/2030	50,000	7.000%	43,225	93,225	136,450
05/01/2031			41,475	41,475	
11/01/2031	50,000	7.000%	41,475	91,475	132,950
05/01/2032			39,725	39,725	
11/01/2032	55,000	7.000%	39,725	94,725	134,450
05/01/2033			37,800	37,800	
11/01/2033	60,000	7.000%	37,800	97,800	135,600
05/01/2034			35,700	35,700	
11/01/2034	65,000	7.000%	35,700	100,700	136,400
05/01/2035			33,425	33,425	
11/01/2035	70,000	7.000%	33,425	103,425	136,850
05/01/2036			30,975	30,975	
11/01/2036	75,000	7.000%	30,975	105,975	136,950
05/01/2037			28,350	28,350	
11/01/2037	80,000	7.000%	28,350	108,350	136,700
05/01/2038			25,550	25,550	
11/01/2038	85,000	7.000%	25,550	110,550	136,100
05/01/2039			22,575	22,575	
11/01/2039	90,000	7.000%	22,575	112,575	135,150
05/01/2040			19,425	19,425	
11/01/2040	95,000	7.000%	19,425	114,425	133,850
05/01/2041			16,100	16,100	
11/01/2041	105,000	7.000%	16,100	121,100	137,200
05/01/2042			12,425	12,425	
11/01/2042	110,000	7.000%	12,425	122,425	134,850
05/01/2043			8,575	8,575	
11/01/2043	120,000	7.000%	8,575	128,575	137,150
05/01/2044			4,375	4,375	
11/01/2044	125,000	7.000%	4,375	129,375	133,750
	1,360,000		1,267,000	2,627,000	2,627,000

ESCROW COST

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost
02/27/2025		1,399,666.67	1,399,666.67
	0	1,399,666.67	1,399,666.67

ESCROW STATISTICS

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
Global Proceeds Escrow:						
1,399,666.67				1,393,427.95		6,238.72
1,399,666.67				1,393,427.95	0.00	6,238.72

Delivery date 02/27/2025
Arbitrage yield 4.786406%

COST OF ISSUANCE

Mirabella Community Development District
Special Assessment Refunding Bonds, Series 2025

Cost of Issuance	\$/1000	Amount
Bond/Disclosure Counsel	49.39210	65,000.00
District Counsel	22.79635	30,000.00
BPA Counsel	3.79939	5,000.00
District Manager - AM	15.19757	20,000.00
Trustee and Counsel	7.59878	10,000.00
Verification Agent	1.89970	2,500.00
Printing	1.13982	1,500.00
	101.82371	134,000.00

3D.



Serving. Leading. Solving.™

Mirabella

Community Development District

Statement of Qualifications for District Engineering Services

January 3, 2025





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January 3, 2025

Mirabella Community Development District
 c/o Lisa Castoria
 2654 Cypress Ridge Boulevard, Suite 101
 Wesley Chapel, Florida 33544

RE: Statement of Qualifications for District Engineering Services

Dear Board of Supervisors,

BGE, Inc. (BGE), is pleased to present this statement of qualifications to be considered to serve as District Engineer for the Mirabella Community Development District (CDD).

Nearly 5 decades after we were founded in 1975 in Houston as a special district (municipal utility district) and land development firm, special districts continue to be a core area of our practice. We continue to pride ourselves on being a firm that has extensive experience successfully serving districts like yours.

Our corporate philosophy is built around responsiveness and commitment to our clients. You can be assured that we will provide you with professional engineering solutions in a timely manner and within budget. Your District will receive the personal attention it deserves and needs from a staff of experienced professionals.

I, **Philip Chang, PE**, will be your Lead District Engineer. I have 30 years of engineering experience, including 13 years as a well-respected District Engineer in the local CDD community. My knowledge and application of practical solutions will be an asset to your District.

Our Assistant District Engineer, **Nico Ramos, PE**, has 9 years of experience and will manage the day-to-day activities related to neighborhood issues as they arise. He has outstanding technical abilities and is very familiar with resolving issues affecting CDDs.

In particular, we believe the following qualifications are significant:

- BGE is currently the District Engineer for 110 districts. We have been the District Engineer for 18 of these districts for more than a decade, including six districts for more than 25 years.
- BGE offers integrated design, construction, and project management expertise, utilizing our in-house experts in public works, survey, geographic information systems (GIS), landscape architecture, and quality assurance/quality control processes. Using our “One Team” approach, we combine extensive technical expertise, high-quality solutions, and accessible personal service.
- We are committed to making ourselves available whenever and wherever to answer questions and provide information from which you can make informed decisions.

In the Tampa Bay area, our team has worked with the following CDDs:

- | | |
|-------------------------|----------------------|
| • Longleaf CDD | • Cordoba Ranch CDD |
| • Concord Station CDD | • Union Park CDD |
| • Starkey Ranch/TSR CDD | • Forest Creek CDD |
| • Cypress Preserve CDD | • Wynnmere East CDD |
| • Terra Bella CDD | • Riverbend West CDD |
| • Long Lake Ranch CDD | • Watergrass I CDD |



- Cory Lakes CDD
- Watergrass II CDD
- Water's Edge CDD
- LaCollina CDD
- Spring Lake CDD
- Park Place CDD

Thank you for giving us the opportunity to present our qualifications and for your thoughtful consideration. We want to be your District Engineer and pledge to do whatever it takes to provide responsive, reliable, and responsible service within your budget requirements.

Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Chang', written over a horizontal line.

Philip Chang, PE
District Engineer

Statement of Qualifications



BGE's Tampa Office

At BGE, we offer a complete range of civil engineering and construction services across the southeast United States. The wide-ranging nature of our capabilities ensure that, whatever the project, we have the skills and knowledge to realize our clients' goals. We aim for excellence in design and construction matched by the highest standards of management and technical skills.

BGE is ranked #105 in the Top 500 Design Firms in the country by *Engineering News-Record*.

Founded on integrity and a commitment to exceptional client service, our approach has resulted in long-term client relationships. In fact, we have numerous client relationships that have lasted more than 30 years.

BGE is organized as a privately owned corporation with 55 shareholder partners. Lee C. Lennard, PE, F. SAME, serves as President and CEO. Our staff of 1,000 employees enable BGE to excel in the following services:

Community Development District Services

- Stormwater infrastructure assessments
- Pond inspections
- Facility ADA compliance assessments
- Traffic sign and pavement marking condition reports
- Asphalt and concrete condition assessments
- Construction phase observation and assistance
- Engineer's Reports
- Rehabilitation infrastructure
- Bond issuance assistance
- Asset management
- Capital improvement planning
- Drainage, hydraulics and hydrology
- GIS - Asset Management Systems

Surveying

- Topographic and boundary
- Construction staking
- ROW mapping
- GPS control/real-time surveying

Utility District Services

- Water supply and distribution
- Water treatment

- Wastewater collection and treatment
- NPDES permitting
- Structural engineering and inspection
- Electrical engineering and SCADA Systems
- Lead and copper rule compliance
- Alternative capacity requirement reports for water plant facilities
- Regulatory agency coordination and consultation
- Hydraulic modeling

Land Development

- Large master-planned community developments
- Single-family housing
- Streets, utilities, and drainage
- Feasibility studies
- Golf course grading and drainage

Site Development

- Multi-family housing, retail, educational, healthcare and churches
- Parks and hike and bike trails
- Commercial and industrial
- Feasibility studies
- LEED and low impact designs

Construction Services

- Construction management
- Project/Owner representation
- Tank inspection services
- Cathodic protection services
- Unmanned Aerial Vehicle (UAV) inspection and photography

Environmental Services

- Stormwater quality and SWPPP
- Environmental documents
- Wetland delineation
- Section 404, Section 10 permits

Transportation

- Streets, roadways, highways, and freeways
- Toll roads
- Bridges

Traffic Engineering

- Signal and ITS systems
- Traffic synchronization
- Signing and markings
- Feasibility studies
- Thoroughfare planning
- Traffic impact analysis
- Intersection analysis
- Intersection design

BGE's Licenses



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

BOARD OF PROFESSIONAL ENGINEERS

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

BGE, INC.

BGE, INC.
10777 WESTHEIMER ROAD
SUITE 400
HOUSTON TX 77042

LICENSE NUMBER: CA32116

EXPIRATION DATE: FEBRUARY 28, 2025

Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
 PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

CHANG, PHILIP
 3357 COONTIE COURT
 NEW PORT RICHEY FL 34655

LICENSE NUMBER: PE57410
 EXPIRATION DATE: FEBRUARY 28, 2025
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Ron DeSantis, Governor Melanie S. Griffin, Secretary


STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS

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GIBSON, KEVIN ANTHONY
 124 SOUTH MORGAN STREET
 UNIT 3431
 TAMPA FL 33602

LICENSE NUMBER: PE95104
 EXPIRATION DATE: FEBRUARY 28, 2025
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STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS


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RAMOS, NICOLAS J.
 12140 SUGARLOAF KEY ST
 UNIT 202
 TAMPA FL 33626

LICENSE NUMBER: PE95407
 EXPIRATION DATE: FEBRUARY 28, 2025
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Florida Department of Agriculture and Consumer Services
 Division of Consumer Services
Board of Professional Surveyors and Mappers
 2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LS6889**
 Expiration Date February 28, 2025

Professional Surveyor and Mapper License
 Under the provisions of Chapter 472, Florida Statutes

JIM SULLIVAN
 13502 ARTISAN CIR
 PALM BEACH GARDENS, FL 33418-5606



WILTON SIMPSON
 COMMISSIONER OF AGRICULTURE

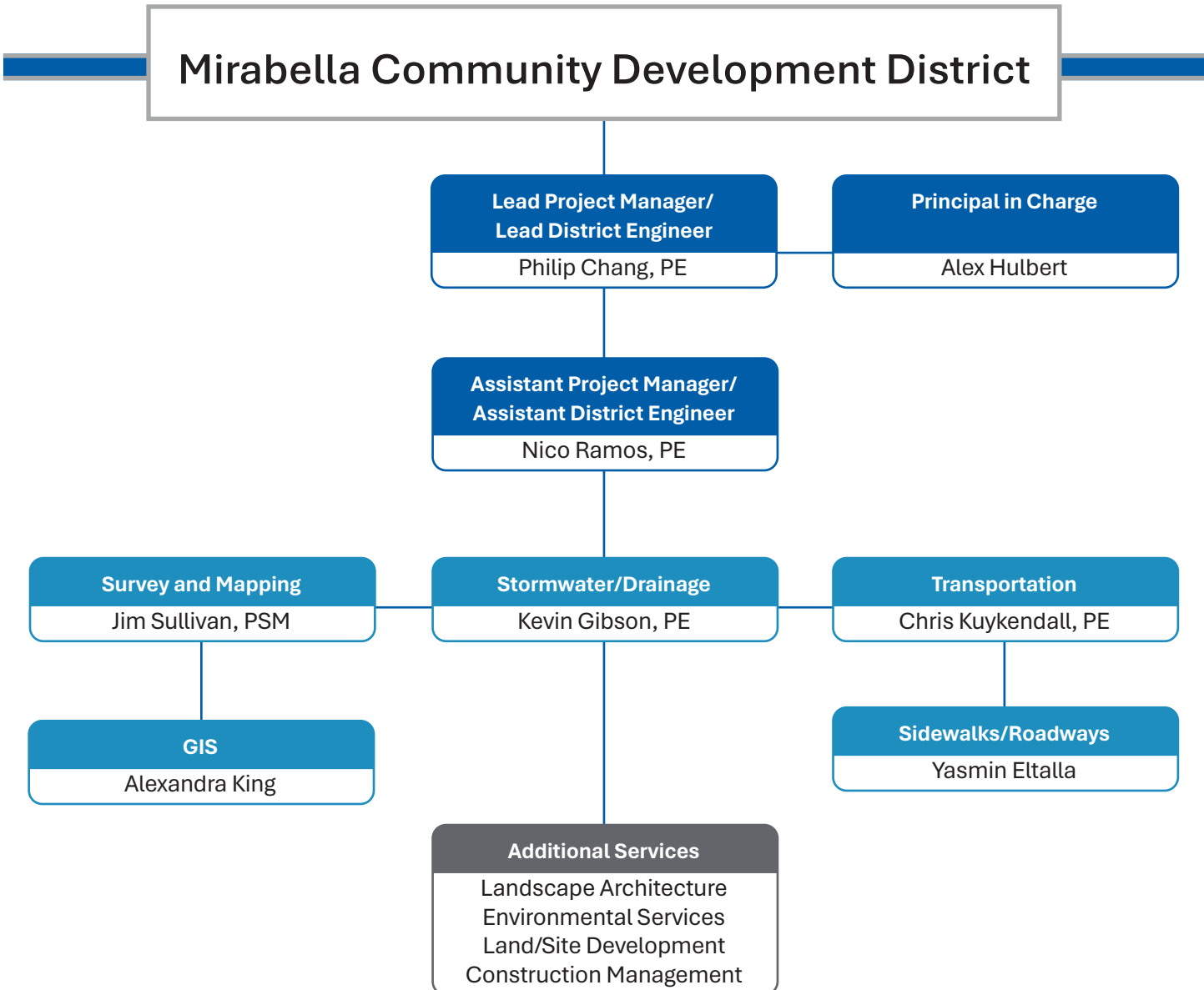
This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

BGE’s Organizational Chart

At BGE, we understand the role of the District Engineer. We provide insight and expertise to allow you to make informed decisions. We will do so by communicating frequently with the District Manager and the Field Manager to reduce surprises.

Phil Chang, PE, will be your Lead District Engineer. He has 30 years of engineering experience including 13 years as a well-respected District Engineer. He oversees our Community Development District program at BGE and has worked with several CDDs nearby, including Riverbend West, Wynnmere East, and Forest Creek, as well as many others in the Tampa Bay area.

Nico Ramos, PE, has 9 years of experience and will be your Assistant District Engineer. He will manage the day-to-day activities related to neighborhood issues as they arise. He has significant experience resolving drainage issues and assists Phil at other CDDs.





Philip Chang, PE

Lead Project Manager/Lead District Engineer

Licenses

Florida PE No. 57410

Virginia PE No. 0402041539

Education

BS, Civil Engineering, McMaster University

Background

Philip Chang has 30 years of experience focusing on civil engineering/public works, including 13 years as a District Engineer for CDDs in the Tampa Bay area. His specialty is providing practical solutions to unique project challenges. His strengths include responsiveness, reliability, communication, safety, project management, transportation safety, stormwater management, and ADA compliance.

Spring Lake Community Development District

Spring Lake Community Development District • Riverview, Florida

As District Engineer, Philip was instrumental in reconstructing and fortifying the pond banks after Hurricane Ian's storm damage. Other services included pond inspections, survey services to verify encroachment onto CDD property, assessment and resolution of drainage issues, coordination with contractors and CDD staff, and providing bidding assistance on infrastructure repair projects.

Riverbend West Community Development District

Riverbend West Community Development District • Ruskin, Florida

Philip was the District Engineer for this CDD in Ruskin in southwest Hillsborough County. In addition to pond inspections, assessing drainage issues and other typical District Engineer duties, he also coordinated with the District and the Bond Issuance teams to annex a new development/phase into the established Riverbend West Community Development District.

Forest Creek Community Development District

Forest Creek Community Development District • Parrish, Florida

As District Engineer for this CDD in Manatee County, Philip provided professional services related to the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. He also communicated monthly with the Board Chair, providing updates on projects and other ongoing tasks as needed.

Long Lake Ranch Community Development District

Long Lake Ranch Community Development District • Land O'Lakes, Florida

As District Engineer, Philip completed an assessment of ADA compliance under Title II Regulations for the District's facilities and provided a comprehensive report for the Board's review and action. Additionally, he assisted in the permitting and construction of a new utility building, completed pond inspections, facilitated survey services, and provided options related to poor drainage issues, which were implemented by the District.

Terra Bella Community Development District

Terra Bella Community Development District • Land O'Lakes, Florida

Philip was the District Engineer for this community in the Land O'Lakes area of Pasco County. His projects included a regulatory sign assessment, traffic calming analyses, drainage/roadway improvements, sidewalk condition assessments, infrastructure repair bidding, and coordination with contractors.

Philip Chang, PE ■ Lead Project Manager/Lead District Engineer

Starkey Ranch (TSR) Community Development District

TSR Community Development District • Odessa, Florida

As District Engineer, Philip assisted the community with pond inspections for Southwest Florida Water Management District (SWFWMD) certification, sidewalk/ADA assessments, CDD infrastructure repair coordination, transportation (maintenance of traffic) assistance, water use permitting assistance, contractor coordination as well right-of-way and CDD parcel verification. Assistance and coordination were also provided to the Operations Manager as needed (both in-person and via Teams).

Longleaf Community Development District

Longleaf Community Development District • New Port Richey, Florida

Philip has been the District Engineer for this CDD in the New Port Richey area of Pasco County for 13 years. As District Engineer, he provided design improvements to several stormwater management pond outfall structures that had failed, improved stormwater conveyance in the existing storm pipe system, completed regular ADA sidewalk assessments, provided guidance with regards to pavement repairs, completed pond inspections, prepared engineer's reports for bond issuance and provided practical solutions to all the issues that arose in this Traditional Neighborhood Development (TND) community.

Cordoba Ranch Community Development District

Cordoba Ranch Community Development District • Lutz, Florida

Philip is the Lead District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, he has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway/asphalt damage, right-of-way maintenance issues and parcel ownership verification/resolution. Professional services have also included survey services.

Park Place Community Development District

Park Place Community Development District • Tampa, Florida

Philip was the District Engineer for this community near Westchase in Hillsborough County. This community consisted of six different subdivisions/communities, each with its own unique characteristics. His services included the oversight of asphalt roadway repaving for the entire District, resolving drainage issues, assessing sidewalk trip hazards, verification of parcel ownership and encroachments and pond inspections to satisfy Southwest Florida Water Management District permit requirements. Additionally, Philip attended monthly meetings to provide updates to the Board of Supervisors.

Cory Lakes Community Development District

Cory Lakes Community Development District • Tampa, Florida

Philip was the District Engineer for this unique Community Development District that includes a large navigable lake in the New Tampa area of Hillsborough County. This community required multiple significant drainage structures to be reconstructed. Philip provided his services to issue a Request for Proposals (RFP) and coordinated during construction to ensure that construction observation was completed prior to releasing the final payment to the contractor. Phil provided periodic assistance/coordination to the District related to drainage issues, wetland impacts (by homeowners), roadway pavement repairs, surveying, and parcel ownership verification.



Alex Hulbert

Principal in Charge

Licenses
N/A

Education
AA, Liberal Arts, Pasco-Hernando Community College

Background

Alexander has 24 years of project management and civil design experience in land development, site design, and municipal projects. He specializes in land and site development design, including land planning, stormwater drainage systems, utilities, and permitting/coordination efforts. He has served as project manager on large-scale residential, commercial, mixed-use developments, parks, stormwater management, utility improvements, roadway projects, and infrastructure design projects in the eastern United States.

Cordoba Ranch Community Development District

Cordoba Ranch Community Development District • Lutz, Florida

Alex is the Principal in Charge for this Community Development District in Lutz in Hillsborough County. In this role, he has provided oversight to the Lead District Engineer in addressing issues related to drainage structure assessments, resolving drainage issues, roadway/asphalt damage condition assessments, right-of-way maintenance and parcel ownership verification/resolution.

Watergrass Community Development District I

Watergrass Community Development District I • Wesley Chapel, Florida

As Principal in Charge, Alex has supported the District Engineer at this community in the Wesley Chapel area of Pasco County. Projects at this District have included sidewalk condition assessments, ADA compliance, and pond inspections for Southwest Florida Water Management District (SWFWMD) certification as well as responding to resident inquiries and facilitating discussions between the District and the County. He also provided support to the District Engineer related to new bond issuances.

Longleaf Community Development District

Longleaf Community Development District • New Port Richey, Florida

Alex is the Principal in Charge for this CDD in the New Port Richey area of Pasco County and provided support to the District Engineer. The District Engineer partnered with the District to address issues related to outfall structures at stormwater management ponds, conveyance in the existing storm pipe system and ADA compliance as well as completing engineer's reports for bond issuance, performing pond inspections and providing guidance for pavement repairs in this Traditional Neighborhood Development (TND).

Veterans' Affairs Clinic

Island 301 LLC • Zephyrhills, Florida

Alex served as Project Manager for the site design of a 10-acre commercial master plan with a VA clinic as the anchor. The project included due diligence, conceptual site design, rezoning, master storm drainage in a basin of special concern, floodplain compensation, utility design, grading, site layout, and permitting.



Nico Ramos, PE

Assistant Project Manager/Assistant District Engineer

Licenses

Florida PE No. 95407

Education

BS, Civil Engineering, University of Central Florida

Background

Nico Ramos has 9 years of experience focusing on civil engineering/land development, including professional engineering services to Community Development Districts, cities, and counties. His specialties include hydrology and hydraulic (drainage) modeling and resolving common issues affecting CDDs. His strengths include analytical analysis, land development design, project management, and engineering assessment.

Cordoba Ranch Community Development District

Cordoba Ranch Community Development District • Lutz, Florida

Nico is the Assistant District Engineer for this Community Development District in Lutz in Hillsborough County. In this role, he handles the day-to-day district engineering duties and partners with the community to address a range of issues, including those related to the stormwater network, grading, roadway condition, sidewalks, and infrastructure maintenance. He also coordinates with BGE surveyors as needed for survey services affecting the District.

Sixth Avenue Stormwater Improvements

City of Zephyrhills • Zephyrhills, Florida

Nico served as a Project Engineer for a stormwater improvement project in the City's downtown core. The project included the design of the roadway stormwater management conveyance system, including a proposed stormwater attenuation and water quality storage facility. Additional elements of the project included sewer and water main (utility) extensions, sidewalks, and roadway improvements. Permitting and coordination were required with the Southwest Florida Water Management District (SWFWMD).

South Avenue Extension

City of Zephyrhills • Zephyrhills, Florida

Nico was the Project Engineer performing stormwater drainage modeling for this City project that extended a new two-lane urban roadway near the Zephyrhills airport. Project elements also included new sidewalks, water main, sewer (utility) extensions, roadway pavement markings, and signage. Regulatory agency permitting included the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT).

Veterans' Affairs Clinic

Island 301, LLC • Veterans' Affairs Clinic, Zephyrhills

Nico served as Project Engineer for the site design of this 10-acre master planned site with a Veterans Affairs clinic. The project included due diligence assessments, rezoning, conceptual site planning/design, master storm drainage design, floodplain compensation, utility design, and grading. Regulatory agency permitting included the City of Zephyrhills, Pasco County, the Florida Department of Transportation (FDOT), and the Southwest Florida Water Management District (SWFWMD).



Jim Sullivan, PSM

Survey and Mapping

Licenses
Florida, LS6889

Education
BS, Surveying and Mapping, East Tennessee State University

Technical Engineering Specialist, US Army

Background

Jim is a registered professional land surveyor with over 27 years of experience in land surveying where he began his career in the US Army before graduating from East Tennessee State University with a Bachelor of Science in Surveying & Mapping. He is an experienced Project Manager in many disciplines of Land Surveying, which has allowed him to apply the latest survey technology to everyday solutions resulting in cost savings and schedule efficiencies on a variety of design projects. Jim also holds the OSHA 10-hour Construction Safety and Health certification.

Cordoba Ranch Community Development District - Park Parcel Transfers

Cordoba Ranch Community Development District • Lutz, Florida

Jim was the Surveyor of Record for this project that required an exchange of properties between the client and the homeowner's association (HOA) that was necessitated because of a review by the insurance adjuster. He prepared exhibits based on field verification of roadways, parking areas and recreational facilities. In addition, sketches and property descriptions were completed for use by District Counsel and the HOA attorney to finalize the land transfers.

Spring Lake Community Development District - Encroachment Verification

Spring Lake Community Development District • Riverview, Florida

Jim served as the Surveyor of Record for the field verification of possible permanent encroachments into Spring Lake CDD property by a homeowner that had made improvements to his backyard as part of his swimming pool construction project. He prepared an exhibit that graphically represented the location of the property lines and the improvements that the homeowner made that extended beyond the homeowner's property onto CDD property for use by District Counsel.

Deerpark Boulevard and SR 207 Intersection

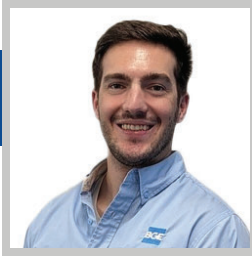
St. Johns County • Elkton, Florida

Jim served as the Surveyor of Record for the design survey to improve the intersection at SR 207 and Deerpark Blvd. to address county comments from an industrial land development project. This intersection, located less than a half mile from IH 95, has had accidents and near misses due to many warehouses being constructed. Trucks crossing traffic to turn left (eastbound) to I-95 without a signal have led to many concerns from area subdivisions. Jim surveyed 1,200 feet of SR 207 and 300 feet along the side streets. He established the right-of-way, researched for easements, performed a topographic survey including overhead wire clearances, and reviewed for encroachments. Underground utilities were located (Level B), mapped, and included in the survey.

Moon Lake Road Traffic Signal Design

Pasco County • New Port Richey, Florida

Jim served as the Surveyor of Record for design improvements at the two intersections of Slidell Street and Lakeview Drive with Moon Lake Road. Moon Lake Road is a 5-mile, two-lane rural arterial road connecting Ridge Road with SR-52. He provided a design survey that included control, right-of-way establishment, topographic survey, and subsurface utility engineering (SUE). The deliverable was processed in Open Roads Design (ORD) followed by a signed and sealed Surveyor's Report.



Kevin Gibson, PE

Stormwater/Drainage

Licenses

Florida PE No. 95104

Education

BS in Civil Engineering, University of Pittsburgh

Background

Kevin Gibson has 9 years of experience focusing on civil engineering/land development, including professional engineering services to developers, cities, and counties. His specialties include hydrology and hydraulic (drainage) modeling, grading and site development. His strengths include analytical analysis, residential land development, project management, and engineering assessment.

South Avenue Extension

City of Zephyrhills • Zephyrhills, Florida

A state funded municipal project for approximately 1,300 linear feet of new road to extend the existing South Avenue in the City of Zephyrhills. The city will be acquiring 5 acres of ROW and providing new utility and drainage infrastructure. Responsible for design of new utilities and drainage collect system for the new road extension and ensuring adjacent properties had utility services for future development.

Sumner Crossing

Boos Development Group • Riverview, Florida

Provided offsite engineering design and consulting services for the widening of Balm Road to serve a proposed mixed-use commercial development. Responsible for offsite drainage and utility design for the additional pavement and coordination with the onsite engineer.

Angeline Phase VII

Metro Development • Land O'Lakes, Florida

Provide professional consulting services for Phase VII of the overall Angeline Master Development. This phase is approximately 330 acres in size and will consist of 800+ townhome units with associated roadways, utilities, and stormwater management system. Project management services are required to ensure the project stays on schedule and have all permits in hand by Summer 2025.

Oak Stone

Metro Development • Arcadia, Florida

Provide professional consulting services for a five-phase mixed-use residential subdivision. The entire project is 640 acres in size and will consist of 2,000 units with associated roadways, utilities, stormwater management system, amenities for the community, lagoon area, and a private wastewater treatment plant. Responsible for meeting project deadlines, design of the community, and permitting services.

SHSB Naples Self-Storage

SHSB Naples LLC • Naples, Florida

Development of a 1.14 acre outparcel for a 5-story 100,000 square foot (gross) self-storage facility with associated pavement, parking, utilities, and stormwater management system. Responsible for design of the entire site and permitting services through Collier County, SFWMD, and FDOT. Ensuring that the stormwater system followed the design criteria put in place by the existing permit and coordinating with the adjacent property owner for sanitary sewer connection into their lift station.



Chris Kuykendall, PE

Transportation

Licenses

Florida PE No. 98823

Texas PE No. 86967

Education

MBA, University of Houston

BS in Civil Engineering, Texas A&M University

Background

Chris has 29 years of professional experience in planning, designing, and constructing major transportation projects in Texas, specializing in GEC and Program Management services. His experience includes bridge layouts, roadway alignment and geometry for interchanges, intersections, clearances, superelevation transitions, bearings, horizontal and vertical curves, stationing, cross-sections, size and types of layers, pavement elevations, drainage, traffic operations, and field investigations. He is proficient in the use of MicroStation, RDS, and GEOPAK.

Westpark Tollway Extension, Segment E3

Harris County Toll Road Authority • Harris County, Texas

Chris served as the Project Manager for schematic refinement design and PS&E development of a 0.6-mile segment of the Tollway to TxDOT standards. Also included is the reconstruction and widening of Alief-Clodine located south of and parallel to the Tollway. The project consists of the construction of a four-lane urban tollway, retaining walls, and the Addicks-Clodine overpass.

Fort Bend Westpark Tollway (FM 1464 to SH 99)

Fort Bend County Toll Road Authority • Fort Bend County, Texas

Chris served as the Program Manager for schematic refinement design; PS&E coordination and contract management; final design of pavement markings, signing, signalization and illumination; and construction management for the development of the 6.4 miles extension of the Westpark Tollway into Fort Bend County. The project also included ROW determination and acquisition, and utility adjustments and relocations. The project consists of a four-lane urban fully automated Automated Vehicle Identification (AVI) tollway and two-lane eastbound and westbound frontage roads (FM 1093). Project includes interchanges with FM 1464 at the eastern terminus and SH 99 at the western terminus. The project was developed and constructed per TxDOT Standard Specifications.

San Jacinto Street Improvements (Calumet to Holman)

Metropolitan Transit Authority • Houston, Texas

Chris served as the Project Manager for this “Mid-Town” urban five-lane multi-modal project. The project included 20 blocks of street improvements, driveway and sidewalk modifications, public and private utility relocations and upgrades, drainage structures, dedicated bus lanes and bus shelters.

Gessner Road Bridge over Buffalo Bayou

TxDOT • Houston, Texas

Chris served as the Project Engineer for roadway, storm sewer, water lines, sanitary sewer lines, traffic control, signing, and pavement markings for replacing twin, two-lane bridges with one six-lane bridge for TxDOT Houston District and the City of Houston.

Wellborn Road Pedestrian Passageway

Texas A&M University • College Station, Texas

Chris served as the Project Engineer for the design of a 1,000-foot-long by 60-foot-wide pedestrian passageway beneath Wellborn Road and the Union Pacific Railroad. This passageway provides continuous pedestrian access from Kyle Field (East Campus) and the new parking garage (West Campus) without interference from traffic on Wellborn Road or the railroad.



Alexandra King

GIS

Licenses

N/A

Education

BS in Geographic Information Systems and Technology,
Texas A&M University

Background

Alexandra King has 3 years of progressive experience in Geographic Information Systems specializing in the Civil Engineering field. Her expertise lies in various software tools and technologies relevant to her field including Google Suite Software, ArcMap, ArcGIS Pro, ArcPy, Esri Suite Software, Survey123, and Arc Collector.

Zephyrhills Sidewalks Resurfacing Applications

City of Zephyrhills • Zephyrhills, Florida

Alexandra developed a GIS asset management solution for tracking the resurfacing of Zephyrhills sidewalks, signage, and crosswalk striping. Enabled field workers to use ESRI's Field Maps mobile application for real-time project updates, including adding map points, comments, PDFs, and photos. Facilitated data access and updates through ESRI Experience Builder, with editing capabilities and project overviews via ESRI Dashboard.

Florida SPYGLASS, BGE, Inc.

BGE, Inc. • Statewide, Florida

Alexandra assisted in developing a tracking hub for internal client collaboration on tasks like due diligence and conflict identification. The final product was an ESRI Experience Builder, including a Web App Builder, housing state and county data such as parcels, FEMA, soil types, and certified transmission lines. This comprehensive app offers a bird's eye view of Florida, highlighting the most suitable properties for clients.

Harris County MUD 55 and 132 GIS Applications

Harris County Municipality District • Harris County, Texas

Alexandra created a web-based application to host GIS data and documents related to water, storm, and sanitary utilities for the MUD. Users can click on specific GIS layers to access these documents in the field. The application also features updates on utility inspections, presented through ESRI Experience Builder and Dashboards, allowing for easy filtering and viewing of inspection results.

FM 546 Extension Right of Way Tracking Applications

TXDOT • Collin County, Texas

Alexandra collaborated with BGE's transportation department, Texas Department of Transportation, Collin County, and the Appraisal District to develop a real-time tracker for the FM 546 Extension. Managed right-of-way coordination for 7.5-miles of roadway and over 75 properties along the corridor. Alexandra created a web-based ESRI Experience Builder to streamline the process, allowing all parties to visualize right-of-way acquisition status, manage documents, and export parcel data. This enabled the teams access to real-time information from anywhere. As a result, Alexandra delivered a solution using ESRI's Experience Builder, featuring a Dashboard, BGE editing page, and Collin County/Appraisal District editing page for field updates and documentation attachment.



Yasmin Eltalla

Sidewalks/Roadways

Licenses
N/A

Education
BS, Civil Engineering, Florida State University

Background

Yasmin Eltalla has 2 years of progressive experience with a focus on civil engineering/land development, including services to Community Development Districts, cities, and counties. Her specialties include data collection, field reviews, and construction documentation. Her strengths include GIS data collection, visual documentation, and project implementation.

Cordoba Ranch Community Development District

Cordoba Ranch Community Development District • Lutz, Florida

Yasmin reported to the Assistant District Engineer for this Community Development District in Lutz in Hillsborough County. In this role, she completed field reviews related to drainage improvements and assessments of pavement condition. She is part of the team currently assessing future roadway improvements to be completed under a phased capital improvement program.

Terra Bella Community Development District

Terra Bella Community Development District • Land O'Lakes, Florida

Yasmin assisted with the assessment of the stormwater management pond system assessment following two major hurricanes that affected the Tampa Bay area. The assessments considered the condition of the stormwater structures, concrete outfall control structures and erosion around the perimeter of the ponds. Survey services were also part of the assessment project.

Zephyrhills Sidewalks

City of Zephyrhills • Zephyrhills, Florida

Yasmin was responsible for completing site inspections for this City of Zephyrhills project, which consisted of nearly 10 miles of new sidewalks providing safe routes for schoolchildren to get to school. She tracked the progress of construction using a GIS app developed by BGE, which included progress photos and problem areas to be addressed by the contractor.

Angeline Phase VII

Metro Development • Land O'Lakes, Florida

Yasmin was part of the team undertaking the design and permitting of Angeline Phase VII. Her responsibilities included floodplain compensation/impact calculations, the layout of utilities/pipe networks, design code research, and permitting assistance.

Connerton

Wild Idea Partners, LLP • Land O'Lakes, Florida

Yasmin reported to the design Project Manager for this residential project in the central portion of Pasco County. During the project, her responsibilities included drainage/grading design, adjustments to the site layout, stormwater modeling, drainage report preparation, floodplain impact determination, and floodplain compensation. She was also integral to the completion of the construction plans.

BGE’s Past Performance and References

Cordoba Ranch Community Development District

Lutz, Florida

BGE is the District Engineer for this unique Community Development District in Lutz in Hillsborough County. In this role, BGE has assisted the community with addressing issues related to failed drainage structures, poor drainage, roadway/asphalt damage, right-of-way maintenance issues and parcel ownership verification/resolution. Professional services have also included survey services.

Point of Contact

Ms. Jayna Cooper, District Manager
Inframark, LLC
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544
813.608.8242
jayna.cooper@inframark.com

Timber Creek Community Development District

Riverview, Florida

BGE is the District Engineer for this Community Development District in Riverview in Hillsborough County. In this role, BGE is assisting the District with its efforts to remediate damage as a result of two major hurricanes that occurred within a span of about two weeks (Helene and Milton). Damage included significant erosion, displaced storm structures and pond embankment washouts. Part of BGE’s efforts include assisting the District with its efforts to obtain FEMA grants to repair the significant damage.

Point of Contact

Ms. Lisa Castoria, District Manager
Inframark, LLC
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544
656.223.7011
lisa.castoria@inframark.com

Longleaf Community Development District

New Port Richey, Florida

BGE provides engineering services to this Community Development District located in the New Port Richey area of Pasco County. Longleaf was the first community in the County developed as a Traditional Neighborhood Development (TND) where the homes have front porches and the roadway network includes rear alleys. BGE completed the Engineer’s Report necessary for the issuance of bonds to establish Neighborhood 4 as part of the District. Included in the report were the cost estimate, exhibits and a summary of the proposed capital improvements.

Point of Contact

Ms. Lisa Castoria, District Manager
Inframark, LLC
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544
656.223.7011
lisa.castoria@inframark.com

Watergrass I Community Development District

Wesley Chapel, Florida

As the District Engineer for this CDD in the Wesley Chapel area of Pasco County, BGE is responsible for the assessment of drainage issues, pond inspections, sidewalk and pavement assessments, requests for bids/quotes, contractor coordination, construction observation, and other miscellaneous professional services. Other responsibilities include attendance at monthly meetings as required, responding to resident and board inquiries and verification of encroachments to CDD parcel ownership.

Point of Contact
Ms. Kathryn Hopkinson
District Counsel
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606
813.544.1344
khopkinson@srvlegal.com

Suncoast Community Development District

Land O’Lakes, Florida

BGE provides District Engineering services to this CDD in the Land O’Lakes area of Pasco County where the Phil Chang has been the District Engineer since 2013. His past projects at the District have included pond assessment and assessment reports, sidewalk replacements, boundary fence/wall replacement, new monumentation, landscape enhancements, coordination with the County and tasks related to (post-development) bond issuance with the resident board. The longevity of the work with the District is a testament to the commitment made by the District Engineer to the Suncoast CDD.

Point of Contact
Ms. Lisa Castoria, District Manager
Inframark, LLC
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, Florida 33544
656.223.7011
lisa.castoria@inframark.com

Terra Bella Community Development District

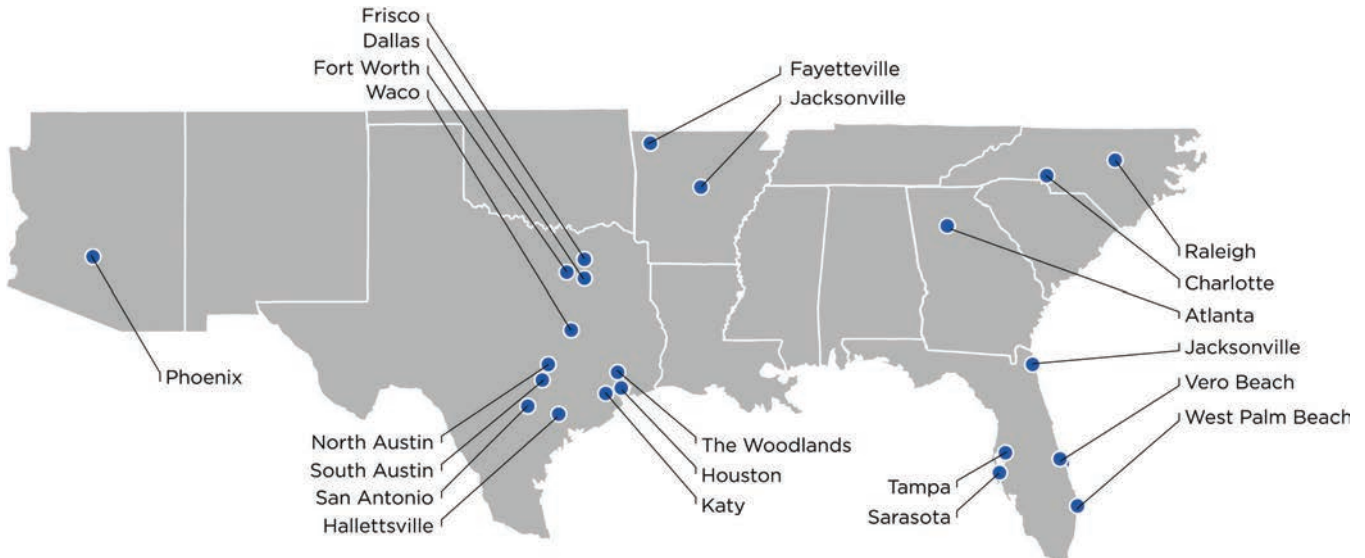
Land O’Lakes, Florida

BGE provided engineering and survey services to this CDD in the Land O’Lakes area of Pasco County. Condition assessments were undertaken to identify and quantify damage that may have resulted from two major storm events (Hurricanes Helene and Milton) which impacted the Tampa Bay area. Rainfall amounts ranged from 19 to 24 inches between the two hurricanes which occurred in the span of two weeks. Topographic services were also provided to verify grading and elevations related to stormwater infrastructure. An engineering report was provided summarizing our findings along with recommendations to address the issues identified by BGE.

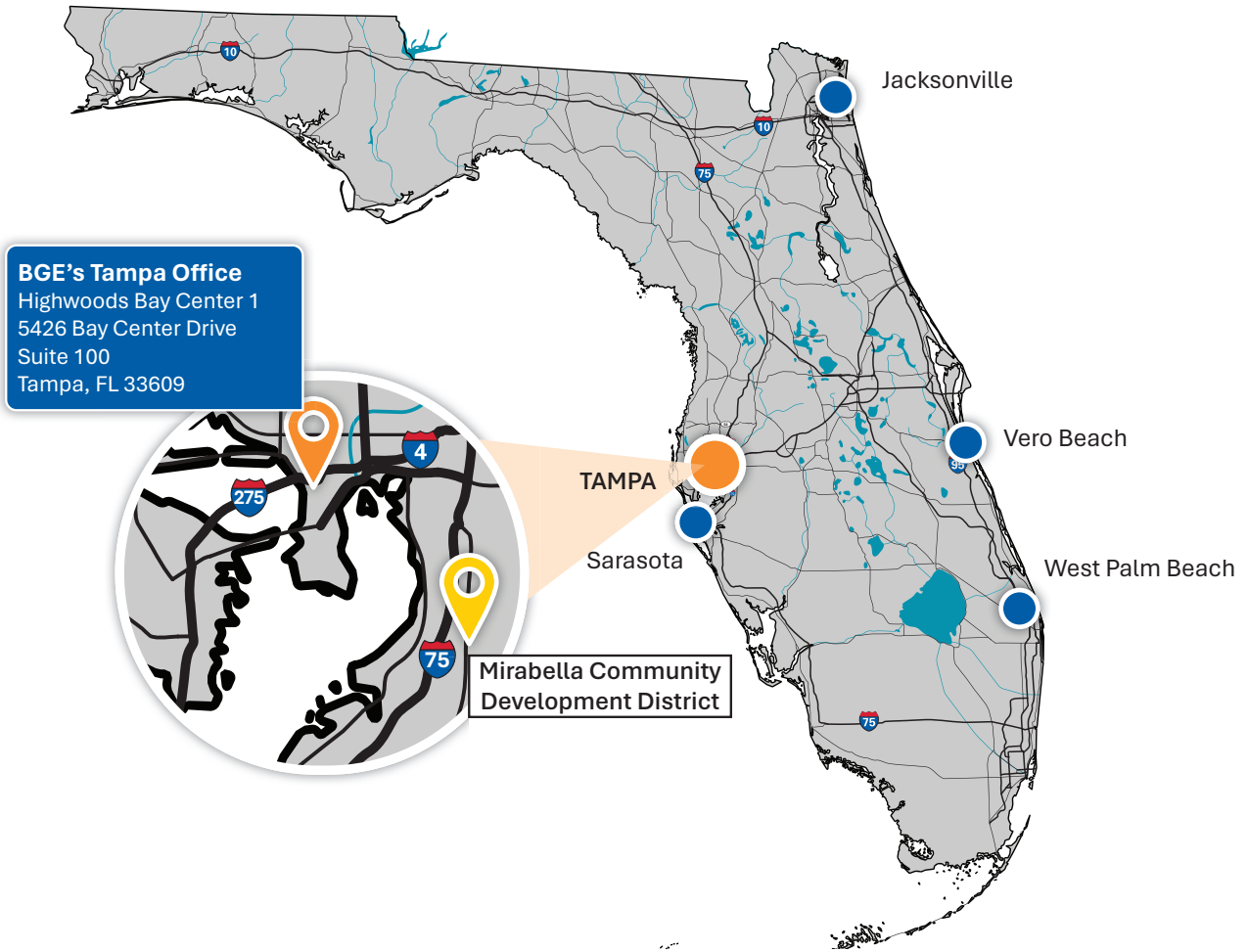
Point of Contact
Mr. Jason Greenwood
District Manager
Governmental Management Services
4530 Eagle Falls Place
Tampa, Florida 33619
813.344.4844
jgreenwood@gms-tampa.com

Geographic Location

The BGE Tampa office is conveniently located approximately 25 miles from Mirabella and will provide District Engineering services to your community. Should additional assistance be needed beyond the staff in Tampa, support will be provided by one of the other four offices located within Florida. BGE is headquartered in Houston, Texas, and has 22 offices nationwide with 1,000 staff.



BGE's 22 offices, including the firm's headquarters, located in Houston at 10777 Westheimer Road, Suite 400 Houston, Texas 77042



BGE’s Willingness to Meet Time and Budget Requirements

Our Lead District Engineer, Phil Chang, has a track record of working with CDDs that spans over 13 years in the Tampa Bay area. He understands the time and budget constraints that are typically experienced by the District. That is why his approach to addressing community issues is to provide practical solutions when appropriate instead of unnecessarily over-engineering a proposed fix.

Our practical approach was recently demonstrated in another community where several pond structures required repairs. We prepared a “relatively simple” exhibit that referenced photographic documentation and record drawings that were used to convey the required repairs to a contractor without having to prepare complicated engineered construction plans. This not only resulted in significant cost savings to the CDD for the bid documents but also allowed us to provide the information to the contractor without delay. This is the same practical approach we would apply to all projects within Mirabella.

Additionally, the makeup of our CDD team ranges from engineering graduates to highly experienced licensed professional engineers. As such, we can staff a project appropriately based on the complexity of the issue(s) and the level of experience necessary to provide a practical solution. We were able to put this into practice recently with one of our graduate engineers who was tasked with photo-documenting roadway conditions in a community for subsequent review and assessment by the District Engineer in the office. By doing so, not only were our resources managed wisely, but we also met the needs of the District while also being cognizant of their budgetary constraints. This intentional management and scheduling of our staff and projects would also be applied to the benefit of the Mirabella community.

With our continued practical approach to solving problems and thoughtful allocation of resources, we are confident that we will not only meet but exceed your expectations with regard to your time and budget requirements.



BGE's Recent, Current, and Project Workloads

With 1,000 employees across the firm, BGE's "One Team" approach allows us to adjust to workload fluctuations across our offices and regions. BGE's team of experts has the capacity to successfully partner with the District.

Our recent projects have included the following issues which are common in Community Development Districts:

- Stormwater pond inspections
- Assessing/resolving poor drainage issues
- Storm structure/pipe failure investigations and recommendations
- Roadway/pavement condition assessments
- Sidewalk/ADA reviews
- Pond slope erosion remediation
- Regulatory/traffic sign assessments
- Traffic calming assessments/reports
- Storm damage/impact assessments

The following table illustrates our team's current and projected workload and their ability to meet the needs of the District.

TEAM MEMBER	ROLE	CURRENT WORKLOAD	PROJECTED WORKLOAD
Phil Chang, PE	Lead District Engineer	65%	50%
Nico Ramos, PE	Assistant District Engineer	75%	65%
Jim Sullivan, PSM	Surveying and Mapping	75%	65%
Alexandra King	GIS	80%	70%
Kevin Gibson, PE	Stormwater/Drainage	80%	70%
Chris Kuykendall, PE	Transportation	75%	65%
Yasmin Eltalla	Sidewalks/Roadways	80%	70%



Volume of Work Previously Awarded to Consultant by District

Although the District has not previously awarded us any work, we have a diversified array of services and staff that are familiar with what is required to efficiently respond to the needs of the District.

Additionally, while BGE is not a Women/Minority Business Enterprise (WMBE) or Small Local Business Enterprise (SBE), we have regularly worked with many of these firms. Currently, we are partnering with Osiris 9, a certified SBE, as their subconsultant providing support for a transportation improvement project in Columbia County.

We are enthusiastic about partnering with the District and are ready to provide District Engineering Services immediately upon selection by the Board and the execution of an engineering services contract.





3E.



Eagle Eye Networks Camera System

Revised 1-23-25

Prepared for: Mirabella CDD

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

***Email:* Thomas@completeit.io**

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

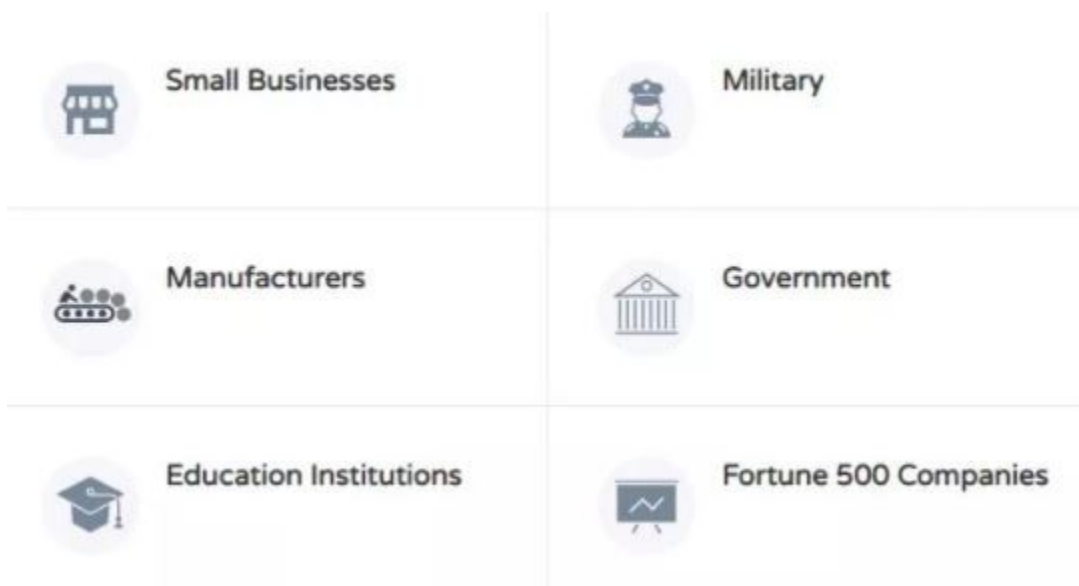


- Your Technology Professionals -
Sales, Training, & Support

Hi Mirabella CDD,

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

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



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

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



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



Worry-Free Cloud Video Surveillance for Your Business

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



Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

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



TRUE CLOUD

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



CYBER SECURE

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



OPEN PLATFORM

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



AI & ANALYTICS

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



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

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

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

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

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

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

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

Ease of Use

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

Cybersecurity

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

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





Open Platform

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

Our open API platform offers:

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

Artificial Intelligence and Analytics

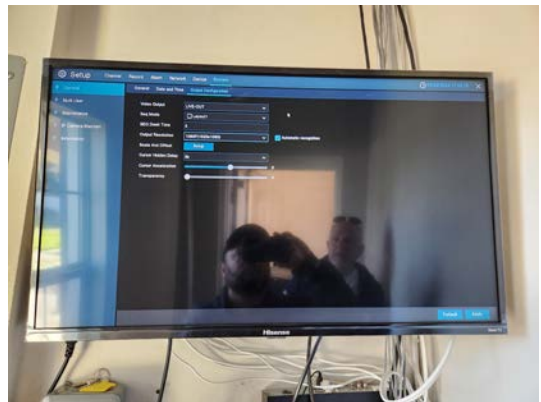
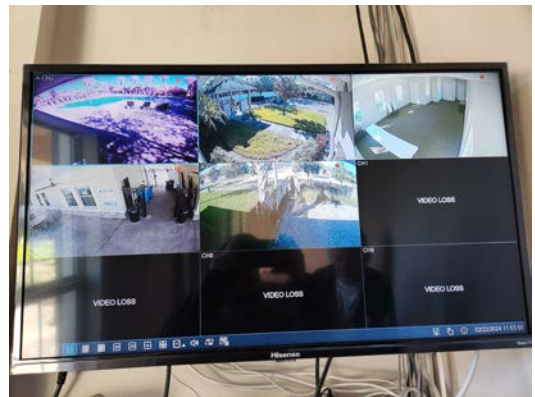
Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning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

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

Project Summary

Current Camera System:

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



Complete I.T. Camera Solution:

- Installation of new cameras
- Install new managed POE port switch
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff, district board, or patrol to:
 - Have 2-way communication through the Eagle Eye Network app. Great for at night or when allow from the phone (non-monitored)
 - Allow for custom pool closure messages right before the pool is scheduled to close. This has been proven to help disburse residents instead of them staying well after the pool closes.

- Installation of new CAT6 wire for the AXIS PA
- Remove old equipment
- Installation of UPS
- Install all new equipment on opposite wall so it is not next to the electrical panel
- **Minimum of 30-days video retention. State requirement is 30-days.**

Current Camera System Setup



Current Exterior Cameras



Interior Exterior Cameras

New Camera System



New 4MP Exterior Cameras



New 4MP Interior Exterior Cameras

Not Monitored Proposal

Camera: Eagle Eye Camera System

Equipment	Price
Camera System <ul style="list-style-type: none"> • (1) Rent CMVR 520 <ul style="list-style-type: none"> • 30+ days of onsite retention • Limited lifetime manufacturer warranty under rental agreement • (1) POE 16 Port Switch • Managed Firewall • (9) Hanwha 4MP Cameras (5-year manufacturer warranty) • Wall Mounted Server Rack • 300W UPS • Patch panel and accessories • (10) CAT6 • (1) AXIS Outdoor Network Horn Speaker for Long Range Speech Includes daily automated pool closing announcements • Labor 	\$7,319.00
Ditek Surge <ul style="list-style-type: none"> • Ditek Ethernet Surge up to 16 channels • Ditek 1000 UPS with SNMP Card • Smart Power Strip 	\$2,084.00

Estimated Camera Project Total \$9,403.00

Software Licenses:

Description	Price	QTY
Eagle Eye Bridge/CMVR Complete CB520 <ul style="list-style-type: none"> • Includes Limited lifetime manufacturer warranty under rental agreement for CMVR 520 <ul style="list-style-type: none"> • CMVR \$119 per month • Cameras \$9.50 each per month 	\$204.50	1
EEN Talk Down Feature (2-way communication)	\$15.00	1

Monthly License \$219.50

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.
7. Technician Time Rates:
 1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
 2. \$165 per hour (2 hour minimum)
8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a "**NO REFUNDS**" policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

3G.



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
 Fax: 402.502.2078

Serviced By: Signal of Tampa ("Service Provider")
 10500 University Center Drive
 Suite 140
 Tampa, FL 33612
 Kyle Scroggins
 Phone: 8134988034
 Fax: (866) 384-5416
 Email: KyleS@TeamSignal.com
 License Number(s): B1200049
Proposal Date: 2024-12-10
Good Through: 2025-01-08

Service Dates: TBD - Ongoing

Security Location

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

Bill To

Mirabella CDD
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, Florida 33598
 Phone: 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	\$1,119.20

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	\$1,119.20
Event Total	\$1,119.20

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. Unlimited alert response will be available during service hours. Client will be provided our local dispatch phone number to report any security related concerns.

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.** Waiver of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.
18. **Independent Contractors.** The parties acknowledge that Contractor, its employees and subcontractors, and its franchisees and their employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Contractor, its employees, or its franchisees or their employees to be agents or employees of the Customer.
19. **Binding Effect.** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.
20. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Contractor and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Contractor and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Contractor is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.
21. **Severability.** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
22. **Notices.** Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.
23. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.
24. **Survival.** Sections 5, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, and 25 shall survive the expiration or termination of this Agreement.
25. **Force Majeure.** No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, acts of war or terrorism, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.
26. **Assignment.** Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.
27. **Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

Client Signer Block (First/Last Name)

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

Client

Date

Title

Signal Signer Block

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

Signal Signature

Date

Title

Fourth Order of Business

4A

**MINUTES OF MEETING
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of the Supervisors of Mirabella Community Development District was held on Thursday, December 5, 2024, and called to order at 6:02 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Trivia M. Kimbrough	Chairperson
Mindy Jacobson	Vice Chairperson
Mercedes Harrison	Assistant Secretary
David Dzien	Assistant Secretary (<i>appointed during the meeting</i>)

Also, present were:

Lisa Castoria	District Manager
Dylan Schwartz Resident	Inframark (<i>via conference call</i>)

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. Consideration of Resolution 2025-01; Goals, Objectives, Performance Measures and Standards for FY 2025

i. Memorandum HB 7013 – District Goals and Objectives

On MOTION by Ms. Jacobson seconded by Mr. Dzien with all in favor, Resolution 2025-01 goals 1.1, 2.1, 3.1 were approved as presented. 4-0

B. Consideration of Proposed Refinancing of Series 2013 Bonds

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, the proposed refinancing of series 2013 Bond was approved. 4-0

C. Consideration of Palm Trees in the Pool Area

No action taken. The Board stated it is unnecessary at this time.

D. Consideration of Security Proposals

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor to rescind of previous motion to engage with EJ Worldwide for security, was approved as discussed. 4-0

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor to request not to exceed Signal security to increase coverage to 40 hours a week at a rate no more than \$27/hr. for 180 days of coverage a year plus football games, on football game days, split shift 4 hours in the morning, 4 hours for game, was approved as discussed. 4-0

E. Acceptance of Seat #4 Resignation

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, seat 4 resignation, was accepted as discussed. 4-0

On MOTION by Ms. Kimbrough seconded by Ms. Harrison with all in favor, appoint David Dzien to serve on seat 4, was approved. 4-0

The Oath of Office was administered to David Dzien and accepted the \$200 supervisor compensation.

UNDER SEPARATE COVER

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor the fence repair proposal from RKA for \$1,875, was approved. 4-0

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, Zebra back billing for \$1,200, and authorize to pay \$1,000, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisors’ Meeting Minutes of the August 22, 2024**
- B. Consideration of Operation and Maintenance Expenditures for August, September, and October of 2024**
- C. Review of Financial Statements as of August, September, and October of 2024**
- D. Ratification of FY 2023 Audit Engagement Letter**
- E. Ratification of Southshore Palm Tree Trimming Removal Proposals**
- F. Ratification of Hurricane Clean-up**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

On MOTION by Mr. Dzien seconded by Ms. Jacobson with all in favor, request a RFQ for District Engineering Services, was approved as discussed. 4-0

C. District Manager

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, to designate Mr. Dzien to work with Ms. Castoria on website discussion with vendor, was approved as discussed. 4-0

On MOTION by Ms. Jacobson seconded by Ms. Harrison with all in favor, to designate Mr. Dzien to work with Ms. Castoria with vendor Signal Security on scheduling, was approved as discussed. 4-0

SIXTH ORDER OF BUSINESS

Board of Supervisors’ Requests and Comments

The Board of Supervisors discussed and requested the following.

- Internet is not operating.
- Clubhouse blinds need repair.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Jacobson seconded by Mr. Dzien with all in favor, the meeting was adjourned at 7:06 p.m. 4-0.

Lisa Castoria
Assistant Secretary

Chairperson/Vice Chairperson

4B

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/5/2024	136754	\$643.75		NOV 2024 DISS SVCS
INFRAMARK LLC	11/5/2024	136754	\$2,500.00		NOV 2024 DISTRICT MANAGER
INFRAMARK LLC	11/5/2024	136754	\$150.00	\$3,293.75	NOV 2024 WEBSITE MAINT
INFRAMARK LLC	11/14/2024	137472	\$10.48		WEBSITE OCT 2024
INFRAMARK LLC	11/14/2024	137472	\$0.69	\$11.17	POSTAGE OCT 2024
SIGNAL 88, LLC	9/1/2024	3758509	\$4,150.40	\$4,150.40	SECURITY- SEPT 2024
SIGNAL 88, LLC	10/21/2024	3769273	\$3,112.80	\$3,112.80	SECURITY- OCT 2024
SOLITUDE LAKE MANAGEMENT, LLC	11/2/2024	PSI124201	\$227.00	\$227.00	NOV 2024 LAKE ALL MAINT
SOUTH SHORE LANDSCAPE & LAWN	11/1/2024	73931	\$1,849.05	\$1,849.05	NOV 2024 LANDSCAPE MAINT
ZEBRA CLEANING TEAM	11/1/2024	7379	\$1,050.00	\$1,050.00	NOV 2024 COMMERCIAL POOL SVCS
Monthly Contract Subtotal			\$13,694.17	\$13,694.17	
Utilities					
BOCC	11/13/2024	8155-111324 ACH	\$97.63	\$97.63	WATER
TECO	9/16/2024	9526- 091624 ACH	\$838.67	\$838.67	ELECTRIC
TECO	9/16/2024	9179-091624 ACH	\$1,508.87	\$1,508.87	ELECTRIC
TECO	9/16/2024	9344-091624 ACH	\$684.63	\$684.63	ELECTRIC
TECO	9/16/2024	8973-091624 ACH	\$160.88	\$160.88	ELECTRIC
Utilities Subtotal			\$3,290.68	\$3,290.68	
Regular Services					
ADA SITE COMPLIANCE	11/1/2024	INV-11576	\$1,500.00	\$1,500.00	COMPLIANCE
COMPLETE I.T. CORP	9/16/2024	14324	\$334.95	\$334.95	HOURLY LABOR SVC
COMPLETE I.T. CORP	10/15/2024	14551	\$86.00	\$86.00	BRIVO ONAIR TIER 1 READER
COMPLETE I.T. CORP	11/13/2024	14800	\$330.00	\$330.00	LABOR SVC
COMPLETE I.T. CORP	11/15/2024	14813	\$86.00	\$86.00	BRIVO ONAIR TIER 1
CORLIN SERVICES LLC	11/9/2024	0000198	\$510.00	\$510.00	REINSTALLATION OF PAVERS AND FENCE
EGIS INSURANCE	8/30/2024	25050	\$15,029.00	\$15,029.00	POLICY RENEWAL 10/1/24-10/1/25
LERNER REPORTING SERVICES	11/11/2024	365	\$5,000.00	\$5,000.00	DISCLOSURE FEE

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
U.S. BANK	7/25/2024	7416799	\$2,355.00	\$2,355.00	TRUSTEE FEES
Regular Services Subtotal			\$25,230.95	\$25,230.95	
TOTAL			\$42,215.80	\$42,215.80	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

136754

DATE

11/5/2024

BILL TO

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

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

12/5/2024

Services provided for the Month of: **November 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	643.75		643.75
District Management	1	Ea	2,500.00		2,500.00
Website Maintenance / Admin	1	Ea	150.00		150.00
Subtotal					3,293.75

Subtotal	\$3,293.75
Tax	\$0.00
Total Due	\$3,293.75

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

137472

DATE

11/14/2024

BILL TO

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

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

12/14/2024

Services provided for the Month of: **October 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 8-23-24 DNH*GODADDY.COM : domain renewal: \$10.48	1	Ea	10.48		10.48
Postage	1	Ea	0.69		0.69
Subtotal					11.17

Subtotal	\$11.17
Tax	\$0.00
Total Due	\$11.17

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



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

Signal 88, LLC

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

BILL TO

Mirabella CDD

14306 Romeo Blvd
Wimauma, FL 33598

INVOICE

Invoice Number: 3758509
Invoice Date: 2024-09-01
Due Date: 2024-09-16
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$4,150.40
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2024-09-01-2024-09-30	Roving Patrol Tours: Service Location: Mirabella CDD	80	\$51.88	\$4,150.40

Subtotal	\$4,150.40
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$4,150.40

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

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



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

Signal 88, LLC

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

BILL TO

Mirabella CDD

14306 Romeo Blvd.
 Wimauma, FL 33598

INVOICE

Invoice Number: 3769273
 Invoice Date: 10-21-2024
 Due Date: 10-21-2024
 Terms: NET15
 Customer ID: 102824
 Customer PO:

Amount Due: \$3,112.80
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
10-21-2024-10-21-2024	Roving Patrol Tours: This includes the credit of Hurricane Milton Service Location: Mirabella CDD	68	\$51.88	\$3,527.84
10-21-2024-10-21-2024	Discount: Discount for missed September days - Hurricane Helen Service Location: Mirabella CDD	12	-\$51.88	-\$622.56
10-21-2024-10-21-2024	Dedicated Security Officer: Football Game Service Location: Mirabella CDD	4	\$51.88	\$207.52

Subtotal \$3,112.80
 Sales tax \$0.00
 1) FLORIDA FL STATE TAX (6) \$0.00
 2) HILLSBOROUGH FL COUNTY TAX (1.5) \$0.00
 Total \$3,112.80

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

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI124201
 Invoice Date: 11/2/2024

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

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

Ship Via
 Ship Date 11/2/2024
 Due Date 12/2/2024
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 11/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2024 - 11/30/2024 Mirabella-Lake-ALL		1	1	227.00	227.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 227.00

Subtotal: 227.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 227.00

INVOICE

Mailing Address

PO Box 3553
Apollo Beach, FL 33572

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



Bill to

Mirabella

Invoice details

Invoice no.: 73931
Terms: Net 30
Invoice date: 11/01/2024

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

Note to customer

Thank you for your business!

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

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

Mirabella

Bill to
Mirabella
10635 County Road 672
, FL.
Riverview, FL 33579

Invoice details

Invoice no.: 7379
Terms: Net 30
Invoice date: 11/01/2024
Due date: 12/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,050.00	\$1,050.00

Total **\$1,050.00**

Mail to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	11/13/2024	12/04/2024

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	10/14/2024	15551	11/08/2024	15570	1900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.74
Water Base Charge	\$20.91
Water Usage Charge	\$1.96
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$12.39

Summary of Account Charges

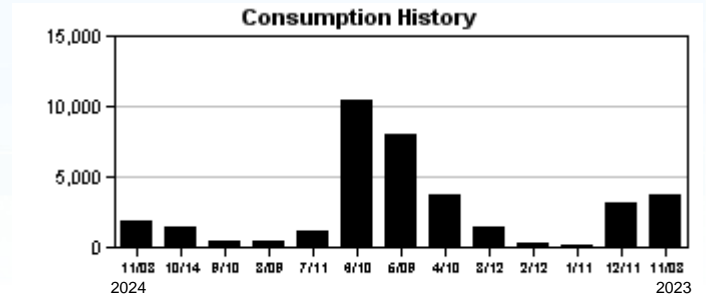
Previous Balance	\$87.56
Net Payments - Thank You	\$-87.56
Total Account Charges	\$97.63
AMOUNT DUE	\$97.63

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-733-5519 X 54133.

The one-day-per-week watering restrictions for unincorporated Hillsborough County have been lifted. Current year-round rules now allow watering twice per week on designated days. Find your watering days at HCFL.gov/WaterRestrictions.



Hillsborough County Florida

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



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

443 8

DUE DATE	12/04/2024
AMOUNT DUE	\$97.63
AMOUNT PAID	



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

Statement Date: September 16, 2024


Amount Due:	\$838.67
Due Date: October 07, 2024	
Account #: 211003639526	

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

Account Summary

Current Service Period: August 09, 2024 - September 10, 2024	
Previous Amount Due	\$838.67
Payment(s) Received Since Last Statement	-\$838.67
Current Month's Charges	\$838.67
Amount Due by October 07, 2024	\$838.67

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211003639526
Due Date: October 07, 2024

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

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

Amount Due:	\$838.67
Payment Amount:	\$ _____

663729777904

Your account will be drafted on October 07, 2024

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

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




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

Account #: 211003639526
Statement Date: September 16, 2024
Charges Due: October 07, 2024

Service Period: Aug 09, 2024 - Sep 10, 2024

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	686 kWh @ \$0.03406/kWh	\$23.37
Fixture & Maintenance Charge	19 Fixtures	\$369.06
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	686 kWh @ \$0.03127/kWh	\$21.45
Storm Protection Charge	686 kWh @ \$0.03877/kWh	\$26.60
Clean Energy Transition Mechanism	686 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	686 kWh @ \$0.00074/kWh	\$0.51
Florida Gross Receipt Tax		\$1.85
Lighting Charges		\$838.67






Total Current Month's Charges \$838.67

Important Messages

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: September 16, 2024


Amount Due:	\$1,508.87
Due Date:	October 07, 2024
Account #:	211003639179

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

Account Summary

Current Service Period: August 09, 2024 - September 10, 2024	
Previous Amount Due	\$1,508.87
Payment(s) Received Since Last Statement	-\$1,508.87
Current Month's Charges	\$1,508.87
Amount Due by October 07, 2024	\$1,508.87

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



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 211003639179
Due Date: October 07, 2024

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

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

Amount Due:	\$1,508.87
Payment Amount:	\$ _____

663729777902

Your account will be drafted on October 07, 2024

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

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

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



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

Account #: 211003639179
Statement Date: September 16, 2024
Charges Due: October 07, 2024

Service Period: Aug 09, 2024 - Sep 10, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	490 kWh @ \$0.03406/kWh	\$16.69
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Pole / Wire	35 Poles	\$728.70
Lighting Fuel Charge	490 kWh @ \$0.03127/kWh	\$15.32
Storm Protection Charge	490 kWh @ \$0.03877/kWh	\$19.00
Clean Energy Transition Mechanism	490 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	490 kWh @ \$0.00074/kWh	\$0.36
Florida Gross Receipt Tax		\$1.32
Lighting Charges		\$1,508.87

Total Current Month's Charges **\$1,508.87**

Important Messages

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

Contact Us

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

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

Statement Date: September 16, 2024

Amount Due: \$684.63

Due Date: October 07, 2024
Account #: 211003639344

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

Account Summary


Current Service Period: August 09, 2024 - September 10, 2024	
Previous Amount Due	\$536.63
Payment(s) Received Since Last Statement	-\$536.63
Current Month's Charges	\$684.63
Amount Due by October 07, 2024	\$684.63

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

Your Energy Insight

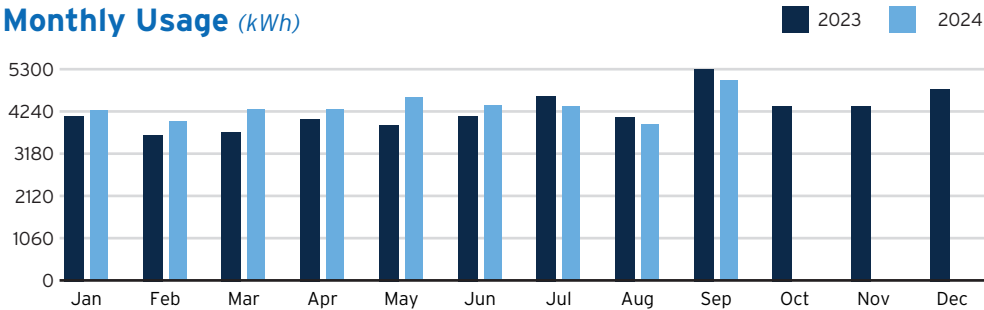
Your average daily kWh used was **5% lower** than the same period last year.

Your average daily kWh used was **12.59% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211003639344
Due Date: October 07, 2024

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

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

Amount Due: \$684.63

Payment Amount: \$ _____

663729777903

Your account will be drafted on October 07, 2024

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

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

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



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

Account #: 211003639344
Statement Date: September 16, 2024
Charges Due: October 07, 2024

Meter Read

Service Period: Aug 09, 2024 - Sep 10, 2024

Rate Schedule: General Service - Non Demand

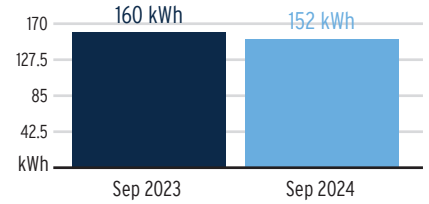
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	09/10/2024	39,245		34,214		5,031 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.75000		\$24.75
Energy Charge	5,031 kWh @ \$0.08192/kWh		\$412.14
Fuel Charge	5,031 kWh @ \$0.03157/kWh		\$158.83
Storm Protection Charge	5,031 kWh @ \$0.00775/kWh		\$38.99
Clean Energy Transition Mechanism	5,031 kWh @ \$0.00427/kWh		\$21.48
Storm Surcharge	5,031 kWh @ \$0.00225/kWh		\$11.32
Florida Gross Receipt Tax			\$17.12
Electric Service Cost			\$684.63

Total Current Month's Charges \$684.63

Avg kWh Used Per Day



Important Messages

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

Contact Us

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

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

Statement Date: September 16, 2024

Amount Due:	\$160.88
Due Date: October 07, 2024	
Account #: 211003638973	

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

Account Summary


Current Service Period: August 09, 2024 - September 10, 2024	
Previous Amount Due	\$168.29
Payment(s) Received Since Last Statement	-\$168.29
Current Month's Charges	\$160.88
Amount Due by October 07, 2024	\$160.88

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

Your Energy Insight

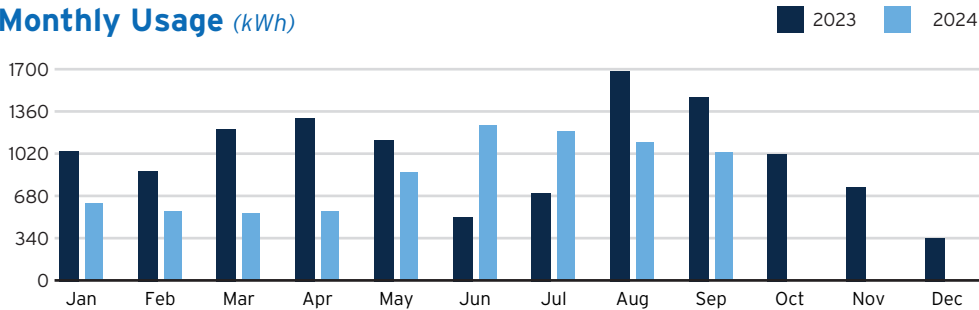
Your average daily kWh used was **29.55% lower** than the same period last year.

Your average daily kWh used was **18.42% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211003638973
Due Date: October 07, 2024

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

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

Amount Due:	\$160.88
Payment Amount:	\$ _____

663729777901

Your account will be drafted on October 07, 2024

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

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

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



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

Account #: 211003638973
Statement Date: September 16, 2024
Charges Due: October 07, 2024

Meter Read

Meter Location: SIGN-IRR

Service Period: Aug 09, 2024 - Sep 10, 2024

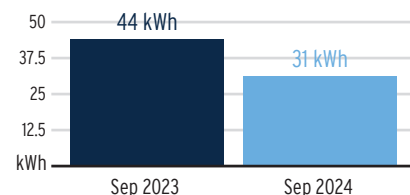
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551750	09/10/2024	36,817	35,783	1,034 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,034 kWh @ \$0.08192/kWh	\$84.71
Fuel Charge	1,034 kWh @ \$0.03157/kWh	\$32.64
Storm Protection Charge	1,034 kWh @ \$0.00775/kWh	\$8.01
Clean Energy Transition Mechanism	1,034 kWh @ \$0.00427/kWh	\$4.42
Storm Surcharge	1,034 kWh @ \$0.00225/kWh	\$2.33
Florida Gross Receipt Tax		\$4.02
Electric Service Cost		\$160.88

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$160.88

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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 Toll Free: **866-689-6469**
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
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ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
 Mirabella CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11576	11/01/2024	\$1,500.00	11/15/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

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



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

Invoice # 14324
Invoice Date 09-16-24
Balance Due \$334.95

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 1-hour	\$165.00	2.0	\$330.00
Late Fee	Late Fee	\$4.95	1.0	\$4.95

Subtotal	\$334.95
Tax	\$0.00
Invoice Total	\$334.95
Payments	\$0.00
Credits	\$0.00
Balance Due	\$334.95

Invoice Ticket

Ticket Date	Mon 09-09-24 10:41 AM
Ticket #	11082
Subject	Panel is showing offline

Ticket Issue

Initial Issue
 Mon 09-09-24 10:41 AM Panel is showing offline. We need to send a technician out there to make determine if it is our equipment or Spectrums.
 Michael Fernandez

Ticket Comments

Date	Comment
Update Tue 09-10-24 09:25 AM Michael Fernandez	Went on site to check the status of the panels. The modem that was on site was not powering on at all. I called spectrum and scheduled a tech to be out there 9/10/24 between 4 and 5pm. The issue was resolved and the panels are now online.
Initial Issue Mon 09-09-24 10:41 AM Michael Fernandez	Panel is showing offline. We need to send a technician out there to make determine if it is our equipment or Spectrums.

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



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

Invoice #	14551
Invoice Date	10-15-24
Balance Due	\$86.00

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

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

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



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

Invoice #	14800
Invoice Date	11-13-24
Balance Due	\$330.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 1-hour	\$165.00	2.0	\$330.00

Subtotal	\$330.00
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$330.00

Invoice Ticket

Ticket Date	Thu 10-31-24 05:01 PM
Ticket #	11201
Subject	Camera login for Phone

Ticket Issue

Initial Issue Thu 10-31-24 05:01 PM Michael Fernandez	Mindy is having issues getting access to the cameras on her phone. I will go on site and try to get her access.
---	---

Ticket Comments

Date	Comment
Update Wed 11-13-24 12:33 PM Michael Fernandez	While on site I noticed they were getting a public IP and their router was not receiving internet. Their modem was not directly plugged into their router so I fixed that and changed the IP of the DVR and was able to add the cameras to Mindy's phone.
Initial Issue Thu 10-31-24 05:01 PM Michael Fernandez	Mindy is having issues getting access to the cameras on her phone. I will go on site and try to get her access.

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



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

Invoice #	14813
Invoice Date	11-15-24
Balance Due	\$86.00

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

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



CorlinServices LLC
 7818126511
 11237 Spring Point Circle
 Riverview, FL 33579

Billed To
 Mirabella
 Lisa Castoria

Date of Issue
 11/09/2024

Due Date
 12/09/2024

Invoice Number
 0000198

Amount Due (USD)
\$510.00

Description	Rate	Qty	Line Total
reinstallation of pavers and fence (2 sections) at pool - provide temporary fence during repair for security, pour foundation to support pavers	\$510.00	1	\$510.00

Subtotal	510.00
Tax	0.00
Total	510.00
Amount Paid	0.00
Amount Due (USD)	\$510.00

INVOICE



Customer	Mirabella Community Development District
Acct #	796
Date	08/30/2024
Customer Service	Christina Wood
Page	1 of 1

Mirabella Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 15,029.00
Payment Amount	
Payment for:	Invoice#25050
100124725	

Thank You

Please detach and return with payment



Customer: Mirabella Community Development District

Invoice	Effective	Transaction	Description	Amount
25050	10/01/2024	Renew policy	Policy #100124725 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	15,029.00

Total
\$ 15,029.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	08/30/2024

Invoice

Lerner Reporting Services, Inc.
 5711 Yeats Manor Dr, #401
 Tampa, FL 33616
 (813) 786-2094

Date	Invoice #
11/11/2024	365

Bill To
Mirabella CDD c/o Bryan Radcliff, Meritus Districts 5680 W. Cypress Street, Suite A Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Amount
	Mirabella CDD Annual Disclosure Fee	5,000.00

Total	\$5,000.00
--------------	-------------------

Please wire to:
 Valley National Bank
 P.O. Box 558
 Wayne, NJ 07474-0558
 Routing #: 021201383
 Lerner Reporting Services, Inc.
 Account #: 5000074414

Or mail to:
 5711 Yeats Manor Drive, # 401
 Tampa, FL 33616
 Direct all questions to:
 Scott Campbell
 scampbell@lerneradvisors.com
 (813) 898-0284



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

7416799



000003605 02 SP 106481096209387 P

Mirabella Community Development Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





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

Invoice Number: 7416799
Account Number: 275175000
Invoice Date: 07/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Mirabella Community Development Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

MIRABELLA CDD 2015

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$2,355.00

All invoices are due upon receipt.

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

MIRABELLA CDD 2015

Invoice Number: 7416799
Account Number: 275175000
Current Due: \$2,355.00

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275175000
Invoice # 7416799
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7416799
 Invoice Date: 07/25/2024
 Account Number: 275175000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2024 - 06/30/2025				\$2,000.00
19190 Other amortization schedule 2023 for extraordinary fee	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arrears 07/01/2023 - 06/30/2024				\$200.00
Incidental Expenses 07/01/2024 to 06/30/2025	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,355.00



MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS	12/6/2024	2504811120624 ACH	\$119.98	\$119.98	SVC PRD 12/06/24-01/05/24
INFRAMARK LLC	12/3/2024	139069	\$643.75		DEC 2024 DISS SVCS
INFRAMARK LLC	12/3/2024	139069	\$2,500.00		DISTRICT MGMT DEC 2024
INFRAMARK LLC	12/3/2024	139069	\$150.00	\$3,293.75	WEBSITE MAINT DEC 2024
INFRAMARK LLC	12/20/2024	139870	\$3.15		COPIES NOV 2024
INFRAMARK LLC	12/20/2024	139870	\$36.09	\$39.24	LISA M AMAZON
SIGNAL 88, LLC	11/4/2024	3774075	\$3,112.80	\$3,112.80	SECURITY- NOV 2024
SIGNAL 88, LLC	12/2/2024	3779984	\$3,112.80	\$3,112.80	SECURITY- DEC 2024
SOLITUDE LAKE MANAGEMENT, LLC	12/2/2024	PSI130927	\$227.00	\$227.00	DEC 2024 LAKE ALL MAINT
SOUTH SHORE LANDSCAPE & LAWN	12/3/2024	73971	\$1,849.05	\$1,849.05	DEC 2024 LANDSCAPE MAINT
STANTEC CONSULTING SERVICES	12/11/2024	2326635	\$2,456.00	\$2,456.00	ENGINEERING SERVICE
ZEBRA CLEANING TEAM	12/1/2024	7487	\$1,050.00	\$1,050.00	DEC 2024 COMMERCIAL POOL SVCS
Monthly Contract Subtotal			\$15,260.62	\$15,260.62	
Variable Contract					
DAVID ALAN DZIEN	12/5/2024	DD 120524	\$200.00	\$200.00	SUPERVISOR FEE
MERCEDES JERESSA HARRISON	12/5/2024	MH 120524	\$200.00	\$200.00	SUPERVISOR FEE
MINDY ROBYN JACOBSON	12/5/2024	MJ 120524	\$200.00	\$200.00	SUPERVISOR FEES
TIMES PUBLISHING COM	12/18/2024	13607-121824	\$716.00	\$716.00	Notice of RFQ District Engineer Ad
TRIVIA M. KIMBROUGH	12/5/2024	TK 120524	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$1,516.00	\$1,516.00	
Utilities					
TECO	12/16/2024	9179-121624 ACH	\$1,508.87	\$1,508.87	ELECTRIC
TECO	12/16/2024	9526-121624 ACH	\$838.67	\$838.67	ELECTRIC
TECO	12/16/2024	8973-121624 ACH	\$26.97	\$26.97	ELECTRIC
TECO	12/16/2024	9344-121624 ACH	\$560.68	\$560.68	ELECTRIC
Utilities Subtotal			\$2,935.19	\$2,935.19	
Regular Services					

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
COMPLETE I.T. CORP	12/15/2024	15047	\$86.00	\$86.00	BRIVO ONAIR TIER 1
COMPUTERSHARE TRUST COMPANY, N.A.	11/20/2024	112024-3900	\$3,500.00	\$3,500.00	TRUSTEE FEE
HOME TEAM PEST DEFENSE INC.	11/22/2024	105436468	\$110.00	\$110.00	PEST SERVICES
HOME TEAM PEST DEFENSE INC.	10/28/2024	104731679	\$110.00	\$110.00	PEST SERVICES
JNJ CLEANING SERVICES LLC	12/1/2024	0458	\$675.00	\$675.00	AMENITY CLEANING
STRALEY ROBIN VERICKER	11/22/2024	25575	\$148.50	\$148.50	PROF SVCS THRU OCT 2024
Regular Services Subtotal			\$4,629.50	\$4,629.50	
TOTAL			\$24,341.31	\$24,341.31	

December 6, 2024
 Invoice Number: 2504811120624
 Account Number: **8337 12 029 2504811**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Call **1-866-947-7249** today and ask how Spectrum Business Connect, our all-in-one cloud-based communication system, can help your business stay connected to your employees, vendors, and customers.

GOOD NEWS! Your business is eligible for one line of Mobile Unlimited for one year. Call **1-844-308-0021** to speak with a Spectrum Business Specialist today!



Summary *Service from 12/06/24 through 01/05/25 details on following pages*

Previous Balance	119.98
Payments Received -Thank You!	-119.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Other Charges	0.00
Current Charges	\$119.98
<i>YOUR AUTO PAY WILL BE PROCESSED 12/23/24</i>	
Total Due by Auto Pay	\$119.98

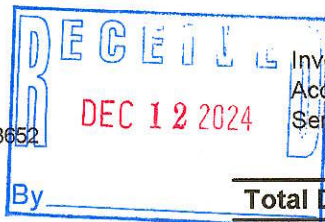
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 06 12072024 NNNNNNNN 01 001079 0004

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



December 6, 2024

Mirabella CDD

Invoice Number: 2504811120624
 Account Number: 8337 12 029 2504811
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Total Due by Auto Pay \$119.98



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: Mirabella CDD
 2504811120624
 Account Number: 8337 12 029 2504811
 Security Code: 3706

Contact Us

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

8633 2390 NO RP 06 12072024 NNNNNNNN 01 001079 0004

Charge Details

Previous Balance		119.98
EFT Payment	11/23	-119.98
Remaining Balance		\$0.00

Payments received after 12/06/24 will appear on your next bill.

Service from 12/06/24 through 01/05/25

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-30.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$119.98

Spectrum Business™ Internet Total \$119.98

Other Charges

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

Current Charges \$119.98

Total Due by Auto Pay \$119.98

Billing Information

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

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

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

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

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

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

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

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



Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



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





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139069

DATE

12/3/2024

BILL TO

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

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

1/2/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	643.75		643.75
District Management	1	Ea	2,500.00		2,500.00
Website Maintenance / Admin	1	Ea	150.00		150.00
Subtotal					3,293.75

Subtotal	\$3,293.75
Tax	\$0.00
Total Due	\$3,293.75

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



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

Signal 88, LLC

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

BILL TO

Mirabella CDD

14306 Romeo Blvd.
Wimauma, FL 33598

INVOICE

Invoice Number: 3779984
Invoice Date: 2024-12-02
Due Date: 2024-12-17
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$3,112.80
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2024-12-01-2024-12-31	Roving Patrol Tours: Service Location: Mirabella CDD	60	\$51.88	\$3,112.80

Subtotal	\$3,112.80
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$3,112.80

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

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



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

Signal 88, LLC

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

BILL TO

Mirabella CDD

14306 Romeo Blvd.
Wimauma, FL 33598

INVOICE

Invoice Number: 3774075
Invoice Date: 11-04-2024
Due Date: 11-19-2024
Terms: NET15
Customer ID: 102824
Customer PO:

Amount Due: \$3,112.80
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
11-01-2024-11-30-2024	Roving Patrol Tours: Service Location: Mirabella CDD	60	\$51.88	\$3,112.80

Subtotal	\$3,112.80
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$3,112.80

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

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



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI130927
 Invoice Date: 12/2/2024

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

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

Ship Via
 Ship Date 12/2/2024
 Due Date 1/1/2025
 Terms Net 30

Customer ID 8108
 P.O. Number
 P.O. Date 12/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2024 - 12/31/2024 Mirabella-Lake-ALL		1	1	227.00	227.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 227.00

Subtotal: 227.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 227.00

INVOICE

Mailing Address

PO Box 3553
Apollo Beach, FL 33572

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



Bill to

Mirabella

Invoice details

Invoice no.: 73971
Terms: Net 30
Invoice date: 12/03/2024

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

Note to customer

Thank you for your business!

Invoice Number	2326635
Invoice Date	December 11, 2024
Purchase Order	215612179
Customer Number	99870
Project Number	215612179

Bill To

Mirabella Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive,
 Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services
 Inc. (SCSI)
 13980 Collections Center
 Drive
 Chicago IL 60693
 United States

Project	Mirabella CDD			
	Project Manager	Sahebkar, Hamid	For Period Ending	December 9, 2024
	Current Invoice Total (USD)	2,456.00		

Top Task	2025	2025 FY General Consulting		
<u>Professional Services</u>				
Category/Employee			Current Hours	Rate
				Current Amount
		Nurse, Vanessa M	10.25	160.00
		Henke, Emily Kirsten	0.50	176.00
		Waag, R Tyson (Tyson)	4.00	182.00
		Subtotal Professional Services	<u>14.75</u>	<u>2,456.00</u>
Top Task Subtotal	2025 FY General Consulting			2,456.00
		Total Fees & Disbursements		<u>2,456.00</u>
		INVOICE TOTAL (USD)		2,456.00

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-11-14	215612179	2025	Direct - Regular	HENKE, EMILY KIRSTEN	0.50	176.00	88.00	PARCEL LINES GIS TO CAD	
2024-10-15	215612179	2025	Direct - Overtime	NURSE, VANESSA M	0.50	160.00	80.00	COORDINATION WITH CLIENT RE: UPCOMING MAPPING AND ASSOCIATED CHANGE ORDER	
2024-10-22	215612179	2025	Direct - Overtime	NURSE, VANESSA M	1.00	160.00	160.00	PROJECT COORDINATION RE: NEW MAPPING	
2024-10-24	215612179	2025	Direct - Overtime	NURSE, VANESSA M	1.50	160.00	240.00	PROJECT COORDINATION RE: NEW MAPPING	
2024-11-08	215612179	2025	Direct - Overtime	NURSE, VANESSA M	1.00	160.00	160.00	PULLED PLATS AND DEEDS TO PREPARE PROPOSAL FOR MAPPING	
2024-11-11	215612179	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	FINANCIAL REVIEW	
2024-11-12	215612179	2025	Direct - Overtime	NURSE, VANESSA M	1.00	160.00	160.00	PREPARED OWNERSHIP MAP	
2024-11-13	215612179	2025	Direct - Overtime	NURSE, VANESSA M	1.00	160.00	160.00	PREPARED OWNERSHIP MAP	
2024-11-18	215612179	2025	Direct - Regular	NURSE, VANESSA M	3.50	160.00	560.00	PREPARED OWNERSHIP & EASEMENT MAPS	
2024-11-19	215612179	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED OWNERSHIP & EASEMENT MAPS	
2024-11-04	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE AND FOLLOWING UP ON MAPPING.	
2024-11-11	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	FINANCIAL MEETING	
2024-11-12	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	EMAIL CORRESPONDENCE REGARDING MAPPING	
2024-11-13	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	BEGIN OWNERSHIP AND MAINTENANCE MAPPING	
2024-11-14	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE WITH THE DM REGARDING THE MAPPING REQUESTED.	
2024-11-15	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	FOLLOW UP REGARDING MAPPING	
2024-11-17	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	TEAM DISCUSSION REGARDING OWNERSHIP AND EASEMENT MAPPING.	
2024-11-18	215612179	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW FINAL OWNERSHIP AND EASEMENT MAPPING AND DISTRIBUTE TO THE DM.	
Total Project 215612179					14.75		\$2,456.00		

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

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

Mirabella

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

Invoice details

Invoice no.: 7487
Terms: Net 30
Invoice date: 12/01/2024
Due date: 12/31/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,050.00	\$1,050.00

Total **\$1,050.00**

Mail to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003

MIRABELLA CDD

MEETING DATE: December 5, 2024

DMS Staff Signature: _____

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

MIRABELLA CDD

MEETING DATE: December 5, 2024

DMS Staff Signature: 

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

MIRABELLA CDD

MEETING DATE: December 5, 2024

DMS Staff Signature: 

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



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
12/18/24-12/18/24		MIRABELLA COMMUNITY DEV. DISTR CT	
Billing Date		Sales Rep	Customer Account
12/18/2024		Jean Mitotes	TB121446
Total Amount Due		Invoice Number	
\$716.00		13607-121824	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/18/24	12/18/24	13607	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Notice of RFQ for District Engineering \$	2	1.00x88.00 L	\$714.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
12/18/24-12/18/24		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
12/18/2024		Jean Mitotes	TB121446
Total Amount Due		Invoice Number	
\$716.00		13607-121824	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of RFQ for District Engineering S was published in said newspaper by print in the issues of 12/18/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

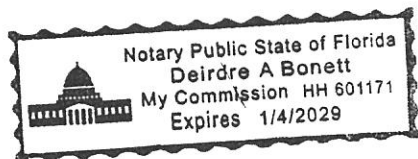
Signature of Affiant _____

Sworn to and subscribed before me this **12/18/2024**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

RFQ for District Engineering Services

The Mirabella Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by **3:00 p.m. (EST), on Friday, January 3, 2025**, to the attention of District Manager Lisa Castoria, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Lisa Castoria, District Manager at Lisa.Castoria@inframark.com.

Publish on December 18, 2024

13607

MIRABELLA CDD

MEETING DATE: December 5, 2024

DMS Staff Signature: 

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



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

Statement Date: December 16, 2024

Amount Due: \$1,508.87

Due Date: January 06, 2025

Account #: 211003639179

DO NOT PAY. Your account will be drafted on January 06, 2025

Account Summary

Current Service Period: November 09, 2024 - December 10, 2024

Previous Amount Due	\$1,508.87
Payment(s) Received Since Last Statement	-\$1,508.87

Current Month's Charges **\$1,508.87**

Amount Due by January 06, 2025 **\$1,508.87**

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



Scan here to view your account online.

00000062-0000640-Page 3 of 20



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



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

Account #: 211003639179

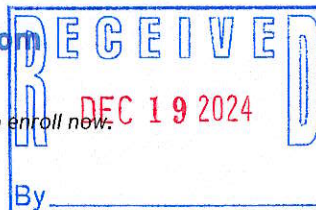
Due Date: January 06, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$1,508.87

Payment Amount: \$ _____

611878213587

Your account will be drafted on January 06, 2025

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

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

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



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

Account #: 211003639179
Statement Date: December 16, 2024
Charges Due: January 06, 2025

Service Period: Nov 09, 2024 - Dec 10, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

Table with 3 columns: Description, Quantity/Rate, and Amount. Includes categories like Lighting Energy Charge, Fixture & Maintenance Charge, etc., totaling \$1,508.87.

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill.

Important Rate Information. Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025.

Lighting Customers - Important Rate Information. Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed lighting rate adjustments to take effect in January 2025.

Total Current Month's Charges \$1,508.87

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

Ways To Pay Your Bill

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

Contact Us

- Online: TampaElectric.com
Hearing Impaired/TTY: 7-11
Phone: Commercial Customer Care: 866-832-6249; Residential Customer Care: 813-223-0800 (Hillsborough), 863-299-0800 (Polk County), 888-223-0800 (All Other Counties)
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

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

Statement Date: December 16, 2024

Amount Due: \$838.67

Due Date: January 06, 2025

Account #: 211003639526

DO NOT PAY. Your account will be drafted on January 06, 2025

Account Summary

Current Service Period: November 09, 2024 - December 10, 2024	
Previous Amount Due	\$838.67
Payment(s) Received Since Last Statement	-\$838.67
Current Month's Charges	\$838.67

Amount Due by January 06, 2025 \$838.67

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



00000062-0000642-Page 7 of 20



Scan here to view your account online.



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



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

Account #: 211003639526

Due Date: January 06, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$838.67

Payment Amount: \$ _____

611878213589

Your account will be drafted on January 06, 2025

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

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

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



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

Account #: 211003639526
Statement Date: December 16, 2024
Charges Due: January 06, 2025

Service Period: Nov 09, 2024 - Dec 10, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	686 kWh @ \$0.03406/kWh	\$23.37
Fixture & Maintenance Charge	19 Fixtures	\$369.06
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	686 kWh @ \$0.03127/kWh	\$21.45
Storm Protection Charge	686 kWh @ \$0.03877/kWh	\$26.60
Clean Energy Transition Mechanism	686 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	686 kWh @ \$0.00074/kWh	\$0.51
Florida Gross Receipt Tax		\$1.85
Lighting Charges		\$838.67

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

Important Rate Information
Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Total Current Month's Charges **\$838.67**

Lighting Customers - Important Rate Information
Tampa Electric is requesting approval from the Florida Public Service Commission(PSC) for proposed lighting rate adjustments to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: December 16, 2024

Amount Due: \$26.97

Due Date: January 06, 2025

Account #: 211003638973

DO NOT PAY. Your account will be drafted on January 06, 2025

Your Energy Insight

- Your average daily kWh used was **94% lower** than the same period last year.
- Your average daily kWh used was **92.5% lower** than it was in your previous period.

Account Summary

Current Service Period: November 09, 2024 - December 10, 2024

Previous Amount Due	\$55.44
Payment(s) Received Since Last Statement	-\$55.44
Current Month's Charges	\$26.97

Amount Due by January 06, 2025 \$26.97

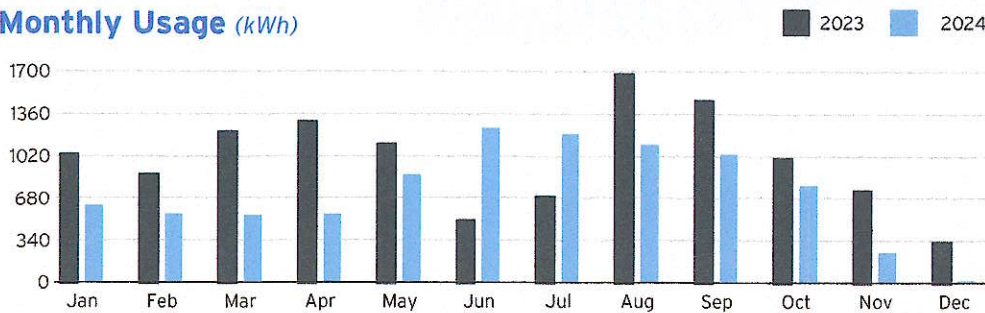
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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



Share
FEEL-GOOD
ENERGY
TECO
Tampa Electric

Together we help brighten the holidays for those in need.

TampaElectric.com/Share



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

Account #: 211003638973

Due Date: January 06, 2025

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

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

Amount Due: \$26.97

Payment Amount: \$ _____

611878213586

Your account will be drafted on January 06, 2025

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

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

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



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

Account #: 211003638973
Statement Date: December 16, 2024
Charges Due: January 06, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Nov 09, 2024 - Dec 10, 2024

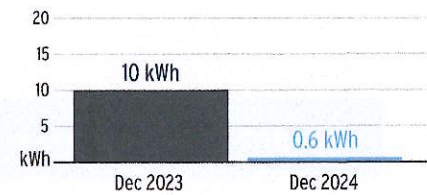
Rate Schedule: General Service - Non Demand

Table with 7 columns: Meter Number, Read Date, Current Reading, Previous Reading, Total Used, Multiplier, Billing Period. Row 1: 1000551750, 12/10/2024, 37,865, 37,847, 18 kWh, 1, 32 Days

Charge Details

Table with 3 columns: Description, Quantity, Amount. Includes Electric Charges: Daily Basic Service Charge (\$24.00), Energy Charge (\$1.47), Fuel Charge (\$0.57), Storm Protection Charge (\$0.14), Clean Energy Transition Mechanism (\$0.08), Storm Surcharge (\$0.04), Florida Gross Receipt Tax (\$0.67). Total Electric Service Cost: \$26.97

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill.

Total Current Month's Charges \$26.97

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: December 16, 2024

Amount Due: \$560.68

Due Date: January 06, 2025

Account #: 211003639344

DO NOT PAY. Your account will be drafted on January 06, 2025

Your Energy Insight



Your average daily kWh used was **11.72% lower** than the same period last year.



Your average daily kWh used was **2.4% higher** than it was in your previous period.



Account Summary

Current Service Period: November 09, 2024 - December 10, 2024

Previous Amount Due \$515.52
 Payment(s) Received Since Last Statement -\$515.52

Current Month's Charges \$560.68

Amount Due by January 06, 2025 \$560.68

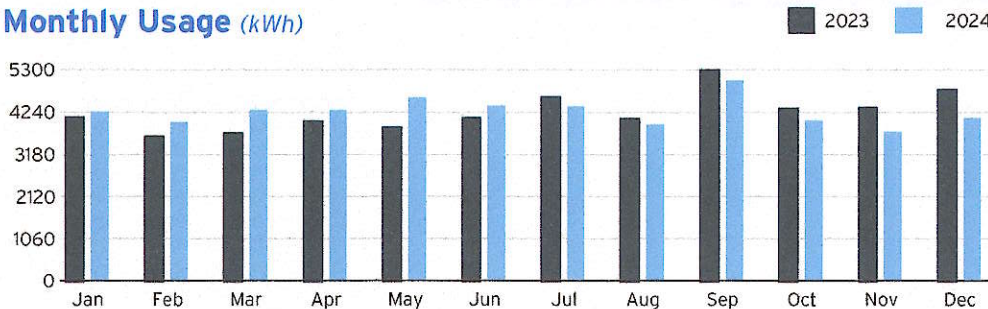
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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



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

Account #: 211003639344

Due Date: January 06, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$560.68

Payment Amount: \$ _____

611878213588

Your account will be drafted on January 06, 2025

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

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

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



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

Account #: 211003639344
Statement Date: December 16, 2024
Charges Due: January 06, 2025

Meter Read

Service Period: Nov 09, 2024 - Dec 10, 2024

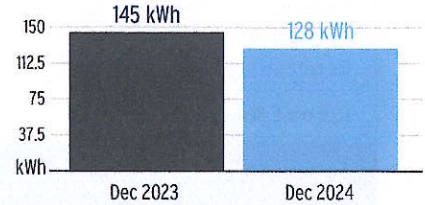
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	12/10/2024	51,133	47,042	4,091 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,091 kWh @ \$0.08192/kWh	\$335.13
Fuel Charge	4,091 kWh @ \$0.03157/kWh	\$129.15
Storm Protection Charge	4,091 kWh @ \$0.00775/kWh	\$31.71
Clean Energy Transition Mechanism	4,091 kWh @ \$0.00427/kWh	\$17.47
Storm Surcharge	4,091 kWh @ \$0.00225/kWh	\$9.20
Florida Gross Receipt Tax		\$14.02
Electric Service Cost		\$560.68

Avg kWh Used Per Day



Important Messages

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

Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

Total Current Month's Charges \$560.68

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Invoice #	15047
Invoice Date	12-15-24
Balance Due	\$86.00

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

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

Late Fee Notice

Date Sent: 11/20/2024

Corporate Trust



Invoice Number 2379632	Original Billing Date 10/11/2024	Original Due Date 11/10/2024	Amount Due \$3,500.00
Mirabella Community Development District 2005 Pan Am Circle Suite 120 Tampa, FL 33607			<i>Please mail or wire payment to:</i>
			Mailing Address: Computershare Trust Company, N.A. WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113
000690			Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Swift Code: WFBUS6S Reference: Invoice #, Account Name, Attn Name
			ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 46663900
Mirabella CDD 2013

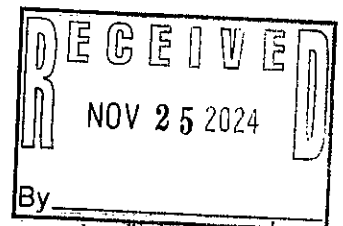
Administration Charges

For the Period 10/30/2024 through 10/02/2025

Trustee Fee

\$3,500.00

Original Amount Due:	\$3,500.00
Payments Received:	\$0.00
Late Charge:	\$0.00
Total Amount Due:	\$3,500.00



This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

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



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

Invoice and detailed service report

INVOICE #: 105436468

WORK DATE: 11/22/2024

BILL-TO 4190883

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

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

LOCATION 4190883

Mirabella Community Center
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, FL 33598

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

Time In: 11/22/2024 08:41:52 AM
Time Out: 11/22/2024 09:03:27 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

John Pollock
License #: JE267936

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

Today's Service Comments

Hi Mirabella Community Center

Today's 6-Point Advantage Service:

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

Today's Service Comments:

There were spiders and 3 wasp nests around the perimeter of your house. I removed the spiders, wasp nests and webs and treated the perimeter of your house. Please allow 7-10 days for treatment to take effect.

Curbside Call was completed.

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

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0120	Lambda-cyhalothrin	0.2000 Gallon	0.0320 Fluid Ounce
Areas Applied: All rooms, Exterior entry points, Interior entry points							

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



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

Invoice and detailed service report

INVOICE #: 105436468

WORK DATE: 11/22/2024

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Ants, Roaches, Spiders							
Termidor SC		7969-210-AA	9.1000%	0.1250	Fipronil	0.8000 Gallon	0.0110 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Patrol	9.7000%	0.2000 Gallon		9:01:44 AM
100-1066	0.01200000	0.0320 Fluid Ounce		
Target Pests: Ants, Roaches, Spiders				
Areas Applied: All rooms; Exterior entry points; Interior entry points				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	0.8000 Gallon		9:02:00 AM
7969-210-AA	0.12500000	0.0110 Gallon		
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Demand G	0.0450%	2.0000 Pound		9:01:15 AM
100-1240	n/a	2.0000 Pound	Broadcast	
Target Pests: Ants, Centipede, Earwig				
Areas Applied: Mulch beds				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

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

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

Invoice and detailed service report

INVOICE #: 104731679

WORK DATE: 10/28/2024

BILL-TO 4190883

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

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

LOCATION 4190883

Mirabella Community Center
 Lisa Castoria
 14306 Romeo Blvd
 Wimauma, FL 33598

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

Time In: 10/28/2024 02:51:12 PM
Time Out: 10/28/2024 03:16:56 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

John Pollock
License #: JE267936

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

Today's Service Comments

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Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
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5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

There were spiders, 3 wasp nest and some mud daubers around the perimeter of your house. I removed the spiders, wasp nests, mud daubers and webs and treated the perimeter of your house. Please allow 7-10 days for treatment to take effect.

Curbside Call was completed

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

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PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.0000 Pound	2.0000 Pound
Areas Applied: Mulch beds							
Target Pests: Ants, Centipede, Earwig							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Patrol		100-1066	9.7000%	0.0120	Lambda-cyhalothrin	0.2000 Gallon	0.0320 Fluid Ounce
Areas Applied: All rooms, Exterior entry points							

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

Invoice and detailed service report

INVOICE #: 104731679

WORK DATE: 10/28/2024

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Ants, Roaches, Spiders							
Termidor SC		7969-210-AA	9.1000%	0.1250	Fipronil	0.8000 Gallon	0.0110 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Patrol	9.7000%	0.2000 Gallon		3:14:48 PM
100-1066	0.01200000	0.0320 Fluid Ounce		
Target Pests: Ants, Roaches, Spiders				
Areas Applied: All rooms; Exterior entry points				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	0.8000 Gallon		3:15:07 PM
7969-210-AA	0.12500000	0.0110 Gallon		
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Demand G	0.0450%	2.0000 Pound		3:14:12 PM
100-1240	n/a	2.0000 Pound	Broadcast	
Target Pests: Ants, Centipede, Earwig				
Areas Applied: Mulch beds				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

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INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

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



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

Invoice details

Invoice no.: 0458
Invoice date: 12/01/2024
Due date: 12/15/2024

#	Date	Product or service	Description	Amount
1.		Activity room	Vacuum as needed. Clean windows as needed.	\$100.00
2.		Restrooms	Clean and sanitize 2 restrooms. Sweep and/or mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens and/or air fragrances provided courtesy of JNJ.	\$300.00
3.		Trash	Remove and replace 3 large trash bags.	\$90.00
4.		Pool Deck	Rearrange pool furniture as needed. Pick up any trash around pool deck.	\$150.00
5.		Blower	Blowing of pool deck once a week.	\$35.00

Total **\$675.00**

Ways to pay



Note to customer

Amenity cleaning services at Mirabella CDD - November 2024.

[Pay invoice](#)

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 22, 2024
Client: 001295
Matter: 000001
Invoice #: 25575

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.2	\$61.00
10/15/2024	MS	PREPARE RESOLUTION DESIGNATING OFFICERS.	0.5	\$87.50
Total Professional Services			0.7	\$148.50
Total Services			\$148.50	
Total Disbursements			\$0.00	
Total Current Charges				\$148.50
Previous Balance				\$762.50
Less Payments				(\$762.50)
PAY THIS AMOUNT				\$148.50

Please Include Invoice Number on all Correspondence

4C.

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 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	\$ 98,878	\$ -	\$ -	\$ -	\$ -	98,878
Cash in Transit	-	-	868	-	-	868
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	6,260	1,033	-	-	7,293
Investments:						
Interest Account	-	419	-	-	-	419
Prepayment Account	-	20,957	16	-	-	20,973
Reserve Fund	-	151,807	11,225	-	-	163,032
Revenue Fund	-	-	6,188	-	-	6,188
Sinking fund	-	24	-	-	-	24
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	\$ 103,402	\$ 179,467	\$ 19,330	\$ 1,603,412	\$ 1,760,000	\$ 3,665,611
LIABILITIES						
Accounts Payable	\$ 3,261	\$ -	\$ -	\$ -	\$ -	3,261
Accrued Expenses	2,817	-	-	-	-	2,817
Due to Other	-	868	-	-	-	868
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	7,293	-	-	-	-	7,293
TOTAL LIABILITIES	13,371	868	-	-	1,760,000	1,774,239

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	178,599	19,330	-	-	197,929
Unassigned:	90,031	-	-	1,603,412	-	1,693,443
TOTAL FUND BALANCES	90,031	178,599	19,330	1,603,412	-	1,891,372
TOTAL LIABILITIES & FUND BALANCES	\$ 103,402	\$ 179,467	\$ 19,330	\$ 1,603,412	\$ 1,760,000	\$ 3,665,611

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>				
Special Assmnts- Tax Collector	\$ 242,480	\$ 8,772	\$ (233,708)	3.62%
TOTAL REVENUES	242,480	8,772	(233,708)	3.62%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	-	6,000	0.00%
ProfServ-Trustee Fees	3,500	2,355	1,145	67.29%
Disclosure Report	7,725	6,288	1,437	81.40%
District Counsel	4,000	911	3,089	22.78%
District Engineer	1,750	-	1,750	0.00%
District Manager	30,000	5,010	24,990	16.70%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	278	1	277	0.36%
Public Officials Insurance	3,000	3,000	-	100.00%
Legal Advertising	1,200	-	1,200	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,998	300	1,698	15.02%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	750	175	575	23.33%
Total Administration	67,151	19,540	47,611	29.10%
<u>Electric Utility Services</u>				
Utility - Electric	39,000	6,217	32,783	15.94%
Total Electric Utility Services	39,000	6,217	32,783	15.94%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	185	1,815	9.25%
Total Water-Sewer Comb Services	2,000	185	1,815	9.25%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	454	2,546	15.13%
Clubhouse - Facility Janitorial Service	7,680	4,397	3,283	57.25%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,500	1,400	9,100	13.33%
Contracts-Other Landscape	3,500	-	3,500	0.00%
Contracts-Security System	1,500	-	1,500	0.00%
Telephone, Cable & Internet Service	1,500	-	1,500	0.00%
Insurance -Property & Casualty	10,694	12,029	(1,335)	112.48%
R&M-Clubhouse	5,000	240	4,760	4.80%
R&M-Pools	2,000	-	2,000	0.00%
Landscape - Annuals	3,000	-	3,000	0.00%
Landscape Maintenance	24,000	3,698	20,302	15.41%
Security System Monitoring & Maint.	40,000	10,376	29,624	25.94%
Irrigation Maintenance	2,000	850	1,150	42.50%
Holiday Decoration	2,500	-	2,500	0.00%
Capital Outlay	7,455	-	7,455	0.00%
Total Other Physical Environment	126,329	33,444	92,885	26.47%
<u>Reserves</u>				
Capital Reserve	8,000	-	8,000	0.00%
Total Reserves	8,000	-	8,000	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	59,386	183,094	24.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(50,614)	(50,614)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		140,645		
FUND BALANCE, ENDING		\$ 90,031		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 1,940	\$ 1,940	0.00%
Special Assmnts- Tax Collector	140,323	5,076	(135,247)	3.62%
TOTAL REVENUES	140,323	7,016	(133,307)	5.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	35,000	-	100.00%
Interest Expense	110,150	47,600	62,550	43.21%
Total Debt Service	145,150	82,600	62,550	56.91%
TOTAL EXPENDITURES	145,150	82,600	62,550	56.91%
Excess (deficiency) of revenues Over (under) expenditures	(4,827)	(75,584)	(70,757)	1565.86%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,827)	-	4,827	0.00%
TOTAL FINANCING SOURCES (USES)	(4,827)	-	4,827	0.00%
Net change in fund balance	<u>\$ (4,827)</u>	<u>\$ (75,584)</u>	<u>\$ (61,103)</u>	<u>1565.86%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		254,183		
FUND BALANCE, ENDING		<u>\$ 178,599</u>		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 241	\$ 241	0.00%
Special Assmnts- Tax Collector	23,148	837	(22,311)	3.62%
TOTAL REVENUES	23,148	1,078	(22,070)	4.66%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	15,870	8,025	7,845	50.57%
Total Debt Service	21,870	14,025	7,845	64.13%
TOTAL EXPENDITURES	21,870	14,025	7,845	64.13%
Excess (deficiency) of revenues Over (under) expenditures	1,278	(12,947)	(14,225)	-1013.07%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1,278	-	(1,278)	0.00%
TOTAL FINANCING SOURCES (USES)	1,278	-	(1,278)	0.00%
Net change in fund balance	<u>\$ 1,278</u>	<u>\$ (12,947)</u>	<u>\$ (16,781)</u>	<u>-1013.07%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,277		
FUND BALANCE, ENDING		<u>\$ 19,330</u>		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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, 2024)		1,603,412		
FUND BALANCE, ENDING		<u>\$ 1,603,412</u>		

Bank Account Statement

Mirabella CDD

Bank Account No. 2062
Statement No. 11-24

Statement Date 11/30/2024

G/L Account No. 101001 Balance	98,877.77	Statement Balance	109,083.69
		Outstanding Deposits	75.00
Positive Adjustments	0.00		
Subtotal	98,877.77	Subtotal	109,158.69
Negative Adjustments	0.00	Outstanding Checks	-10,280.92
Ending G/L Balance	98,877.77	Ending Balance	98,877.77

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/06/2024		JE000524	DS payment tax Colletor	11,935.74	11,935.74	0.00
11/15/2024		JE000525	DS payment tax Colletor	2,749.37	2,749.37	0.00
Total Deposits				14,685.11	14,685.11	0.00

Checks						
11/05/2024	Payment	DD200	Payment of Invoice 000975	-551.56	-551.56	0.00
11/05/2024	Payment	DD201	Payment of Invoice 000976	-1,508.87	-1,508.87	0.00
11/05/2024	Payment	DD202	Payment of Invoice 000977	-124.90	-124.90	0.00
11/05/2024	Payment	DD203	Payment of Invoice 000979	-838.67	-838.67	0.00
11/01/2024	Payment	3054	Check for Vendor V00078	-2,355.00	-2,355.00	0.00
10/31/2024	Payment	100019	Inv: 7317	-350.00	-350.00	0.00
10/31/2024	Payment	100020	Inv: 135421	-3,293.75	-3,293.75	0.00
10/31/2024	Payment	100021	Inv: 0442	-995.00	-995.00	0.00
11/04/2024	Payment	100022	Inv: 14551, Inv: 14324, Inv: 14311, Inv:	-2,985.58	-2,985.58	0.00
11/04/2024	Payment	100023	Inv: 25425	-762.50	-762.50	0.00
11/07/2024	Payment	100024	Inv: INV-11576	-1,500.00	-1,500.00	0.00
11/07/2024	Payment	100025	Inv: 3769273, Inv: 3758509	-7,263.20	-7,263.20	0.00
11/07/2024	Payment	100026	Inv: PSI124201	-227.00	-227.00	0.00
11/14/2024	Payment	3055	Payment of Invoice 000994	-15,029.00	-15,029.00	0.00
11/25/2024	Payment	100032	Inv: 73931	-1,849.05	-1,849.05	0.00
11/26/2024	Payment	DD209	Payment of Invoice 001001	-97.63	-97.63	0.00
11/25/2024		JE000527	Bank rec adj JE for Spectrum ACH	-119.98	-119.98	0.00
Total Checks				-39,851.69	-39,851.69	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/25/2024	Payment	100027	Inv: 365			-5,000.00
11/25/2024	Payment	100028	Inv: 7379			-1,050.00
11/25/2024	Payment	100029	Inv: 136754, Inv: 137472			-3,304.92

Bank Account Statement

Mirabella CDD

Bank Account No. 2062

Statement No. 11-24

Statement Date

11/30/2024

11/25/2024	Payment	100030	Inv: 14800, Inv: 14813	-416.00
11/25/2024	Payment	100031	Inv: 0000198	-510.00
Total Outstanding Checks				-10,280.92

Outstanding Deposits

08/09/2024	Payment	BD00005	Deposit No. BD00005	75.00
Total Outstanding Deposits				75.00

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 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	\$ 426,037	\$ -	\$ -	\$ -	\$ -	\$ 426,037
Cash in Transit	-	-	868	-	-	868
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	128,781	21,243	-	-	150,024
Investments:						
Interest Account	-	482	-	-	-	482
Prepayment Account	-	20,957	16	-	-	20,973
Reserve Fund	-	150,650	11,225	-	-	161,875
Revenue Fund	-	1,700	6,249	-	-	7,949
Sinking fund	-	24	-	-	-	24
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	\$ 430,561	\$ 302,594	\$ 39,601	\$ 1,603,412	\$ 1,760,000	\$ 4,136,168
LIABILITIES						
Accounts Payable	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ 1,016
Accrued Expenses	2,817	-	-	-	-	2,817
Due to Other	-	868	-	-	-	868
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	150,024	-	-	-	-	150,024
TOTAL LIABILITIES	153,857	868	-	-	1,760,000	1,914,725
FUND BALANCES						
Restricted for:						
Debt Service	-	301,726	39,601	-	-	341,327
Unassigned:	276,704	-	-	1,603,412	-	1,880,116
TOTAL FUND BALANCES	276,704	301,726	39,601	1,603,412	-	2,221,443
TOTAL LIABILITIES & FUND BALANCES	\$ 430,561	\$ 302,594	\$ 39,601	\$ 1,603,412	\$ 1,760,000	\$ 4,136,168

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>				
Special Assmnts- Tax Collector	\$ 242,480	\$ 220,489	\$ (21,991)	90.93%
TOTAL REVENUES	242,480	220,489	(21,991)	90.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	800	5,200	13.33%
ProfServ-Trustee Fees	3,500	5,855	(2,355)	167.29%
Disclosure Report	7,725	6,931	794	89.72%
District Counsel	4,000	911	3,089	22.78%
District Engineer	1,750	2,456	(706)	140.34%
District Manager	30,000	7,547	22,453	25.16%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	278	4	274	1.44%
Public Officials Insurance	3,000	3,000	-	100.00%
Legal Advertising	1,200	716	484	59.67%
Bank Fees	150	-	150	0.00%
Website Administration	1,998	450	1,548	22.52%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	750	175	575	23.33%
Total Administration	67,151	30,345	36,806	45.19%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Electric Utility Services</u>				
Utility - Electric	39,000	12,071	26,929	30.95%
Total Electric Utility Services	39,000	12,071	26,929	30.95%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	335	1,665	16.75%
Total Water-Sewer Comb Services	2,000	335	1,665	16.75%
<u>Other Physical Environment</u>				
Waterway Management	3,000	681	2,319	22.70%
Clubhouse - Facility Janitorial Service	7,680	6,163	1,517	80.25%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,500	2,450	8,050	23.33%
Contracts-Other Landscape	3,500	-	3,500	0.00%
Contracts-Security System	1,500	-	1,500	0.00%
Telephone, Cable & Internet Service	1,500	-	1,500	0.00%
Insurance -Property & Casualty	10,694	12,029	(1,335)	112.48%
R&M-Clubhouse	5,000	471	4,529	9.42%
R&M-Pools	2,000	-	2,000	0.00%
Landscape - Annuals	3,000	-	3,000	0.00%
Landscape Maintenance	24,000	5,547	18,453	23.11%
Security System Monitoring & Maint.	40,000	13,489	26,511	33.72%
Irrigation Maintenance	2,000	850	1,150	42.50%
Holiday Decoration	2,500	-	2,500	0.00%
Capital Outlay	7,455	-	7,455	0.00%
Total Other Physical Environment	126,329	41,680	84,649	32.99%
<u>Reserves</u>				
Capital Reserve	8,000	-	8,000	0.00%
Total Reserves	8,000	-	8,000	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	84,431	158,049	34.82%
Excess (deficiency) of revenues				
Over (under) expenditures	-	136,058	136,058	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		140,646		
FUND BALANCE, ENDING		\$ 276,704		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 2,546	\$ 2,546	0.00%
Special Assmnts- Tax Collector	140,323	127,597	(12,726)	90.93%
TOTAL REVENUES	140,323	130,143	(10,180)	92.75%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	35,000	35,000	-	100.00%
Interest Expense	110,150	47,600	62,550	43.21%
Total Debt Service	145,150	82,600	62,550	56.91%
TOTAL EXPENDITURES	145,150	82,600	62,550	56.91%
Excess (deficiency) of revenues Over (under) expenditures	(4,827)	47,543	52,370	-984.94%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,827)	-	4,827	0.00%
TOTAL FINANCING SOURCES (USES)	(4,827)	-	4,827	0.00%
Net change in fund balance	\$ (4,827)	\$ 47,543	\$ 62,024	-984.94%
FUND BALANCE, BEGINNING (OCT 1, 2024)		254,183		
FUND BALANCE, ENDING		\$ 301,726		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 301	\$ 301	0.00%
Special Assmnts- Tax Collector	23,148	21,048	(2,100)	90.93%
TOTAL REVENUES	23,148	21,349	(1,799)	92.23%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	15,870	8,025	7,845	50.57%
Total Debt Service	21,870	14,025	7,845	64.13%
TOTAL EXPENDITURES	21,870	14,025	7,845	64.13%
Excess (deficiency) of revenues Over (under) expenditures	1,278	7,324	6,046	573.08%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	1,278	-	(1,278)	0.00%
TOTAL FINANCING SOURCES (USES)	1,278	-	(1,278)	0.00%
Net change in fund balance	\$ 1,278	\$ 7,324	\$ 3,490	573.08%
FUND BALANCE, BEGINNING (OCT 1, 2024)		32,277		
FUND BALANCE, ENDING		\$ 39,601		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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, 2024)		1,603,412		
FUND BALANCE, ENDING		<u>\$ 1,603,412</u>		

Bank Account Statement

Mirabella CDD

Wednesday, January 15, 2025

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Bank Account No. 2062
Statement No. 12-24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	426,036.68	Statement Balance	436,518.89
		Outstanding Deposits	194.98
Positive Adjustments	0.00		
Subtotal	426,036.68	Subtotal	436,713.87
Negative Adjustments	0.00	Outstanding Checks	-10,677.19
Ending G/L Balance	426,036.68	Ending Balance	426,036.68

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/03/2024		JE000533	Tax Revnue/Debt Service	2,796.41	2,796.41	0.00
12/06/2024		JE000534	Tax Revnue/Debt Service	323,514.13	323,514.13	0.00
12/17/2024		JE000535	Tax Revnue/Debt Service	28,137.62	28,137.62	0.00
Total Deposits				354,448.16	354,448.16	0.00
Checks						
						0.00
11/25/2024	Payment	100028	Inv: 7379	-1,050.00	-1,050.00	0.00
11/25/2024	Payment	100029	Inv: 136754, Inv: 137472	-3,304.92	-3,304.92	0.00
11/25/2024	Payment	100030	Inv: 14800, Inv: 14813	-416.00	-416.00	0.00
11/25/2024	Payment	100031	Inv: 0000198	-510.00	-510.00	0.00
12/09/2024	Payment	3056	Check for Vendor V00027	-200.00	-200.00	0.00
12/09/2024	Payment	3057	Check for Vendor V00043	-200.00	-200.00	0.00
12/09/2024	Payment	3058	Check for Vendor V00050	-200.00	-200.00	0.00
12/09/2024	Payment	100033	Inv: PSI130927	-227.00	-227.00	0.00
12/09/2024	Payment	100034	Inv: 7487	-1,050.00	-1,050.00	0.00
12/09/2024	Payment	100035	Inv: 25575	-148.50	-148.50	0.00
12/09/2024	Payment	100036	Inv: 3774075	-3,112.80	-3,112.80	0.00
12/09/2024	Payment	100037	Inv: 0458	-675.00	-675.00	0.00
12/13/2024	Payment	100038	Inv: 73971	-1,849.05	-1,849.05	0.00
12/13/2024	Payment	100039	Inv: 3779984	-3,112.80	-3,112.80	0.00
12/13/2024	Payment	100040	Inv: 139069	-3,293.75	-3,293.75	0.00
12/18/2024	Payment	300000	Inv: 2504811120624 ACH	-119.98	-119.98	0.00
12/24/2024	Payment	100041	Inv: 104731679, Inv: 105436468	-220.00	-220.00	0.00
12/24/2024	Payment	100042	Inv: 139870	-39.24	-39.24	0.00
12/24/2024	Payment	100043	Inv: 112024-3900	-3,500.00	-3,500.00	0.00
12/30/2024	Payment	100047	Inv: 13607-121824	-716.00	-716.00	0.00
12/26/2024	Payment	DD210	Payment of Invoice 001050	-149.42	-149.42	0.00
12/26/2024	Payment	DD211	Payment of Invoice 001033	-1,508.87	-1,508.87	0.00
12/26/2024	Payment	DD212	Payment of Invoice 001034	-838.67	-838.67	0.00
12/26/2024	Payment	DD213	Payment of Invoice 001036	-515.52	-515.52	0.00
12/26/2024	Payment	DD214	Payment of Invoice 001037	-55.44	-55.44	0.00
Total Checks				-27,012.96	-27,012.96	0.00

Bank Account Statement

Mirabella CDD

Wednesday, January 15, 2025

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Bank Account No. 2062
Statement No. 12-24

Statement Date 12/31/2024

Adjustments

Total Adjustments

Outstanding Checks

11/25/2024	Payment	100027	Inv: 365	-5,000.00
12/24/2024	Payment	100044	Inv: 15047	-86.00
12/26/2024	Payment	3059	Check for Vendor V00098	-200.00
12/26/2024	Payment	100045	Inv: 2326635	-2,456.00
12/27/2024	Payment	100046	Inv: 8973-121624 ACH	-26.97
12/27/2024	Payment	300002	Inv: 9179-121624 ACH	-1,508.87
12/27/2024	Payment	300003	Inv: 9526-121624 ACH	-838.67
12/27/2024	Payment	300004	Inv: 9344-121624 ACH	-560.68

Total Outstanding Checks

-10,677.19

Outstanding Deposits

08/09/2024	Payment	BD00005	Deposit No. BD00005	75.00
12/01/2024		JE000528	Rev Bank rec adj JE for Spectrum ACH	119.98

Total Outstanding Deposits

194.98