MIRABELLA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

□ Trivia M. Kimbrough, Chairperson	□ Lisa Castoria, District Manager
☐ Mindy Jacobson, Vice Chairperson	☐ Kathryn Hopkinson, District Counse
☐ Gail Reese, Assistant Secretary	☐ Phil Chang, District Engineer
☐ Mercedes Harrison, Assistant Secretary	
□ David Dzien, Assistant Secretary	

Regular Meeting Agenda

Thursday, April 3, 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. Consent Agenda
 - A. Consideration of Board of Supervisors' Meeting Minutes for February 6, 2025
 - B. Consideration of Operation and Maintenance Expenditures as of January & February of 2025
 - C. Review of Financial Statements as of January & February of 2025
 - D. Ratification of Irrigation Control Box Replacement

4. Staff Reports

- A. District Counsel
- B. District Engineer
 - i. Mirabella Engineer Report 3/18/25
- C. District Manager

5. Business Items

- A. Consideration of School Now/Campus Suite Website Proposal
- B. Consideration of Resolution 2025-04; Authorizing Spending Authority for District Manager and Chair of the Board
- C. Consideration Resolution 2025-05; Special Assessments for Series 2025 Capital Improvement Revenue Refunding Bonds
 - i. Exhibit A Final Special Assessment Allocation Report
- D. Consideration of Surveillance Camera Proposal
- E. Consideration of Southshore Landscape Proposals
- F. Discussion on On-Site Security
- G. Discussion on Metal Roofing
- H. Consideration of Hometeam Pest Termite Proposal (under separate cover)
- I. Discussion on Supervisor Appointment for Budget Purposes
- 6. Board of Supervisors' Requests and Comments
- 7. Adjournment

The next Regular Meeting is scheduled to be held Thursday, June 5, 2025, at 6:00 p.m.

Next scheduled Workshop to be held on April 17, 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 33998

Third Order of Business

3A.

MINUTES OF MEETING MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of the Supervisors of Mirabella Community Development District was held on Thursday, February 6, 2025, and called to order at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Trivia M. Kimbrough
Mindy Jacobson
Vice Chairperson
Vice Chairperson
Assistant Secretary
Gail Reese
Assistant Secretary
David Dzien
Assistant Secretary

Also, present were:

Lisa Castoria District Manager

Andy Mendenhall Inframark

Leah PopelkaFinance/AccountingKathryn HopkinsonDistrict CounselCynthia WilhelmBond CouncilThomas GiellaComplete IT

Residents

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Castoria called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration for Reappointing Seat 1 & 2 of the Board of Supervisors

On MOTION by Ms. Kimbrough seconded by Ms. Reese with all in favor, declare seats 1 & 2 vacant, was approved. 5-0

On MOTION by Ms. Dzien seconded by Ms. Jacobson with all in favor, appoint Trivia Kimbrough to seat 1 was approved. 5-0

February 6, 2025 MIRABELLA CDD

On MOTION by Ms. Kimbrough seconded by Ms. Reese with all in favor, appoint Mindy Jacobson to seat 2 was approved. 5-0

The Oath of Office was administered to both Trivia Kimbrough and Mindy Jacobson and accepted compensation of \$200.

B. Consideration of Resolution 2025-02; Re-Designation of Officers

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor, Resolution 2025-02 re-designating of officers as is currently, was adopted. 5-0

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

A discussion ensued.

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, Resolution 2025-03 Delegation Award with Exhibits, was adopted. 5-0

D. Consideration of District Engineering Services Proposals

On MOTION by Ms. Reese seconded by Ms. Kimbrough with all in favor, terminate Stantec, was approved. 5-0

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, to engage with BGE district engineering services, was approved. 5-0

E. Consideration of Surveillance Camera Proposal

A discussion ensued and Board tabled business item.

February 6, 2025 MIRABELLA CDD

F. Discussion on Budget Workshop Dates

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, schedule a Budget Workshop for April 17, 2025, at 6:00 pm, was approved. 5-0

G. Consideration of Security Services

The Board request to continue engaging with Singal week to week.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisors' Meeting Minutes of the December 5, 2024
- **B.** Consideration of Operation and Maintenance Expenditures for November and December of 2024
- C. Review of Financial Statements as of November and December 2024

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor the Consent Agenda items (A-C), 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

The Board request that BGE attend April's meeting and provide an overview of an inspection of the District.

C. District Manager

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The Board of Supervisors discussed and requested the following.

- Proposal for pal trimming.
- Proposal for plantings around monuments.
- Proposal for termite centracon Hometeam.
- Send web invoices to Board.
- Proposal for school now/campus suites web admin.
- Discuss metal roof with insurance company.

February 6, 2025 MIRABELLA CDD

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, the meeting was adjourned at 7:30 p.m. 5-0.

Lisa Castoria Chairperson/Vice Chairperson
Assistant Secretary

3B.

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
HOME TEAM PEST DEFENSE INC.	1/15/2025	106795109	\$110.00	\$110.00	PEST SERVICES
INFRAMARK LLC	2/1/2025	142855	\$3,293.75	\$3,293.75	district management
JNJ CLEANING SERVICES LLC	1/27/2025	0494	\$675.00	\$675.00	AMENITY CLEANING
SOLITUDE LAKE MANAGEMENT, LLC	2/1/2025	PSI143184	\$227.00	\$227.00	Solitude pond
SOUTH SHORE LANDSCAPE & LAWN	2/4/2025	74057	\$1,849.05	\$1,849.05	FEB 2025 LANDSCAPE MAINT
Monthly Contract Subtotal			\$6,154.80	\$6,154.80	
Utilities					
TECO ACH	1/16/2025	011625-9526	\$813.38	\$813.38	ELECTRIC
TECO ACH	1/16/2025	011625-8973	\$20.03	\$20.03	ELECTRIC
TECO ACH	1/16/2025	011625-9179	\$1,491.55	\$1,491.55	ELECTRIC
TECO ACH	1/16/2025	011625-9344	\$531.92	\$531.92	ELECTRIC
Utilities Subtotal			\$2,856.88	\$2,856.88	
Regular Services					
BOCC ACH	1/13/2025	011325-8155	\$868.39	\$868.39	WATER
BOCC ACH	2/12/2025	021225-8155	\$101.86	\$101.86	WATER
CHARTER COMMUNICATIONS ACH	2/6/2025	2504811020625	\$119.98	\$119.98	SVC PRD 06/06/25-03/05/25
DAVID ALAN DZIEN	2/6/2025	DD 020625	\$200.00	\$200.00	supervisor pay
GAIL REESE	2/6/2025	GR 020625	\$200.00	\$200.00	SUPERVISOR FEES
INFRAMARK LLC	2/18/2025	143815	\$3.75	\$3.75	inframark
MCDIRMIT DAVIS & COMPANY LLC	1/24/2025	59805	\$5,500.00	\$5,500.00	audit
MERCEDES JERESSA HARRISON	2/6/2025	MH 020625	\$200.00	\$200.00	SUPERVISOR FEE
MINDY ROBYN JACOBSON	2/6/2025	MJ 020625	\$200.00	\$200.00	SUPERVISOR FEES
SIGNAL 88, LLC	2/7/2025	3796704	\$1,089.40	\$1,089.40	SECURITY- FEB 2025

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
SIGNAL 88, LLC	2/14/2025	3797119	\$1,089.40	\$1,089.40	SECURITY- FEB 2025
STRALEY ROBIN VERICKER	2/6/2025		\$335.50		
		25992		\$335.50	
TECO ACH	2/14/2025	021425-9344	\$533.49	\$533.49	ELECTRIC
TECO ACH	2/14/2025	021425-9179	\$1,491.55	\$1,491.55	ELECTRIC
TECO ACH	2/14/2025	021425-8973	\$20.03	\$20.03	ELECTRIC
TRIVIA M. KIMBROUGH	2/6/2025	TK 020625	\$200.00	\$200.00	SUPERVISOR FEES
Regular Services Subtotal			\$12,153.35	\$12,153.35	
Additional Services					
COMPLETE I.T. CORP	2/15/2025	15606	\$86.00	\$86.00	50% DEPOSIT
INFRAMARK LLC	1/27/2025	142108	\$1.38	\$1.38	inframark other
SIGNAL 88, LLC	1/24/2025	3791328	\$871.52	\$871.52	SECURITY- SEPT 2024
SIGNAL 88, LLC	1/31/2024	3792349	\$1,089.40	\$1,089.40	SECURITY- SEPT 2024
Additional Services Subtotal			\$2,048.30	\$2,048.30	
TOTAL			\$23,213.33	\$23,213.33	

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

INVOICE

Bill To [4190883]

Mirabella Community Center Inframark Management Services 2654 Cypress Ridge Blvd Ste. 101 Wesley Chapel, FL 33544-6322 **Service Address [4190883]** Mirabella Community Center

Lisa Castoria 14306 Romeo Blvd Wimauma, FL 33598

Invoice # 106795109
Invoice Date 01/15/25

Service Date 01/15/25

Technician John Pollock License # JE267936

3L207930

Terms

DUE UPON RECEIPT

Purchase Order

Service	Description	Quantity	Price	Subtotal
PS	Pest Control Service	1.00	\$110.00	\$110.00
			Subtotal	\$110.00
			Tax	\$0.00
			Total	\$110.00
			Amount Paid	\$0.00
			Balance	\$110.00

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions

Hi Mr/Ms 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 reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: There were spiders around the perimeter of your house. I removed the spiders 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 February



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Mirabella CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 142855 CUSTOMER ID C2285

PO#

DATE
2/1/2025

NET TERMS

Net 30

DUE DATE
3/3/2025

Services provided for the Month of: February 2025

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

\$3,293.75	Subtotal
\$0.00	Tax
\$3,293.75	Total Due

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

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.: 0494

Invoice date: 01/27/2025 Due date: 02/15/2025

#	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 - January 2024.

View and pay



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

Bill

Ship Via

Ship Date

Due Date

Terms

To: Mirabella C/O Meritus

2005 Pan Am Circle #300 Tampa, FL 33607

2/1/2025

3/3/2025

Net 30

INVOICE

Page: 1

Invoice Number:

PSI143184

Invoice Date:

2/1/2025

Ship

To: Mirabella C/O Meritus

2005 Pan Am Circle #300

Tampa, FL 33607

Customer ID 8108

P.O. Number

P.O. Date 2/1/2025

Our Order No.

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance11227.00227.00

February Billing 2/1/2025 - 2/28/2025 Mirabella-Lake-ALL

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: Page 227.00

INVOICE

Mailing Address PO Box 3553 Apollo Beach, FL 33572 southshorelandscapeandlawn@gmai l.com 813-376-6110 www.southshorelandscapeandlawn.



Bill to
Mirabella

Invoice details

Invoice no.: 74057 Terms: Net 30

Invoice date: 02/04/2025

#	Product or service	Description		Qty	Rate	Amount
1.	Maintenance	Landscape maintenance for February.		1	\$1,795.20	\$1,795.20
2.	Fuel Surcharge			1	\$53.85	\$53.85
	Note to customer		Total			\$1,849.05

Note to customer

Thank you for your business!



MIRABELLA COMMUNITY DEVELOPMENT

MIRABELLA COMMUNITY DEVE MIRABELLA, PH 2A&2B RIVERVIEW, FL 33579-0000 Statement Date: January 16, 2025

Amount Due:

\$813,38

Due Date: February 06, 2025 **Account #:** 211003639526

DO NOT PAY. Your account will be drafted on February 06, 2025

Account Summary

Previous Amount Due	\$838.67
Payment(s) Received Since Last Statement	-\$830.27
Miscellaneous Credits	-\$8.40
Current Month's Charges	\$813.38

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





Scan here to view your account online.



a safe distance away and call 911. For more safety tips, visit

TampaElectric.com/PowerLineSafety

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:** February 06, 2025

Pay your bill onlin

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.

Payment Amount: \$_640273231453

Amount Due:

Your account will be drafted on February 06, 2025

\$813.38

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



00004442 FTECO101172500561810 00000 02 00000000 11444 004
MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



Service For:

MIRABELLA PH 2A&2B, RIVERVIEW, FL 33579-0000 Account #: 211003639526 Statement Date: January 16, 2025 Charges Due: February 06, 2025

Service Period: Dec 11, 2024 - Jan 10, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Juden Bergerich Der Steine Steine Bergerich Bergeriche		
Lighting Service Items LS-1 (Bright	Choices) for 31 days	
Lighting Energy Charge	679 kWh @ \$0.03412/kWh	\$23.17
Fixture & Maintenance Charge	19 Fixtures	\$368.54
Lighting Pole / Wire	19 Poles	\$395.58
Lighting Fuel Charge	679 kWh @ \$0.03059/kWh	\$20.77
Storm Protection Charge	679 kWh @ \$0.00559/kWh	\$3.80
Clean Energy Transition Mechanism	679 kWh @ \$0.00043/kWh	\$0.29
Florida Gross Receipt Tax		\$1.23
Lighting Charges		\$813.38

Important Messages

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

Total Current Month's Charges

\$813.38



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$8.40

Total Current Month's Credits

\$8.40

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.

All Other Correspondences:

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-

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

(E) c

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

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



MIRABELLA COMMUNITY DEVELOPMENT

MIRABELLA COMMUNITY DEVE 10705 COUNTY ROAD 672 RIVERVIEW, FL 33579-8410 Statement Date: February 14, 2025

Amount Due:

\$20.03

Due Date: March 07, 2025 **Account #:** 211003638973

DO NOT PAY. Your account will be drafted on March 07, 2025



Account Summary

Monthly Usage (kWh)

Feb

Current Month's Charges	\$20.03
Payment(s) Received Since Last Statement	-\$17.48
Previous Amount Due	\$17.48

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



Scan here to view your account online.





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



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

Account #: 211003638973 Due Date: March 07, 2025

□ F

1300 1040 780

520

260

Jan

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.

MIRABELLA COMMUNITY DEVELOPMENT MIRABELLA COMMUNITY DEVE 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$20.03

Payment Amount: \$_____

632865851205

Your account will be drafted on March 07, 2025

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



Service For

10705 COUNTY ROAD 672 RIVERVIEW, FL 33579-8410 Account #: 211003638973 Statement Date: February 14, 2025 Charges Due: March 07, 2025

Meter Read

Meter Location: SIGN-IRR

Service Period: Jan 11, 2025 - Feb 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	02/10/2025	37,865		37,865		0 kWh	1	31 Days

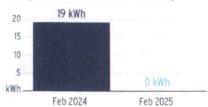
Charge Details



Total Current Month's Charges

\$20.03

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in

the enclosed envelope.

All Other

Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

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



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

Correspondences: Tampa Electric

P.O. Box 111



MIRABELLA COMMUNITY DEVELOPMENT

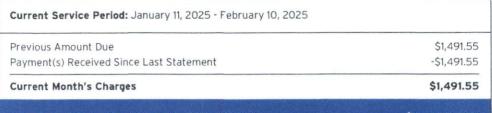
MIRABELLA CDD MIRABELLA CR, PH 1 RIVERVIEW, FL 33579-0000 Statement Date: February 14, 2025

Amount Due: \$1,491.55

Due Date: March 07, 2025

Account #: 211003639179

Account Summary



DO NOT PAY. Your account will be drafted on March 07, 2025

Amount Due by March 07, 2025

\$1,491.55

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



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By



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

Account #: 211003639179 Due Date: March 07, 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.

Pay 63286

Amount Due: \$1,491.55

Payment Amount: \$_____

632865851206

Your account will be drafted on March 07, 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



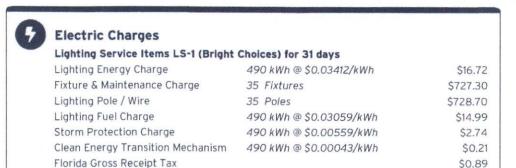
Service For: MIRABELLA CR PH 1, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Account #: 211003639179 Statement Date: February 14, 2025 Charges Due: March 07, 2025

Service Period: Jan 11, 2025 - Feb 10, 2025

Charge Details



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges

Lighting Charges

\$1,491.55

\$1,491.55

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

Ways To Pay Your Bill



Bank Draft

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Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



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.



Phone

Toll Free: 866-689-6469



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)

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 fashinger2/16 Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



MIRABELLA COMMUNITY DEVELOPMENT

MIRABELLA COMMUNITY DEVE 14306 ROMEO BLVD RIVERVIEW, FL 33579-0000 Statement Date: January 16, 2025

Amount Due:

\$531.92

Due Date: February 06, 2025 **Account #:** 211003639344

DO NOT PAY. Your account will be drafted on February 06, 2025

Account Summary

		¢531.03
Current	Month's Charges	\$531.92
Miscella	neous Credits	-\$27.87
Paymen	t(s) Received Since Last Statement	-\$532.81
Previous	s Amount Due	\$560.68

Amount Due by February 06, 2025

\$531.92

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

JAN 2 1 2025

Monthly Usage (kWh)

5100

4080
3060
2040
1020

Jun

Your Energy Insight



Your average daily kWh used was 7.97% lower than the same period last year.



Your average daily kWh used was .78% lower than it was in your previous period.



Scan here to view your account online.



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

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

Jul

Aug

Sep



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

Dec

Account #: 211003639344

Due Date: February 06, 2025



Jan

Feb

Mar

Apr

Pay your bill online at TampaElectric.com

May

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$531.92

Payment Amount: \$_____

640273231452

Your account will be drafted on February 06, 2025

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



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



Service For:

14306 ROMEO BLVD RIVERVIEW, FL 33579-0000 Account #: 211003639344 Statement Date: January 16, 2025 Charges Due: February 06, 2025

Meter Read

Service Period: Dec 11, 2024 - Jan 10, 2025

Rate Schedule: General Service - Non Demand

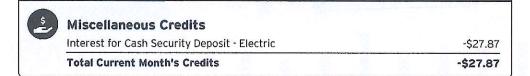
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000439099	01/10/2025	55,057	51,133	3,924 kWh	1 (350)	31 Days

Charge Details

	\$13.30
3,924 kWh @ \$0.00418/kWh	\$16.40
3,924 kWh @ \$0.00577/kWh	\$22.64
3,924 kWh @ \$0.03083/kWh	\$120.98
3,924 kWh @ \$0.08641/kWh	\$339.07
31 days @ \$0.63000	\$19.53
	3,924 kWh @ \$0.08641/kWh 3,924 kWh @ \$0.03083/kWh 3,924 kWh @ \$0.00577/kWh

Total Current Month's Charges

\$531.92



Avg kWh Used Per Day



Important Messages

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

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.

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

7-1-1 Power Outage: 877-588-1010

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 gate payment charges to your account or service disconnection.



CUSTOMER NAME

ACCOUNT NUMBER

BILL DATE

DUE DATE 02/03/2025

MIRABELLA CDD 0712968155 01/13/2025

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	12/10/2024	15638	01/09/2025	16221	58300 GAL	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$176.07
Water Base Charge	\$20.91
Water Usage Charge	\$234.66
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$380.12

Summary of Account Charges

Previous Balance \$149.42

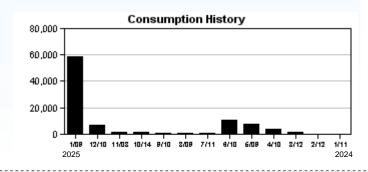
Net Payments - Thank You \$-149.42

Total Account Charges \$868.39

AMOUNT DUE \$868.39

Important Message

This account has ACH payment method





Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

<u> «Սուհրագրումինիստիորնինինիինիիի անիկի</u>

MIRABELLA CDD 2005 PAN AM CIRCLE, SUITE 300 TAMPA FL 33607-6008 436 8

DUE DATE	02/03/2025
AMOUNT DUE	\$868.39
AMOUNT PAID	



CUSTOMER NAME ACCOUNT NUMBER BILL DATE DUE DATE

MIRABELLA CDD 07

0712968155

02/12/2025

03/05/2025

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
53136726	01/09/2025	16221	02/10/2025	16244	2300 GAL	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$6.95
Water Base Charge	\$20.91
Water Usage Charge	\$2.37
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$15.00

Summary of Account Charges

Previous Balance \$868.39

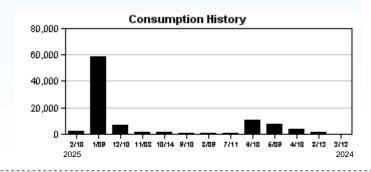
Net Payments - Thank You \$-868.39

Total Account Charges \$101.86

AMOUNT DUE \$101.86

Important Message

This account has ACH payment method





Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

////

MIRABELLA CDD 2005 PAN AM CIRCLE, SUITE 300 TAMPA FL 33607-6008 437 8

DUE DATE	03/05/2025
AMOUNT DUE	\$101.86
AMOUNT PAID	



February 6, 2025

Invoice Number: Account Number:

2504811020625

8337 12 029 2504811

Security Code: Service At: 3706

14306 ROMEO BLVD WIMAUMA FL 33598-0016

Contact Us

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

Summary Service from 02/06/25 through 03/05/25	
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
YOUR AUTO PAY WILL BE PROCESSED 02/23/25	
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.

Auto Pay Notice

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

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

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

In line with our commitment to clear and simple pricing,
 Spectrum Business Internet will increase by \$0.01 per month each

IMPORTANT ACCOUNT UPDATE

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business will no longer include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on SpectrumBusiness.net/securitycode.

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on SpectrumBusiness.net/safeguard.

Spectrum BUSINESS.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 06 02072025 NNNNNNNN 01 000923 0003

Mirabella CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 FEB 1 3 2025 Service At:

February 6, 2025 Mirabella CDD

Invoice Number: 2504811020625 Account Number: 8337 12 029 2504811 Service At: 14306 ROMEO BLVD WIMAUMA FL 33598-0016

Total Due by Auto Pay

\$119.98

լա_նարկվորիի թատինիին կուսունին անկան



Page 2 of 4

February 6, 2025

Mirabella CDD

Invoice Number: Account Number: 2504811020625 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 02072025 NNNNNNNN 01 000923 0003

Charge Details		
Previous Balance		119.98
EFT Payment	01/23	-119.98
Remaining Balance		\$0.00

Payments received after 02/06/25 will appear on your next bill. Service from 02/06/25 through 03/05/25

Spectrum Business	129.99
Internet	
Promotional Discount	-30.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$119.98
Spectrum Business™ Internet Total	\$119.98

ther 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

Messages continued from page 1

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.

Messages continued from page 1

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!

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.

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.





MIRABELLA CDD

MEETING DATE: February 6, 2025

DMS Staff Signature: __

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough		SALARY	\$200.00
		ACCEPTED	
Mindy Jacobson		SALARY	\$200.00
Williay Jacobson		ACCEPTED	\$200.00
Cail Dagge	1 /	SALARY	¢200 00
Gail Reese		ACCEPTED	\$200.00
David Dzien		SALARY	\$200.00
David Dzien		ACCEPTED	\$200.00
Mercedes Harrison		SALARY	\$200.00
Wichedes Harrison		ACCEPTED	\$200.00

Page 28

MIRABELLA CDD

MEETING DATE: February 6, 2025

DMS Staff Signature: __

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough		SALARY	\$200.00
		ACCEPTED	
Mindy Jacobson		SALARY	\$200.00
Williay Jacobson		ACCEPTED	\$200.00
C :1 D	1	SALARY	ф <u>о</u>
Gail Reese		ACCEPTED	\$200.00
David Drive		SALARY	\$200.00
David Dzien		ACCEPTED	\$200.00
Manadaa Haminaa		SALARY	\$200.00
Mercedes Harrison		ACCEPTED	\$200.00

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INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Mirabella CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 143815 CUSTOMER ID C2285

PO#

DATE
2/18/2025
NET TERMS
Net 30
DUE DATE
3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	25	Ea	0.15		3.75
Subtotal					3.75

Subtotal	\$3.75
Tax	\$0.00
Total Due	\$3.75

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.



1800 Pembrook Drive Suite 170 Orlando, FL 32810

(407) 843-5406 www.mcdirmitdavis.com

MIRABELLA CDD c/o Inframark 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Date: 1/24/2025 Invoice Number: 59805 Client: 10132.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2023.

Total Due This Invoice \$5,500.00

We have moved. Our new address: 1800 Pembrook Drive Suite 170 Orlando, FL 32810

Thank you for your business.

MIRABELLA CDD

MEETING DATE: February 6, 2025

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

Page 32

MIRABELLA CDD

MEETING DATE: February 6, 2025

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

Page 33



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: 3796704
Invoice Date 2025-02-07
Due Date: 2025-02-22
Terms: NET15
Customer ID: 102824

Customer PO:

Amount Due: \$1,089.40

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
2025-01-31-	Roving Patrol Tours:	20	\$54.47	\$1,089.40
2025-02-06	Service Location:			
	Mirabella CDD			

Subtotal \$1,089.40
Sales tax \$0.00
1) FLORIDA FL STATE TAX (6) \$0.00
2) HILLSBOROUGH FL COUNTY TAX (0.5) \$0.00
Total \$1,089.40

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.



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: 3797119
Invoice Date 2025-02-14
Due Date: 2025-03-01
Terms: NET15
Customer ID: 102824

Customer PO:

Amount Due: \$1,089.40

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

BALANCES

Period	Description	QTY	Unit Price	Total
2025-02-07-	Roving Patrol Tours:	20	\$54.47	\$1,089.40
2025-02-13	Service Location:			
	Mirabella CDD			

Subtotal \$1,089.40
Sales tax \$0.00
1) FLORIDA FL STATE TAX (6) \$0.00
2) HILLSBOROUGH FL COUNTY TAX (0.5) \$0.00
Total \$1,089.40

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Mirabella CDD c/o Inframark 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607 February 06, 2025
Client: 001295
Matter: 000001
Invoice #: 25992

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services		Hours	Amount
12/9/2024	KCH	PREPARE REQUEST FOR QUALIFICATIONS DISTRICT ENGINEER.	RFQ) FOR	1.1	\$335.50
		Total Profession	onal Services	1.1	\$335.50
		Total Services		\$335.50	
		Total Disbursemen	ts	\$0.00	
		Total Current Char	ges		\$335.50
		Previous Balance			\$91.50
		Less Payments			(\$91.50)
		PAY THIS AMOUN	JT		\$335 50

Please Include Invoice Number on all Correspondence



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

Statement Date: February 14, 2025

Amount Due:

\$533.49

Due Date: March 07, 2025 Account #: 211003639344

DO NOT PAY. Your account will be drafted on March 07, 2025

Account Summary

Current Service Period: January 11, 2025 - February 10, 2025	
Previous Amount Due	\$531.92
Payment(s) Received Since Last Statement	-\$531.92
Current Month's Charges	\$533.49

Amount Due by March 07, 2025

\$533.49

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 7.97% lower than the same period last year.



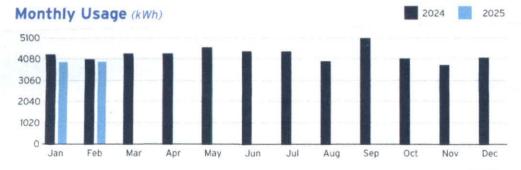
Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.







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: March 07, 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.

MIRABELLA COMMUNITY DEVELOPMENT MIRABELLA COMMUNITY DEVE 2005 PAN AM CIRCLE SUITE 300

TAMPA, FL 33607

Amount Due: \$533.49

Payment Amount: \$_

632865851207

Your account will be drafted on March 07, 2025

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

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Service For: 14306 ROMEO BLVD RIVERVIEW, FL 33579-0000 Account #: 211003639344 Statement Date: February 14, 2025 Charges Due: March 07, 2025

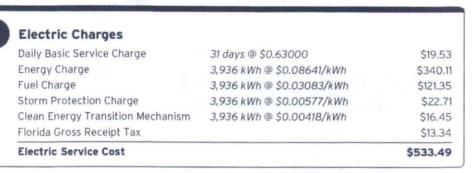
Meter Read

Service Period: Jan 11, 2025 - Feb 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	•	Total Used	Multiplier	Billing Period
1000439099	02/10/2025	58,993	55,057		3,936 kWh	1	31 Days

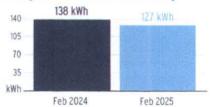
Charge Details



Total Current Month's Charges

\$533.49

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

All Other Correspondences:

Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

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

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

Tampa Electric P.O. Box 111



MIRABELLA CDD MIRABELLA CR, PH 1 RIVERVIEW, FL 33579-0000 Statement Date: January 16, 2025

Amount Due:

\$1,491.55

Due Date: February 06, 2025 **Account #:** 211003639179

DO NOT PAY. Your account will be drafted on February 06, 2025

Account Summary

Amount Due by February 06, 2025	\$1,491.55
Current Month's Charges	\$1,491.55
Payment(s) Received Since Last Statement Miscellaneous Credits	\$1,508.87 -\$1,444.67 -\$64.20
Previous Amount Due	Å. maa a

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





Scan here to view your account online.



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

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:** February 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: \$1,491.55

Payment Amount: \$_____

640273231451

Your account will be drafted on February 06, 2025

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



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



Service For: MIRABELLA CR PH 1, RIVERVIEW, FL 33579-0000 Charges Due: February 06, 2025

Service Period: Dec 11, 2024 - Jan 10, 2025

Charge Details

Rate Schedule: Lighting Service

Fixture & Maintenance Charge Lighting Pole / Wire Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism	35 Fixtures 35 Poles 490 kWh @ \$0.03059/kWh 490 kWh @ \$0.00559/kWh 490 kWh @ \$0.00043/kWh	\$727.30 \$728.70 \$14.99 \$2.74 \$0.21 \$0.89
Electric Charges Lighting Service Items LS-1 (Bright Lighting Energy Charge	Choices) for 31 days 490 kWh @ \$0.03412/kWh	\$16.72

Important Messages

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

Total Current Month's Charges

\$1,491.55



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$64.20

Total Current Month's Credits

-\$64.20

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.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



In-Person

Find list of Payment Agents at

TampaElectric.com

Phone Toll Free: 866-689-6469

Mail A Check Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

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 Please Note: If you choose to pay your oil at a location not listed oil our website of provided by rainipa Electric, you are paying someone who is not attributed to a desired 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 payment 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 payment 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 payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric is not payment at Tampa Electric and do so in a timely fashion. Tampa Electric and do so in a timely fashion. Tampa Electric and do so in a timel charges to your account or service disconnection.



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

Statement Date: January 16, 2025

Amount Due:

\$17.48

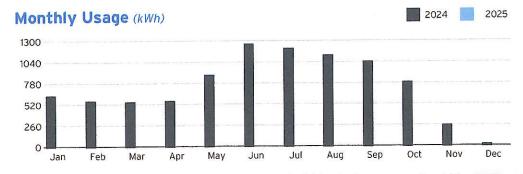
Due Date: February 06, 2025 Account #: 211003638973

DO NOT PAY. Your account will be drafted on February 06, 2025

Account Summary

Payment(s) Received Since Last Statement	-\$26.97
Miscellaneous Credits	-\$2.55
Credit balance after payments and credits	-\$2.55
Current Month's Charges	\$20.03

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







Scan here to view your account online.



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

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



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

Account #: 211003638973 Due Date: February 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.

\$17.48 Amount Due: Payment Amount: \$_

640273231450

Your account will be drafted on February 06, 2025

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



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



Service For:

10705 COUNTY ROAD 672 RIVERVIEW, FL 33579-8410 Account #: 211003638973 Charges Due: February 06, 2025

Meter Read

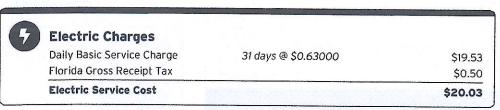
Meter Location: SIGN-IRR

Service Period: Dec 11, 2024 - Jan 10, 2025

Rate Schedule: General Service - Non Demand

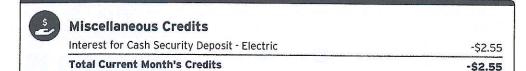
Meter Number	Read Date	Current Reading	- Previous Reading	Total Used	Multiplier	Billing Period
1000551750	01/10/2025	37,865	37,865	O kWh	1	31 Days

Charge Details



Total Current Month's Charges

\$20.03



Avg kWh Used Per Day



Important Messages

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

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.

Credit or Debit Card

Pay by credit Card

be charged.

using KUBRA EZ-Pay



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.

Toll Free:

at TECOaccount.com. Convenience fee will

Phone 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 at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashioh. Sampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

MIRABELLA CDD

MEETING DATE: February 6, 2025

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

Page 43

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 #
 15606

 Invoice Date
 02-15-25

 Balance Due
 \$86.00

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Da Plan (up to 2 readers)	 Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader ta from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader). 	\$16.50	4.0	\$66.00
100 Brivo Onair Mobile Passes	100 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$20.00	1.0	\$20.00

Subtotal	\$86.00
Tax	\$0.00
Invoice Total	\$86.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$86.00



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Mirabella CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 142108 CUSTOMER ID C2285

PO#

DATE
1/27/2025
NET TERMS
Net 30
DUE DATE
2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

\$1.38	Subtotal
\$0.00	Tax
\$1.38	Total Due

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.



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: 3791328
Invoice Date 2025-01-24
Due Date: 2025-02-08
Terms: NET15
Customer ID: 102824

Customer PO:

Amount Due: \$871.52

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
2025-01-17-	Roving Patrol Tours:	16	\$54.47	\$871.52
2025-01-23	Service Location:			
	Mirabella CDD			

Subtotal \$871.52 Sales tax \$0.00 1) FLORIDA FL STATE TAX (6) \$0.00 2) HILLSBOROUGH FL COUNTY TAX (0.5) \$0.00 Total \$871.52

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.



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: 3792349
Invoice Date 2025-01-31
Due Date: 2025-02-15
Terms: NET15
Customer ID: 102824

Customer PO:

Amount Due: \$1,089.40

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
2025-01-24-	Roving Patrol Tours:	20	\$54.47	\$1,089.40
2025-01-30	Service Location:			
	Mirabella CDD			

Subtotal \$1,089.40
Sales tax \$0.00
1) FLORIDA FL STATE TAX (6) \$0.00
2) HILLSBOROUGH FL COUNTY TAX (0.5) \$0.00
Total \$1,089.40

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.

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	1/6/2025	2504811010625 ACH	\$119.98	\$119.98	SVC PRD 01/06/25-02/05/25
INFRAMARK LLC	1/3/2025	141088	\$643.75		DISS SVCS JAN 2025
INFRAMARK LLC	1/3/2025	141088	\$2,500.00		DISTRICT MANAGER JAN 202
INFRAMARK LLC	1/3/2025	141088	\$150.00	\$3,293.75	WEBSITE MAINT JAN 2025
SIGNAL 88, LLC	1/10/2025	3790000	\$871.52	\$871.52	SECURITY- JAN 2025
SOLITUDE LAKE MANAGEMENT, LLC	1/1/2025	PSI137363	\$227.00	\$227.00	JAN 2025LAKE ALL MAINT
SOUTH SHORE LANDSCAPE & LAWN	1/6/2025	74008	\$1,849.05	\$1,849.05	JAN 2025 LANDSCAPE MAINT
ZEBRA CLEANING TEAM	1/1/2025	7573	\$1,050.00	\$1,050.00	JAN 2025 COMMERCIAL POOL SVCS
Monthly Contract Subtotal			\$7,411.30	\$7,411.30	
Utilities					
BOCC ACH	12/12/2024	121224-8155 ACH	\$149.42	\$149.42	WATER
TECO ACH	11/14/2024	9179-111424 ACH	\$1,508.87	\$1,508.87	ELECTRIC
TECO ACH	11/14/2024	9526-111424 ACH	\$838.67	\$838.67	ELECTRIC
TECO ACH	11/14/2024	9344-111424 ACH	\$515.52	\$515.52	ELECTRIC
TECO ACH	11/14/2024	8973-111424 ACH	\$55.44	\$55.44	ELECTRIC
Utilities Subtotal			\$3,067.92	\$3,067.92	
Regular Services					
COMPLETE I.T. CORP	1/15/2025	15285	\$86.00	\$86.00	BRIVO ONAIR TIER 1
HOME TEAM PEST DEFENSE INC.	12/23/2024	122324-0883	\$110.00	\$110.00	PEST SERVICES
JNJ CLEANING SERVICES LLC	12/31/2024	0475	\$675.00	\$675.00	AMENITY CLEANING
RKA MULTISERVICE PLUS LLC	12/7/2024	11999	\$1,875.00	\$1,875.00	FENCE REPAIR
STRALEY ROBIN VERICKER	1/14/2025	25840	\$91.50	\$91.50	PROF SVCS THRU NOV 2024
ZEBRA CLEANING TEAM	1/1/2025	7443	\$1,000.00	\$1,000.00	COMMERCIAL POOL SVC
Regular Services Subtotal			\$3,837.50	\$3,837.50	
Additional Services					

MIRABELLA CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
ADVANCED ENERGY SOLUTIONS	7/25/2024	10647	\$231.20	\$231.20	RECIRCULATION PUMP
Additional Services Subtotal			\$231.20	\$231.20	
TOTAL			\$14,547.92	\$14,547.92	



January 6, 2025

Invoice Number: Account Number: 2504811010625 **8337 12 029 2504811**

Security Code:

3706

Service At:

14306 ROMEO BLVD WIMAUMA FL 33598-0016

Contact Us

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

5
119.98
-119.98
\$0.00
119.98
0.00
\$119.98
\$119.98

Auto Pay Notice

NEWS AND INFORMATION

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!



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.

Spectrum BUSINESS'

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 06 01072025 NNNNNNNN 01 000958 0003

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



January 6, 2025

Mirabella CDD

Invoice Number: 2504811010625 Account Number: 8337 12 029 2504811

Service At: 14306 ROMEO BLVD

WIMAUMA FL 33598-0016

otal Due by Auto Pay

\$119.98

նեկիներկան այդերկանի անգինիներ

 Page 2 of 6

January 6, 2025

Mirabella CDD

Invoice Number: Account Number: 2504811010625 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 01072025 NNNNNNNN 01 000958 0003

Charge Details		
Previous Balance		119.98
EFT Payment	12/23	-119.98
Remaining Balance		\$0.00

Payments received after 01/06/25 will appear on your next bill. Service from 01/06/25 through 02/05/25

Spectrum Business	129.99
Internet Promotional Discount	-30.00
Spectrum WiFi	-30.00
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

Dayment Pressering	5.00
Payment Processing	
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$119.9
Total Due by Auto Pay	\$119.9

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

BILL TO

Mirabella CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 141088 CUSTOMER ID C2285

PO#

DATE
1/3/2025
NET TERMS
Net 30
DUE DATE
2/2/2025

Services provided for the Month of: January 2025

QTY	UOM	RATE	MARKUP	AMOUNT
1	Ea	643.75		643.75
1	Ea	2,500.00		2,500.00
1	Ea	150.00		150.00
				3,293.75
	QTY 1 1 1	1 Ea	1 Ea 643.75 1 Ea 2,500.00	1 Ea 643.75 1 Ea 2,500.00

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.



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: 3790000
Invoice Date 2025-01-10
Due Date: 2025-01-25
Terms: NET15
Customer ID: 102824

Customer PO:

Amount Due: \$871.52

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
2025-01-03-	Roving Patrol Tours:	16	\$54.47	\$871.52
2025-01-09	Service Location:			
	Mirabella CDD			

Subtotal \$871.52 Sales tax \$0.00 1) FLORIDA FL STATE TAX (6) \$0.00 2) HILLSBOROUGH FL COUNTY TAX (0.5) \$0.00 Total \$871.52

EFT Remittance: American National Bank: 104000854 Account 320166747
Please include Invoice number & Customer ID with payment remittance
Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494
Thank you for choosing Signal for your needs. We're committed to providing you with peace of mind.



Please Remit Payment to:

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

Page: 1

Invoice Number: Invoice Date: PSI137363 1/1/2025

Ship

To: Mirabella C/O Meritus

2005 Pan Am Circle #300

Tampa, FL 33607

Bill

Fax #: (888) 358-0088

To: Mirabella C/O Meritus

2005 Pan Am Circle #300 Tampa, FL 33607

Customer ID 8108

P.O. Number

P.O. Date 1/1/2025

Our Order No.

 Ship Date
 1/1/2025

 Due Date
 1/31/2025

 Terms
 Net 30

Ship Via

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance11227.00227.00

January Billing 1/1/2025 - 1/31/2025 Mirabella-Lake-ALL

Amount Subject to Sales Tax 0.00 Amount Exempt from Sales Tax 227.00 Subtotal:227.00Invoice Discount:0.00Total Sales Tax:0.00Payment Amount:0.00Total:Page 227.00

INVOICE

Mailing Address PO Box 3553 Apollo Beach, FL 33572 southshorelandscapeandlawn@gmai l.com 813-376-6110 www.southshorelandscapeandlawn. com



Bill to Mirabella

Invoice details

	Note to customer Thank you for your business!		Total			\$1,849.05
2.	Fuel Surcharge			1	\$53.85	\$53.85
1.	Maintenance	Landscape maintenance for January.		1	\$1,795.20	\$1,795.20
#	Product or service	Description		Qty	Rate	Amount
Te	voice no.: 74008 erms: Net 30 voice date: 01/06/2025					

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.: 7573 Terms: Net 30

Invoice date: 01/01/2025 Due date: 01/31/2025

#	Product or service	Description	Q	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



CUSTOMER NAME
MIRABELLA CDD

0712968155

BILL DATE

DUE DATE

12/12/2024 01/02/2025

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ		TYPE	DESCRIPTION
53136726	11/08/2024	15570	12/10/2024	15638	6800 GAL	ACTUAL	WATER

Service Address Charges	
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$20.91
Water Usage Charge	\$7.00
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$44.34

Summary of Account Charges

Previous Balance \$97.63

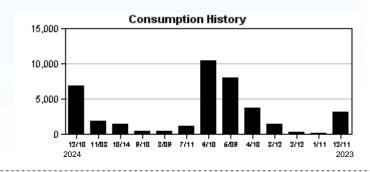
Net Payments - Thank You \$-97.63

Total Account Charges \$149.42

AMOUNT DUE \$149.42

Important Message

This account has ACH payment method





Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

որգեղիկիկերութիրգերերեր

MIRABELLA CDD 2005 PAN AM CIRCLE, SUITE 300 TAMPA FL 33607-6008 460 8

DUE DATE	01/02/2025
AMOUNT DUE	\$149.42
AMOUNT PAID	



MIRABELLA CDD MIRABELLA CR, PH 1 RIVERVIEW, FL 33579-0000 Statement Date: November 14, 2024

Amount Due: \$1,508.87

> Due Date: December 05, 2024 **Account #:** 211003639179

DO NOT PAY. Your account will be drafted on December 05, 2024

Account Summary

Current Service Period: October 10, 2024 - November 08, 2024 \$1,508.87 Previous Amount Due Payment(s) Received Since Last Statement -\$1,508.87 **Current Month's Charges** \$1,508.87 Amount Due by December 05, 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.



at TampaElectric.com/Scam.

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: December 05, 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.

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

Amount Due: \$1,508.87 Payment Amount: \$_

698296544332

Your account will be drafted on December 05, 2024

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



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

Account #: 211003639179 Statement Date: November 14, 2024 Charges Due: December 05, 2024

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

Quarterly fuel source update

purchased power, and 1% coal.

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7%

Important Messages

33631-3318.

Service Period: Oct 10, 2024 - Nov 08, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Charges		\$1,508.87
Florida Gross Receipt Tax		\$1.32
Storm Surcharge	490 kWh @ \$0.00074/kWh	\$0.36
Clean Energy Transition Mechanism	490 kWh @ \$0.00036/kWh	\$0.18
Storm Protection Charge	490 kWh @ \$0.03877/kWh	\$19.00
Lighting Fuel Charge	490 kWh @ \$0.03127/kWh	\$15.32
Lighting Pole / Wire	35 Poles	\$728.70
Fixture & Maintenance Charge	35 Fixtures	\$727.30
Lighting Energy Charge	490 kWh @ \$0.03406/kWh	\$16.69

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.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



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 fashipadago Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: November 14, 2024

Amount Due:

\$838.67

Due Date: December 05, 2024 Account #: 211003639526

DO NOT PAY. Your account will be drafted on December 05, 2024

Account Summary

Amount Due by December 05, 2024 \$838.67			
Current Month's Charges			
Payment(s) Received Since Last Statement	-\$838.67		
Previous Amount Due	\$838.67		
Current Service Period: October 10, 2024 - November 08, 2024			

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



Scan here to view your account online.



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



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

Account #: 211003639526 Due Date: December 05, 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.

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

Amount Due: \$838.67 Payment Amount: \$_

698296544334

Your account will be drafted on December 05, 2024

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: November 14, 2024 Charges Due: December 05, 2024

Service Period: Oct 10, 2024 - Nov 08, 2024

Rate Schedule: Lighting Service

Charge Details



Important Messages

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

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

Total Current Month's Charges

\$838.67

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.



at TECOaccount.com. Convenience fee will be charged.

using KUBRA EZ-Pay



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 DEVE 14306 ROMEO BLVD RIVERVIEW, FL 33579-0000

Statement Date: November 14, 2024

Amount Due:

Your Energy Insight

period last year.

previous period.

\$515.52

Due Date: December 05, 2024 Account #: 211003639344

Your average daily kWh used was 16.67% lower than the same

Your average daily kWh used was 10.07% lower than it was in your

DO NOT PAY. Your account will be drafted on December 05, 2024

Account Summary

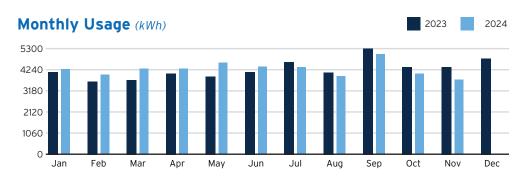
Amount Due by December 05, 2024	\$515.52
Current Month's Charges	\$515.52
Payment(s) Received Since Last Statement	-\$551.56
Previous Amount Due	\$551.56
Current Service Period: October 10, 2024 - November 08, 2024	

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

Scan here to view your account online.



distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.



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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.

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

Amount Due: \$515.52 Payment Amount: \$_

698296544333

Your account will be drafted on December 05, 2024

Account #: 211003639344

Due Date: December 05, 2024

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

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



Service For:

14306 ROMEO BLVD RIVERVIEW, FL 33579-0000 Account #: 211003639344 Statement Date: November 14, 2024 Charges Due: December 05, 2024

Meter Read

Service Period: Oct 10, 2024 - Nov 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000439099	11/08/2024	47,042	43,284	3,758 kWh	1	30 Days

Charge Details



Total Current Month's Charges

\$515.52

Avg kWh Used Per Day



Important Messages

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Quarterly fuel source update

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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 DEVE 10705 COUNTY ROAD 672 RIVERVIEW, FL 33579-8410

Statement Date: November 14, 2024

Amount Due:

\$55.44

Due Date: December 05, 2024 **Account #:** 211003638973

DO NOT PAY. Your account will be drafted on December 05, 2024

Account Summary

Amount Due by December 05, 2024	\$55.44
Current Month's Charges	\$55.44
Payment(s) Received Since Last Statement	-\$124.90
Previous Amount Due	\$124.90
Current Service Period: October 10, 2024 - November 08, 2024	

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 69.23% lower than the same period last year.



Your average daily kWh used was 70.37% lower than it was in your previous period.

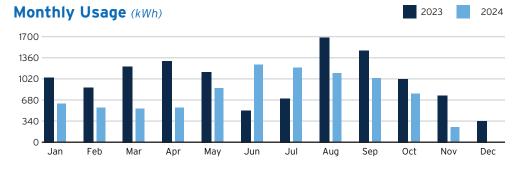


Scan here to view your account online.



distracted. Learn their tricks and

report suspicious calls or texts at TampaElectric.com/Scam.



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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.

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

Amount Due: \$55.44 Payment Amount: \$_

698296544331

Your account will be drafted on December 05, 2024

Account #: 211003638973

Due Date: December 05, 2024

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



Service For:

10705 COUNTY ROAD 672 RIVERVIEW, FL 33579-8410 Account #: 211003638973 Statement Date: November 14, 2024 Charges Due: December 05, 2024

Meter Read

Meter Location: SIGN-IRR

Service Period: Oct 10, 2024 - Nov 08, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000551750	11/08/2024	37,847	37,600		247 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	247 kWh @ \$0.08192/kWh	\$20.2
Fuel Charge	247 kWh @ \$0.03157/kWh	\$7.80
Storm Protection Charge	247 kWh @ \$0.00775/kWh	\$1.9
Clean Energy Transition Mechanism	247 kWh @ \$0.00427/kWh	\$1.0
Storm Surcharge	247 kWh @ \$0.00225/kWh	\$0.5
Florida Gross Receipt Tax		\$1.3
Electric Service Cost		\$55.4

Total Current Month's Charges

\$55.44

Avg kWh Used Per Day



Important Messages

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Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

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

Ways To Pay Your Bill



Bank Draft

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

at TECOaccount.com.



Phone

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

In-Person

Payment Agents at

Find list of



Mail A Check

Payments:

P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

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

be charged.

Tampa, FL 33601-0111

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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 #
 15285

 Invoice Date
 01-15-25

 Balance Due
 \$86.00

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Da Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader ta 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

Prashant Jaiswal

From:ApolloBeach@pestdefense.comSent:Monday, December 23, 2024 9:31 AMTo:inframarkcms@payableslockbox.com

Subject: Invoice 104731679

Please accept this as a Friendly Reminder that your HomeTeam Pest Defense service was completed. We value your business and would like to keep your account up to date. Our records indicate that you are currently due for your regular scheduled service. Please see the invoice below and contact our Customer Service Department at 813-489.7041 at your convenience regarding your account or you can access your account on our website at https://customer.pestdefense.com. Respectfully, HomeTeam Customer Service



HomeTeam
Pest
Defense,
Inc.
310 First St.
NE
Ruskin, FL

33570-3621 813-489-7041

INVOICE

Bill To [4190883]

Mirabella Community Center Inframark Management Services 2654 Cypress Ridge Blvd Ste. 101

Wesley Chapel, FL 33544-6322

Service Address [4190883]

Mirabella Community Center Lisa Castoria 14306 Romeo Blvd Wimauma, FL 33598

Invoice # 104731679
Invoice Date 10/28/24
Service Date 10/28/24

Technician John Pollock License # JE267936

Terms DUE UPON RECEIPT

Purchase Order

Service	Description	Quantity	Price	Subtotal
PS	Pest Control Service	1.00	\$110.00	\$110.00
			Subtotal	\$110.00
			Tax	\$0.00
			Total	\$110.00
			Amount Paid	\$0.00
			Balance	\$110.00

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions

Hi Mirabella Community Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. 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 Home Team Pest Defense as your service provider. Your next scheduled service month will be in

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.: 0475

Invoice date: 12/31/2024 Due date: 01/15/2025

#	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.		mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens	\$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.		
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 - December 2024.

View and pay

Dec 7, 2024



Fence Repair Mirabella

Paying with Check? RKA MULTISERVICE PLUS LLC 10136 Golden Wonder Riverview FL 33578

Customer

Lisa Castoria Inframark lisa.castoria@inframark.com (656) 223-7011 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Invoice Details

PDF created December 12, 2024 \$1,875.00

Payment

Due December 7, 2024 \$1,875.00

Items	Quantity	Price	Amount
Fence Repair	1	\$1,875.00	\$1,875.00
Subtotal			\$1,875.00

Total Due \$1,875.00



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 January 14, 2025 Client: 001295 Matter: 000001 Invoice #: 25840

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	н	ours	Amount
11/27/2024	KCH	REVIEW AGENDA PACKAGE.		0.3	\$91.50
		Total Professional Serv	vices	0.3	\$91.50
		Total Services		\$91.50	
		Total Disbursements		\$0.00	
		Total Current Charges			\$91.50
		Previous Balance			\$148.50
		Less Payments			(\$148.50)
		PAY THIS AMOUNT			\$91.50

Please Include Invoice Number on all Correspondence

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.: 7443 Terms: Net 30

Invoice date: 01/01/2025 Due date: 01/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service - \$200 adjustment for incorrect contract billing since price change on 9/29/2023. (12 months)	12	\$200.00	\$2,400.00
2.	Commercial Pool Service	Board agreed amount discount to be applied	1	-\$1,400.00	-\$1,400.00
	Please Submit Payment To	Total			\$1,000.00

Please Submit Payment To: Zebra Cleaning Team PO Box 3456 Apollo Beach FL 33572-1003

Note to customer

We are very sorry we missed the price adjustment since it was signed 9/29/2023. This is the agreed upon adjustment with board.

Advanced Energy Solutions

of America, LLC PO Box 82973 Tampa, FL 33682

Invoice

Invoice #: 10647 **Invoice Date**: 7/25/2022

Due Date: 8/24/2022

Project: 10647

P.O. Number:

Bill To:MIRABELLA

Description	Hours/Qty	Rate	Amount
10224 Opaline Sky Court, Riverview, FL			
Separate motor starters			
7/19/2022 Bypassed secondary contractors after the motor starters, tied the chemical pump to the auxiliary contact of recirculation pump #1 motor starter. Removed chemical pump from motor breaker and put on circuit with coffin light to balance GFI breaker load. Since no neutral used on 240v pumps removed line neutral from GFI breaker to eliminate nuisance tripping.			
MATERIALS USED ON JOB Peter Trauscht LABOR 1st 1/2 Hour Peter Trauscht LABOR TECHNICIAN	1 1.5	6.20 90.00 90.00	6.20 90.00 135.00
	Total		\$231.20
	Paymer	nts/Credits	\$0.00
	Balance	e Due	\$231.20

3C

Mirabella Community Development District

Financial Statements (Unaudited)

Period Ending February 28, 2025

Prepared by:

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

Balance Sheet

As of February 28, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	G 	ENERAL FUND	ERIES 2025 BT SERVICE FUND	SERIES 2013 EBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL XED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>									
Cash - Operating Account	\$	270,916	\$ -	\$ -	\$ -	\$ -	\$	-	\$ 270,916
Cash in Transit		-	-	-	868	-		-	868
Accounts Receivable - Other		1,667	-	-	-	-		-	1,667
Due From Other Funds		-	-	6,260	1,033	-		-	7,293
Investments:									
Escrow Fund		-	-	296,940	-	-		-	296,940
Interest Account		-	-	72	-	-		-	72
Prepayment Account		-	-	-	16	-		-	16
Reserve Fund		-	10,000	509	11,225	-		-	21,734
Revenue Fund		-	68,312	12,004	28,561	-		-	108,877
Deposits		2,857	-	-	-	-		-	2,857
Fixed Assets									
Improvements Other Than Buildings (IOTB)		-	-	-	-	141,596		-	141,596
Recreational Facilities		-	-	-	-	513,693		-	513,693
Amount Avail In Debt Services		-	-	-	-	-		278,309	278,309
Amount To Be Provided		-	-	-	-	-		1,405,191	1,405,191
TOTAL ASSETS	\$	275,440	\$ 78,312	\$ 315,785	\$ 41,703	\$ 655,289	\$	1,683,500	\$ 3,050,029
LIABILITIES									
Accounts Payable	\$	5,553	\$ -	\$ -	\$ -	\$ -	\$	-	\$ 5,553
Accrued Expenses		2,817	-	-	-	-		-	2,817
Due to Other		-	-	868	-	-			868
Bonds Payable		-	-	_	-	-		1,683,500	1,683,500
Due To Other Funds		7,293	-	-	-	-		-	7,293
TOTAL LIABILITIES		15,663	-	868	-	-		1,683,500	1,700,031
FUND BALANCES									
Restricted for:									
Debt Service		_	78,312	314,917	41,703	_		_	434,932
Unassigned:		- 259,777	70,312	314,917	41,703	655,289		-	915,066
TOTAL FUND BALANCES		259,777	78,312	314,917	41,703	655,289		-	1,349,998
TOTAL LIABILITIES & FUND BALANCES	\$	275,440	\$ 78,312	\$ 315,785	\$ 41,703	\$ 655,289	\$	1,683,500	\$ 3,050,029

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Tax Collector	\$	-	\$	496	\$	496	0.00%	
Special Assmnts- Tax Collector		242,480		241,017		(1,463)	99.40%	
TOTAL REVENUES		242,480		241,513		(967)	99.60%	
EXPENDITURES								
<u>Administration</u>								
Supervisor Fees		6,000		1,800		4,200	30.00%	
ProfServ-Trustee Fees		3,500		5,855		(2,355)	167.29%	
Disclosure Report		7,725		7,575		150	98.06%	
District Counsel		4,000		1,508		2,492	37.70%	
District Engineer		1,750		2,456		(706)	140.34%	
District Manager		30,000		13,340		16,660	44.47%	
Auditing Services		5,200		5,500		(300)	105.77%	
Website Compliance		1,500		1,500		-	100.00%	
Postage, Phone, Faxes, Copies		278		9		269	3.24%	
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		600		1,398	30.03%	
Office Supplies		100		-		100	0.00%	
Dues, Licenses, Subscriptions		750		175		575	23.33%	
Total Administration		67,151		44,034		23,117	65.57%	
Electric Utility Services								
Utility - Electric		39,000		17,680		21,320	45.33%	
Total Electric Utility Services		39,000		17,680		21,320	45.33%	
Water-Sewer Comb Services								
Utility - Water		2,000		2,173		(173)	108.65%	
Total Water-Sewer Comb Services		2,000		2,173		(173)	108.65%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 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	
Other Physical Environment					
Waterway Management	3,000	1,135	1,865	37.83%	
Clubhouse - Facility Janitorial Service	7,680	7,599	81	98.95%	
Contracts-Plant Replacement	2,000	-	2,000	0.00%	
Contracts-Pools	10,500	4,500	6,000	42.86%	
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	1,017	3,983	20.34%	
R&M-Pools	2,000	-	2,000	0.00%	
Landscape - Annuals	3,000	-	3,000	0.00%	
Landscape Maintenance	24,000	9,245	14,755	38.52%	
Security System Monitoring & Maint.	40,000	20,243	19,757	50.61%	
Irrigation Maintenance	2,000	2,725	(725)	136.25%	
Holiday Decoration	2,500	-	2,500	0.00%	
Capital Outlay	7,455	<u> </u>	7,455	0.00%	
Total Other Physical Environment	126,329	58,493	67,836	46.30%	
Reserves					
Capital Reserve	8,000	_	8,000	0.00%	
Total Reserves	8,000		8,000	0.00%	
			,		
TOTAL EXPENDITURES & RESERVES	242,480	122,380	120,100	50.47%	
Excess (deficiency) of revenues					
Over (under) expenditures	_	119,133	119,133	0.00%	
() - L			-,		
FUND BALANCE, BEGINNING (OCT 1, 2024)		140,644			
FUND BALANCE, ENDING		\$ 259,777			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2025 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	78,312	78,312	0.00%
TOTAL FINANCING SOURCES (USES)	-	78,312	78,312	0.00%
Net change in fund balance	\$ -	\$ 78,312	\$ 78,312	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 78,312		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 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	\$ -	\$	5	3,858	\$	3,858	0.00%	
Special Assmnts- Tax Collector	140,323			139,476		(847)	99.40%	
TOTAL REVENUES	140,323			143,334		3,011	102.15%	
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)	<u> </u>		60,734		65,561	-1258.21%	
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)) {	\$	60,734	\$	75,215	-1258.21%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				254,183				
FUND BALANCE, ENDING		\$	\$	314,917				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 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	\$ -		\$	443	\$	443	0.00%
Special Assmnts- Tax Collector	23,148			23,008		(140)	99.40%
TOTAL REVENUES	23,148			23,451		303	101.31%
<u>EXPENDITURES</u>							
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			9,426		8,148	737.56%
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	_ :	\$	9,426	\$	5,592	737.56%
FUND BALANCE, BEGINNING (OCT 1, 2024)				32,277			
FUND BALANCE, ENDING		_:	\$	41,703			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2025 Capital Projects Fund (301) (In Whole Numbers)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Administrative	-	2,500	(2,500)	0.00%
ProfServ-Trustee Fees	-	7,000	(7,000)	0.00%
Disclosure Report	-	500	(500)	0.00%
District Counsel	-	90,500	(90,500)	0.00%
District Manager	-	20,000	(20,000)	0.00%
Postage, Phone, Faxes, Copies		1,500	(1,500)	0.00%
Total Administration		122,000	(122,000)	0.00%
TOTAL EXPENDITURES	-	122,000	(122,000)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		(122,000)	(122,000)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	122,000	122,000	0.00%
TOTAL FINANCING SOURCES (USES)	-	122,000	122,000	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ -		

Bank Account Statement

Mirabella CDD

Bank Account No. 2062 **Statement No.** 02-25

Statement Date 02/28/2025

G/L Account No. 101001 Balance	270,915.92	Statement Balance	279,064.73
		Outstanding Deposits	194.98
Positive Adjustments	0.00	Subtotal	279,259.71
Subtotal	270,915.92	Outstanding Checks	-8,343.79
Negative Adjustments	0.00		270.045.02
Ending G/L Balance	270,915.92	Ending Balance	270,915.92

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/26/2024		JE000526	Utility - Water	Bank rec adj JE for HC-	97.63	97.63	0.00 0.00
01/31/2025		JE000580	Utility - Electric	Bank rec adj JE for balance	100.47	100.47	0.00
02/07/2025	Payment	BD00008	Special Assmnts- Tax Collector	Deposit No. BD00008	0.01	0.01	0.00
02/28/2025		JE000613	Utility - Electric	Utility - Electric	2.55	2.55	0.00
02/28/2025		JE000614	Utility - Electric	Truist Bank	2.55	2.55	0.00
Total Deposit	:s				203.21	203.21	0.00
Checks							
							0.00
11/26/2024		JE000526	Utility - Water	Bank rec adj JE for HC-	-97.63	-97.63	0.00
01/22/2025	Payment	3065	MIRABELLA CDD	Payment of Invoice 001053	-1,959.62	-1,959.62	0.00
01/22/2025	Payment	3066	MIRABELLA CDD	Payment of Invoice 001054	-11,879.50	-11,879.50	0.00
02/17/2025	Payment	3071	TRIVIA M. KIMBROUGH	Check for Vendor V00050	-200.00	-200.00	0.00
02/20/2025	Payment	100059	STRALEY ROBIN VERICKER	Inv: 25992	-335.50	-335.50	0.00
02/20/2025	Payment	100060	SIGNAL 88, LLC	Inv: 3791328, Inv: 3792349,	-3,050.32	-3,050.32	0.00
02/20/2025	Payment	100061	JNJ CLEANING SERVICES LLC	Inv: 0494	-675.00	-675.00	0.00
02/20/2025	Payment	100062	HOME TEAM PEST DEFENSE INC.	Inv: 106795109	-110.00	-110.00	0.00
02/20/2025	Payment	100063	SOLITUDE LAKE MANAGEMENT, LLC	Inv: PSI143184	-227.00	-227.00	0.00
02/20/2025	Payment	100064	INFRAMARK LLC SOUTH SHORE	Inv: 142108, Inv: 142855	-3,295.13	-3,295.13	0.00
02/20/2025	Payment	100066	LANDSCAPE & LAWN CHARTER	Inv: 74057	-1,849.05	-1,849.05	0.00
02/20/2025	Payment	300010	COMMUNICATION S ACH	Inv: 2504811020625	-119.98	-119.98	0.00
02/20/2025	Payment	300011	TECO ACH	Inv: 011625-9526	-813.38	-813.38	0.00
02/20/2025	Payment	300012	TECO ACH	Inv: 011625-8973	-20.03	-20.03	0.00
02/20/2025	Payment	300013	TECO ACH	Inv: 011625-9179	-1,491.55	-1,491.55	0.00

Bank Account Statement

Mirabella CDD

Bank Accour	nt No.	2062					
itatement N	lo.	02-25			Statement Date	02/28/2025	
2/20/2025	Payment	300014	TECO ACH	Inv: 011625-9344	-531.92	-531.92	0.00
2/20/2025	Payment	300016	BOCC ACH	Inv: 021225-8155	-101.86	-101.86	0.00
/31/2025		JE000580	Utility - Electric	Bank rec adj JE for balance	-100.47	-100.47	0.00
2/25/2025	Payment	100068	INFRAMARK LLC	Inv: 143815	-3.75	-3.75	0.00
2/28/2025		JE000613	Utility - Electric	Utility - Electric	-2.55	-2.55	0.00
otal Checks					-26,864.24	-26,864.24	0.00
ljustments							
tal Adjustı	nents						
ıtstanding	Checks						
/17/2025	Payment	3067	DAVID ALAN DZIEN	Check for Vendor V00098			-200.00
/17/2025	Payment	3068	GAIL REESE	Check for Vendor V00083			-200.00
/17/2025	Payment	3069	MERCEDES JERESSA HARRISON	Check for Vendor V00027			-200.00
/17/2025	Payment	3070	MINDY ROBYN JACOBSON	Check for Vendor V00043			-200.00
2/20/2025	Payment	100065	COMPLETE I.T. CORP	Inv: 15606			-86.00
2/20/2025	Payment	300015	BOCC ACH	Inv: 011325-8155			-868.39
2/21/2025	Payment	100067	MCDIRMIT DAVIS & COMPANY LLC	Inv: 59805			-5,500.00
2/25/2025	Payment	100069	SIGNAL 88, LLC	Inv: 3797119			-1,089.40
tal Outsta	nding Che	cks					-8,343.79
utstanding	Deposits						
3/09/2024	Payment	BD00005		Deposit No. BD00005			75.00
2/01/2024		JE000528		Rev Bank rec adj JE for			119.98
tal Outsta	nding Dep	osits					194.98

Mirabella Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2024

Prepared by:

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

Balance Sheet

As of January 31, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	C	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS .							
Cash - Operating Account	\$	292,082	\$ -	\$ -	\$ -	\$ -	\$ 292,082
Cash in Transit		-	11,880	2,828	-	-	14,708
Accounts Receivable - Other		1,667	-	-	-	-	1,667
Due From Other Funds		-	6,260	1,033	-	-	7,293
Investments:							
Interest Account		-	556	-	-	-	556
Prepayment Account		-	20,957	16	-	-	20,973
Reserve Fund		-	151,180	11,225	-	-	162,405
Revenue Fund		-	124,222	26,522	-	-	150,744
Sinking fund		-	24	-	-	-	24
Deposits		2,857	-	-	-	-	2,857
Fixed Assets							
Improvements Other Than Buildings (IOTB)		-	-	-	141,596	-	141,596
Recreational Facilities		-	-	-	513,693	-	513,693
Amount Avail In Debt Services		-	-	-	-	278,309	278,309
Amount To Be Provided		-	-	-	-	1,405,191	1,405,191
TOTAL ASSETS	\$	296,606	\$ 315,079	\$ 41,624	\$ 655,289	\$ 1,683,500	\$ 2,992,098

Balance Sheet

As of January 31, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	 GENERAL FUND	ERIES 2013 BT SERVICE FUND	-	ERIES 2015 BT SERVICE FUND	GENERAL (ED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	 TOTAL
LIABILITIES								
Accounts Payable	\$ 13,199	\$ -	\$	-	\$ -	\$	-	\$ 13,199
Accrued Expenses	2,817	-		-	-		-	2,817
Due to Other	-	868		-	-		-	868
Bonds Payable	-	-		-	-		1,683,500	1,683,500
Due To Other Funds	7,293	-		-	-		-	7,293
TOTAL LIABILITIES	23,309	868		-	-		1,683,500	1,707,677
FUND BALANCES								
Restricted for:								
Debt Service	-	314,211		41,624	-		-	355,835
Unassigned:	273,297	-		-	655,289		-	928,586
TOTAL FUND BALANCES	273,297	314,211		41,624	655,289		-	1,284,421
TOTAL LIABILITIES & FUND BALANCES	\$ 296,606	\$ 315,079	\$	41,624	\$ 655,289	\$	1,683,500	\$ 2,992,098

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	IR TO DATE	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Tax Collector	\$	-	\$ 496	\$ 496	0.00%
Special Assmnts- Tax Collector		242,480	241,016	(1,464)	99.40%
TOTAL REVENUES		242,480	241,512	(968)	99.60%
EXPENDITURES					
Administration					
Supervisor Fees		6,000	800	5,200	13.33%
ProfServ-Trustee Fees		3,500	5,855	(2,355)	167.29%
Disclosure Report		7,725	7,575	150	98.06%
District Counsel		4,000	1,003	2,997	25.08%
District Engineer		1,750	2,456	(706)	140.34%
District Manager		30,000	13,340	16,660	44.47%
Auditing Services		5,200	5,500	(300)	105.77%
Website Compliance		1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies		278	5	273	1.80%
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	600	1,398	30.03%
Office Supplies		100	-	100	0.00%
Dues, Licenses, Subscriptions		750	 175	575	23.33%
Total Administration		67,151	 42,525	 24,626	63.33%
Electric Utility Services					
Utility - Electric		39,000	14,827	24,173	38.02%
Total Electric Utility Services		39,000	14,827	 24,173	38.02%
Water-Sewer Comb Services					
Utility - Water		2,000	 1,203	 797	60.15%
Total Water-Sewer Comb Services		2,000	 1,203	 797	60.15%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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
Other Physical Environment				
Waterway Management	3,000	908	2,092	30.27%
Clubhouse - Facility Janitorial Service	7,680	6,924	756	90.16%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,500	4,500	6,000	42.86%
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	591	4,409	11.82%
R&M-Pools	2,000	-	2,000	0.00%
Landscape - Annuals	3,000	-	3,000	0.00%
Landscape Maintenance	24,000	7,396	16,604	30.82%
Security System Monitoring & Maint.	40,000	15,232	24,768	38.08%
Irrigation Maintenance	2,000	2,725	(725)	136.25%
Holiday Decoration	2,500	-	2,500	0.00%
Capital Outlay	7,455	-	7,455	0.00%
Total Other Physical Environment	126,329	50,305	76,024	39.82%
Reserves				
Capital Reserve	8,000	-	8,000	0.00%
Total Reserves	8,000		8,000	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	108,860	133,620	44.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	132,652	132,652	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		140,645		
FUND BALANCE, ENDING		\$ 273,297		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2013 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ADOPTED YEAR TO DATE		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	3,152	\$ 3,152	0.00%
Special Assmnts- Tax Collector	140,323		139,476	(847)	99.40%
TOTAL REVENUES	140,323		142,628	2,305	101.64%
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)		60,028	64,855	-1243.59%
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)	\$	60,028	\$ 74,509	-1243.59%
FUND BALANCE, BEGINNING (OCT 1, 2024)			254,183		
FUND BALANCE, ENDING		\$	314,211		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2015 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ΥI	EAR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	364	\$ 364	0.00%
Special Assmnts- Tax Collector	23,148		23,008	(140)	99.40%
TOTAL REVENUES	23,148		23,372	224	100.97%
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		9,347	 8,069	731.38%
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	\$	9,347	\$ 5,513	731.38%
FUND BALANCE, BEGINNING (OCT 1, 2024)			32,277		
FUND BALANCE, ENDING		\$	41,624		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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)		655,289		
FUND BALANCE, ENDING		\$ 655,289	_	

Bank Account Statement

Mirabella CDD

Bank Account No. 2062 **Statement No.** 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	292,081.62	Statement Balance	305,725.76
		Outstanding Deposits	194.98
Positive Adjustments	0.00	Subtotal	305,920.74
Subtotal	292,081.62	Outstanding Checks	-13,839.12
Negative Adjustments	0.00	Ending Balance	292,081.62
Ending G/L Balance	292,081.62	Lifting balance	292,001.02

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000536	Special Assmnts- Tax Collector	Hillsborough tax rev/debt svc	34,367.05	34,367.05	0.00
01/31/2025	Payment	BD00006	Interest - Tax Collector	Deposit No. BD00006	496.16	496.16	0.00
01/31/2025		JE000581	Utility - Electric	Bank rec adj JE for Teco	100.47	100.47	0.00
Total Deposit	s				34,963.68	34,963.68	0.00
Checks							
							0.00
11/25/2024	Payment	100027	LERNER REPORTING SERVICES	Inv: 365	-5,000.00	-5,000.00	0.00
12/24/2024	Payment	100044	COMPLETE I.T. CORP	Inv: 15047	-86.00	-86.00	0.00
12/26/2024	Payment	3059	DAVID ALAN DZIEN STANTEC	Check for Vendor V00098	-200.00	-200.00	0.00
12/26/2024	Payment	100045	CONSULTING SERVICES	Inv: 2326635	-2,456.00	-2,456.00	0.00
12/27/2024	Payment	100046	TECO ACH	Inv: 8973-121624 ACH	-26.97	-26.97	0.00
12/27/2024	Payment	300002	TECO ACH	Inv: 9179-121624 ACH	-1,508.87	-1,508.87	0.00
12/27/2024	Payment	300003	TECO ACH	Inv: 9526-121624 ACH	-838.67	-838.67	0.00
12/27/2024	Payment	300004	TECO ACH	Inv: 9344-121624 ACH	-560.68	-560.68	0.00
01/02/2025	Payment	100048	HOME TEAM PEST DEFENSE INC.	Inv: 122324-0883	-110.00	-110.00	0.00
01/06/2025	Payment	3063	MIRABELLA CDD	Check for Vendor V00066	-122,520.45	-122,520.45	0.00
01/06/2025	Payment	3064	MIRABELLA CDD SOLITUDE LAKE	Check for Vendor V00066	-20,210.78	-20,210.78	0.00
01/21/2025	Payment	100049	MANAGEMENT, LLC	Inv: PSI137363	-227.00	-227.00	0.00
01/21/2025	Payment	100050	JNJ CLEANING SERVICES LLC	Inv: 0475	-675.00	-675.00	0.00
01/21/2025	Payment	100051	RKA MULTISERVICE PLUS LLC	Inv: 11999	-1,875.00	-1,875.00	0.00
01/21/2025	Payment	100052	INFRAMARK LLC	Inv: 141088	-3,293.75	-3,293.75	0.00
01/21/2025	Payment	100053	COMPLETE I.T. CORP	Inv: 15285	-86.00	-86.00	0.00

Bank Account Statement

Mirabella CDD

Bank Account No.	2062					
Statement No.	01-25			Statement Date	01/31/2025	i
01/21/2025 Payme	nt 100054	ADVANCED ENERGY SOLUTIONS	Inv: 10647	-231.20	-231.20	0.00
01/21/2025 Payme	nt 100055	ZEBRA CLEANING TEAM	Inv: 7573, Inv: 7443	-2,050.00	-2,050.00	0.00
01/21/2025 Payme	nt 100056	STRALEY ROBIN VERICKER	Inv: 25840	-91.50	-91.50	0.00
01/21/2025 Payme	nt 100057	SIGNAL 88, LLC SOUTH SHORE	Inv: 3790000	-871.52	-871.52	0.00
01/21/2025 Payme	nt 100058	LANDSCAPE & LAWN CHARTER	Inv: 74008	-1,849.05	-1,849.05	0.00
01/23/2025 Payme	nt 300009	COMMUNICATION S ACH	Inv: 2504811010625 ACH	-119.98	-119.98	0.00
01/13/2025	JE000578	Utility - Water	Bank rec adj je for BOCC	-868.39	-868.39	0.00
Total Checks				-165,756.81	-165,756.81	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
01/22/2025 Payme 01/22/2025 Payme Total Outstanding Ch	nt 3066	MIRABELLA CDD MIRABELLA CDD	Payment of Invoice 001053 Payment of Invoice 001054			-1,959.62 -11,879.50 -13,839.12
Outstanding Deposit	s					
08/09/2024 Payme 12/01/2024 Total Outstanding De	JE000528		Deposit No. BD00005 Rev Bank rec adj JE for			75.00 119.98 194.98

3D.

ESTIMATE

Mailing Address PO Box 3553 Apollo Beach, FL 33572

Accepted date

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



	I I to irabella				
Es	stimate details stimate no.: 1323 stimate date: 02/19/2025				
#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation Maintenance and Repair	Install a 5hp VFD control box for the irrigation pump.	1	\$4,600.00	\$4,600.00
			Total		\$4,600.00

Accepted by

Fourth Order of Business

4Bi.



Memorandum

To: Lisa Castoria, District Manager, Mirabella CDD

From: Phil Chang, P.E.

Date: March 18, 2025

Subject: Pond Assessment Report

At the request of the Mirabella Community Development District ("District"), BGE Inc. completed a site visit to the District on March 12, 2025, to visually assess the stormwater pond outfalls and embankments at its two (2) District maintained stormwater ponds. No condition assessment was undertaken with regards to the storm pipe network beyond the pond limits within the Hillsborough County road rights-of-way.

The two District maintained ponds discussed in this report are located as shown in the map below:



*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. As previously noted, our observations were limited to the stormwater ponds, their outfall structures and their embankments. No assessments were made beyond the limits of the ponds unless otherwise noted in this report. In addition to our observations, we have included suggested corrective actions to the issues noted in this report.

Pond 1

The water level in Pond 6 appeared to be at a level below the design normal water level. The design normal water level appears to be at a level on the embankment where the grass "stops" and where the bare earth "begins".

On the south pond bank, there is localized erosion on the embankment that needs attention (see photos 1-1 and 1-2). The eroded area should be backfilled and re-sodded.



There is also erosion around the concrete mitered end section (MES) next to the erosion in photo 1-2 that needs attention (in photo 1-3). The eroded area should be backfilled with soil material high in clay content.





On the east embankment, there is erosion around the concrete mitered end section (MES) that needs attention (in photo 1-5). The eroded area should be backfilled with soil material high in clay content.

Also, on the east embankment (in photo 1-4), there is some erosion that appears to have occurred due to the low water level in Pond 1. This does not appear to be an immediate concern but should be monitored periodically for increases in the area of erosion. Should the erosion become excessive, reestablishment of the eroded areas in the embankment will be necessary.

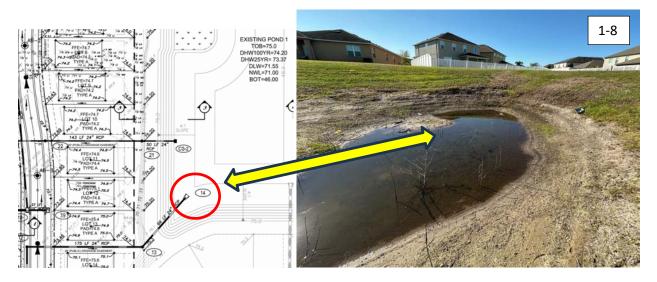


Our visual observation of the two outfall control structures in Pond 1 did not reveal any obvious deficiencies. The outfall near the southwest corner of the pond is shown in photo 1-6 and the outfall near the northwest corner of the pond is shown in photo 1-7.





In the southwest corner of Pond 1, at the location of the mitered end section (structure 14), there appears to be a buildup of silt that may be impeding the free flow of stormwater from the roadway storm system. This area should be excavated of silt to ensure that it is operating properly. An excerpt from the construction plans shows the location of structure 14. Photo 1-8 shows the conditions at the location of structure 14 which is not visible.



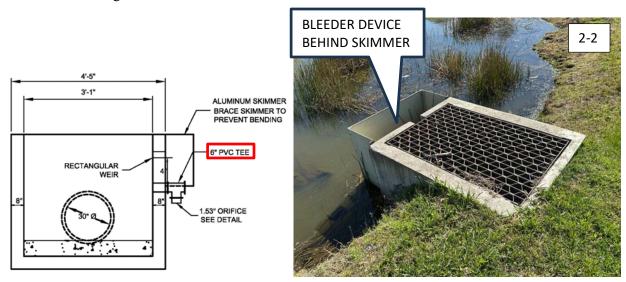
Pond 2

Based on our initial observation, the water level in Pond 2 appeared to be at or near the design normal water level as seen in photo 2-1 below.



The concrete outfall control structure (lower left corner of photo 2-1 above) did not reveal any obvious deficiencies. Upon closer review, however, we believe that the bleeder device is obstructed since the water level in the pond is at the weir crest elevation and not at the invert elevation of the bleeder device (6" PVC tee). Therefore, the water elevation in the pond is too high (by approx. 1 foot). The bleeder device will need to be cleared of any obstructions by the aquatics contractor.

The detail provided below left from the construction plans shows a schematic (cross-section) of the control structure with the location of the weir and the bleeder device. Photo 2-2 is a photo of the control structure and a note indicating the location of the 6" PVC tee/bleeder device.



Overall, the items needing attention in Ponds 1 and 2 are as follows:

- 1. Address erosion in south embankment of Pond 1 (photo 1-2)
- 2. Address erosion at mitered end sections in Pond 1 (photos 1-3 & 1-5)
- 3. Excavate and expose the mitered end section (structure 14) to ensure free flow of storm water from roadway storm system (photo 1-8)
- 4. Clear obstruction from bleeder at outfall control structure in Pond 2 (photo 2-2)
- 5. Monitor progression of embankment erosion on a periodic basis in Pond 1 (photo 1-4)

If requested, BGE can request quotes from contractors to make repairs to items 1, 2 and 3 and provide them to the District for its consideration.

Fifth Order of Business

5A



800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157

Customer Contact: Lisa Castoria

Title: Director

Email: lisa.castoria@inframark.com

Phone:

Ship To: Mirabella CDD **Address:** 14306 Romeo Blvd

City: Wimauma

State/Province: Florida Zip Code: 33598 Country: United States

Client Order

Quote Number: Q-14544 **Quote Expiration Date**:

Prepared Date: 2/18/2025
Prepared By: Daniel Jansen

Contract Term: 12 Start Date: 2/28/2025

Contract End Date: 2/27/2026

Bill To: Mirabella CDD

Bill To Address: 2005 Pan AM Circle

Bill To City: Tampa

Bill To State/Province: Florida **Bill To Zip Code:** 33607 **Bill To Country:** United States

Products & Services	Quantity	Unit Price	Description	Discount	Total
SchoolNow ADA 2/28/2025 - 2/27/2026	1	\$1,498.00	Monthly reporting, error correction and training resources	\$560.00	\$938.00
SchoolNow CMS 2/28/2025 - 2/27/2026	1	\$1,338.00	Full-featured websites and intranet with unlimited storage and users	\$1,278.00	\$60.00
SchoolNow Implementation 2/28/2025 - 2/27/2026	1	\$2,480.00	One time fee for Website design, remediation and launch, SIS integration and data set-up	\$968.00	\$1,512.00
SchoolNow Service Fee 2/28/2025 - 2/27/2026	1	\$334.50	Annual service fee for website hosting	(\$280.50)	\$615.00
				Subtotal	\$3,125.00
				Discount	\$2,525.50
				Total	\$3,125.00



800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157

Client Order

Quote Number: Q-14544 **Quote Expiration Date**:

Term (Months)

Subscription Term	Autorenewal Term
12	12

Annual Payments	<u>Year 1</u> 2/28/2025	Year 2	<u>Year 3</u>	Year 4+
Annual Payments	\$3,125.00	\$0.00	\$0.00	3% COLA increase over Year 3 price

True



800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157

Client Order

Quote Number: Q-14544 **Quote Expiration Date**:

The initial term of this Agreement (the "Initial Term") shall be the number of months listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of years indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

For SchoolNow, SchoolNow Customers pay both a one-time configuration fee and for the annual subscription cost for the license of the Software and access to SchoolStatus's application server ("Service Fee"). SchoolStatus will invoice Customer for the initial implementation fee upon execution of the Order Form, and will invoice for Service Fees pursuant to the effective date of the Order Form that articulates the Service Fees. By signing this Order Form, Customer acknowledges that delays by Customer to provide content and/or information to SchoolStatus shall not be cause for institution of the Service Fees as designed herein. SchoolStatus reserves the right to change pricing based on additional features or excessive utilization of the software resources. Upon SchoolStatus providing project-related parties and/or Customer access to the Software and SchoolStatus's application server (the "Product"), shall constitute Customer accepting the Product as delivered.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our <u>Master Services Agreement</u>, the <u>Data Processing Addendum</u>, the Terms and Conditions below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Terms and Conditions

- I. <u>General</u>. All fees shall be paid according to the Payment Schedule and Payment Terms. In case of a conflict between this Order Form and the MSA, this Order Form shall prevail. This Order Form is not an invoice. Invoices will be sent to the billing contact set forth above based on the applicable payment schedule.
- II. <u>Service-Specific Terms</u>. Based on Customer's Subscribed Services as indicated under Products & Services in the first table on page one of this Order Form (("Subscribed Services"), additional terms and conditions apply as provided in the following subsection.
 - A. For Attend and SchoolNow, the additional terms at https://www.schoolstatus.com/attend-terms-and-conditions also govern the Agreement.



800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157

Client Order

Quote Number: Q-14544

Quote Expiration Date: //

Yes, I have read and agree to the Agreement.	
Account Name: Mirabella CDD	
Authorized Representative: Lisa Castoria	Signature:
Title:	Date:
Please contact your account representative with any questions. That	nk you, and we look forward to our partnership!



Certificate Of Completion

Envelope Id: F1DFFCB7-4DFB-4B60-B0A5-A130403B1242

Subject: Your Quote/Order Form from for Mirabella CDD-Please Review and Sign

Source Envelope:

Document Pages: 4 Signatures: 0 Envelope Originator: Initials: 0 Certificate Pages: 4 Daniel Jansen

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Delivered

6222 U S Highway 98 FL 2 Hattiesburg, MS 39404

daniel.jansen@schoolstatus.com IP Address: 155.226.129.251

Record Tracking

Status: Original Holder: Daniel Jansen

> 2/18/2025 3:05:19 PM daniel.jansen@schoolstatus.com

Location: DocuSign

Sent: 2/18/2025 3:05:45 PM

Viewed: 2/19/2025 7:42:13 AM

Signer Events

Signature

Timestamp

Lisa Castoria

lisa.castoria@inframark.com

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 2/19/2025 7:42:13 AM

ID: 6b36e294-ddfc-4068-9ed3-95b84a005b0e

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent Certified Delivered	Hashed/Encrypted Security Checked	2/18/2025 3:05:45 PM 2/19/2025 7:42:13 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Discl	osure	

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, SchoolStatus, LLC. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact SchoolStatus, LLC.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: heather.kunz@schoolstatus.com

To advise SchoolStatus, LLC. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at heather.kunz@schoolstatus.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from SchoolStatus, LLC.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to heather.kunz@schoolstatus.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with SchoolStatus, LLC.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to heather.kunz@schoolstatus.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify SchoolStatus, LLC. as described above, you consent to receive
 exclusively through electronic means all notices, disclosures, authorizations,
 acknowledgements, and other documents that are required to be provided or made
 available to you by SchoolStatus, LLC. during the course of your relationship with
 SchoolStatus, LLC..

5B

RESOLUTION 2025 - 04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mirabella Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the "Board") typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. <u>Authorization to Pay Invoices for Work Previously Approved</u>. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

- 2. <u>Limited Spending Authorization</u>. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations relating to the amenities where there was first an attempt to hold an emergency meeting, but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$10,000.00 per proposal/event.
- **3.** Ratification of Spending Authorization at Future Meeting. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
- **4.** Repeal of Prior Spending Authorizations. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
- **5. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on April 3, 2025.

Attest:	Mirabella Community Development District
Name:	Name: Trivia Kimbrough
Title: Secretary/Assistant Secretary	Title: Chair of the Board of Supervisors

5C

MIRABELLA
COMMUNITY
DEVELOPMENT
DISTRICT

FINAL SPECIAL ASSESSMENT ALLOCATION REPORT

SERIES 2025 REFUNDING



Report Date:

February 21, 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 ("2011 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 benefited 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 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. They establish a basis for levying and collecting special assessments based on the benefits received and are consistent with our understanding and experience with case law on this subject.

			PER PRO	PER PRODUCT PER UNIT									
T TYPE	UNITS	EAU	ANNUAL	PRINCIPAL	NET ANNUAL	PRINCIPAL							
I IIIE	UNITS	EAU	ASSESSMENT	DEBT	ASSESSMENT (1)	DEBT							
mily 50'	97	1.00	109,416	1,060,450	1,128.00	10,932.48							
mily 55'	14	1.10	17,371	168,360	1,240.80	12,025.72							
mily 60'	10	1.20	13,536	131,190	1,353.60	13,118.97							
TAL	121		140,323	1,360,000									
mily 55' mily 60'	14 10	1.10	17,371 13,536	168,360 131,190	1,240.80)							

MIRABELLA SERIES 2025 REFUNDING BOND DEBT										
PER PRODUCT PER UNIT										
PRODUCT TYPE	UNITS	EAU	ANNUAL	PRINCIPAL	NET ANNUAL	PRINCIPAL				
PRODUCT TIPE	UNIIS	EAU	ASSESSMENT	DEBT	ASSESSMENT (1)	DEBT				
Single Family 50'	97	1.00	78,735	981,696	811.70	10,120.58				
Single Family 55'	14	1.10	12,500	155,857	892.87	11,132.64				
Single Family 60'	10	1.20	9,740	121,447	974.04	12,144.69				
TOTAL	121		100,975	1,259,000						
			, ,							

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

⁽³⁾ Final Maturity 2044

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Coupon Rate ⁽¹⁾	5.00%
Term (Years)	20
Principal Amortization Installments	20
Sources:	
2025 Bond - PAR Amount	\$1,259,000.00
Premium	\$33,197.52
Reserve Fund Transfer	\$151,180.49
Revenue Fund Transfer	\$124,221.97
Prepayment Fund Transfer	\$20,957.22
Interest Fund Transfer	\$556.42
Sinking Fund Transfer	\$23.91
	\$1,589,137.53
Jses:	
Refunding Escrow Cash Deposit	\$1,363,645.83
Debt Service Reserve Fund	\$10,000.00
Revenue Account Deposit	\$68,311.70
Underwriter's Discount Cost of Issuance	\$25,180.00 \$122,000.00
Cost of issuance	\$1,589,137.53
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	\$100,975
Collection Costs and Discounts 6.00%	\$6,445
TOTAL ANNUAL ASSESSMENT	\$107,420

	ABELLA CDD ICING SUMMARY	
	SERIES 2013 BONDS	SERIES 2025 BONDS
Bonds Outstanding	\$1,360,000	\$1,259,000
Coupon/Arbitrage Yield	6.92%	5.00%
Average Annual Assessment Payments	140,323	\$100,975
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 ASSESSMENT	2025 BONDS ANNUAL ASSESSMENT	ANNUAL SAVINGS	% ANNUAL REDUCTION			
Single Family 50'	97	1128.00	811.70	316.30	28.04%			
Single Family 60'	14	1240.80	892.87	347.93	28.04%			
Single Family 75'	10	1353.60	974.04	379.56	28.04%			
- ,	121	-						

EXHIBIT A

PRELIMINARY TAX ROLL - SERIES 2025 REFUNDING BONDS

The color of the								2013 BONDS		2025 BONDS	
The color Color American Color American Color Co								Net Annual	Remaining	Net Annual	Remaining Principal
### 1977 ADV 1979 ADV						te Mail_Zip		Assessment	Principal Debt	Assessment	Debt
17779888 MARCE M											
1777 1777	3 0777880440	MARITZA AND HECTOR TORRES		WIMAUMA.			Single Family 50'			\$811.70	\$10,120.58
## 1977 FROM PROPERTY OF THE P				WIMAUMA		33598-2009	Single Family 50'				
### 1977 FEBOR 1981 AND COLORS AN			10704 MASSIMO DR	WIMAUMA	FL	33598	Single Family 50'		\$10,932.48	\$811.70	
19-77-19-19-19-19-19-19-19-19-19-19-19-19-19-			10703 MASSIMO DR	AMUAMIW							
197778889						33598-2027	Single Family 50'				
10-77116921 AMERICAN CARREST COPPER 10-7711692 AMERICAN AMERICAN AMERICAN CONTROL AMERICAN CON	11 0777880456		10627 MASSIMO DR	WIMAUMA	FL	33598-2010	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
1.677710000 ADMINISTRY AD							Single Family 50'				
1977 1977							Single Family 50'				
1977 1977 1978						33598-2010	Single Family 50'		\$10,932.48		
19-77-19-19-19-20-20-20-20-20-20-20-20-20-20-20-20-20-	17 0777880468										
20 - 1							Single Family 50'				
20 CTITIONS CALL OF A STREET ENTRY VINCE STREET AND ACTION VINCE		VASJAWN MARKEITH COOK	4209 LITTLE GAP LOOP								
20 CTT 100							Single Family 50'				
2 STOTHONE FAMALY COLOR DESCRIPTION OF THE STATE OF THE		IAN FRANCIS SABLAN AND JOYLYN REYES PANGELINAN				33598-2010					
2007 1000			10601 MASSIMO DR	WIMALIMA							
20 10 10 10 10 10 10 10				WIMAUMA	FL						
20.77 20.7											
1877 1877 1879	29 0777880492	ANA MARIA MERCADO MUNOZ	10606 ALDO MORO DR	WIMAUMA	FL	33598-0019	Single Family 50'		\$10,932.48	\$811.70	
10.77718002			10608 ALDO MORO DR								
16 17 18 18 18 18 18 18 18	32 0777880498	DANIEL AND GISELLE MARIE SANTIAGO	10612 ALDO MORO DR	WIMAUMA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
SETTINGS SETT											
1	35 0777880504	JENE BELL AND PERRY LEE JOHNSON	10618 ALDO MORO DR	WIMAUMA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
STOTINGS							Single Family 50' Single Family 50'				
40 07790000 10 07790000 10 07790000 10 07790000 10 07790000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 0779000000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 07790000000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000 10 077900000000000000000000000000000000	38 0777880510	HELMUD CESAR HERNANDEZ ARCE ET AL	10624 ALDO MORO DR	AMUAMIW	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
16 OFTIMESS STEPPEN WALDS SHELDER MCSHELDER 1500 ZALO MIND CER 1500 ZALO 1500 ZA											
AD STREAM SAMAW AND ALAYMA (NOT) ENAMALY SAME	41 0777880516	STEVEN W AND SHELENE M JOHNSON	10632 ALDO MORO DR	WIMAUMA	FL	33598-0019	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120,58
40 FT/99054											
46.07778644 LILLING MAN FAUL WORLD AND WAS EXECUTED AND 100.000 100.	44 0777880540	KENNETH W AND CHARLETHA R BLAKE	14304 ITALIA DR	AMUAMIW	FL	33598-2100	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
## APPLIED BY ADDRESS AND SPRIECY MY ACQUIRED FEAT. ## APPLIED BY ADDRESS AND SPRIEC											
49 OTT TIESSON	47 0777880546	ANDRES AND SHIRLEY M VAZQUEZ ET AL	10626 MASSIMO DR	WIMAUMA	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
10 077780522 CESCOM-H STRICE (FOX MOD CLAYA STRICE) 10 10 MASSHOU CR MAMAMA FL 3359-8071 50 m/s = may 10 m/s = 10 m											
SETTIFESSED ALLO CORDICAL AND AMAS SAMELED 1016 MASSING DR	50 0777680552	DEBORAH SINGLETON AND OLIVIA SINGLETON	10620 MASSIMO DR	WIMAUMA.	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
SOFT/TIMESON SOFT							Single Family 50' Single Family 50'				
SOFT/TIMESION MICHAEL MONOBLO PRAPERT 1000 MASSAGE PRE 1000 MA	53 0777880558	SFR JV-1 2021-1 BORROWER LLC	C/O TRICON AMERICAN HO	V SANTA ANA	CA	92705-5426	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
56 077780565 1.1000 1000											
SEPTIFESSION SEPTIFESSION AND DANCE A CEPPEL 1000 AND DANCE A	56 0777880564	SHARON REGINA WILLIAMS COOPER	10608 MASSIMO DR	AMUAMIW	FL	33598-2013	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120,58
50 077798077 20 077798077 20 077980779807 20 07798077 20 07798077 20 07798077 20 07798077 20 07798077 20 07798077 20 07798077 20 07798077 20 07798											
10077980574 JURELEEL EES SAMBLANET 10074 ALDO MORD DR WINAMANA P. 309800277 Sampler Family 50 \$1,120.00 \$1,032.04 \$311.70 \$10,103.05 \$10,003.05 \$1,000.05	59 0777880570	JOSEPH EARL SMITH	10615 ALDO MORO DR	WIMAUMA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
AMANDA AND FRANK A EREFT MARNY 16021 ALD OMROD DE WINAUMAN FL 3598-0027 Sopie Family 50 \$1,120.00 \$1,020.04 \$91.77 \$10,102.05 \$1,000.05 \$1,000.00 \$1,0											
FEARLY CLARGE 16025 ALD OMROD DE 16025 ALD OM	62 0777880576	AMANDA AND FRANK ALBERT MARIN	10621 ALDO MORO DR	AMUAMIW	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
## STEPHANEL LOPEZ FELICIMO ## 1657 ALD MORG DR ## WIMAJANA FL ## 3598-6027 Song's Family 50		MANUEL RAMON AND IBIS RUTH SANTANA TIFFANI S CRAIG		AMUAMIW			Single Family 50' Single Family 50'				
# ALVIN RIVERA DOMINGUEZ AND LILLIAN J RIVERA 60 0777805050 ## ALVIN RIVERA DOMINGUEZ AND LILLIAN J RIVERA 60 0777805050 ## ALVIN RIVERS AND COMPANY 10578 ALDO MIND DR 105778 ALDO MIND DR 10578 ALDO MI	65 0777880582	STEPHANIE L LOPEZ FELICIANO	10627 ALDO MORO DR	WIMAUMA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
## CONFIDERIAL ## 1653 ALD MORGO RF MANAJAMA FL 3559-007 \$1,120 0 \$19,322.4 \$117.7 \$10,129 0 \$10,720 0 \$											
FERNANDO CARRERA ET AL. 1057 ALDD MORGO DR MAJAMA FL 3359-80027 11-200 1519.22-48 5811.70 1519.12-58 11-70 1519.12-58 1519.12-58 11-70 1519.12-58 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 11-70 1519.12-58 1519.12-58 1519.12-58 1519.12-58 1519.12-58 1519.12-58 1519.12-58 1519.12-58 1519	68 0777880588	" CONFIDENTIAL "	10633 ALDO MORO DR	AMUAMIW	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	5811.70	\$10,120.58
1,000 1,00											
19 30177889994 WAYNE AND TERRS SUFFERAND 4077889995 WAYNE AND TERRS SUFFERAND 4077889995 WAYNE AND TERRS SUFFERAND 4077889995 WAYNE AND TERRS SUFFERAND 50 3077899995 WAYNE AND TERRS SUFFERAND 50 3077899090 WAYNE AND TERRS SUFFERAND 50 3077899000 WAYNE AND TERRS SUFFERAND 50 307789900 WAYNE	71 0777880594	JULIET P CORRICA AND JERON JOEL CORRICA	10639 ALDO MORO DR	WIMAUMA	FL	33598-0027	Single Family 50'	\$1,128.00	\$10,932.48	5811.70	\$10,120.58
## 17989999 RIVAH ALAH IGREEH AND AMAJIDA GARRELLE PEREZ 10/09 MASSIMIO DR VIMAJIMA FL 3359-2011 Single Family 50 \$11,280 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2011 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2011 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2011 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2011 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2011 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,077981000 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,0799 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,0799 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 \$10,0799 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 50 \$1,128 0 \$10,922.48 \$811.70 \$10,102.95 PEGGY GAMILES VIMAJIMA FL 3359-2015 Single Family 5							Single Family 50' Single Family 50'				
FEGGY DANIELS 1066 MASSIMO DR	74 0777880996	RYAN ALAN GREEN AND AMANDA GABRIELLE PEREZ	10509 MASSIMO DR	WIMAUMA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
79 0777881002 DENIE AND SALLY HASHAW 10568 MASSIMO DR WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,922.46 \$911.70 \$10,129.59 \$10,777881002 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$10,932.46 \$911.70 \$10,129.59 \$10,77788102 JESSICA PEFFER LYD WIMAJIMA F 1 33596-2015 Single Family 50* \$1,128.00 \$											
9 9777881022 JCS.SIGA. PFFFER 14306 FISSORE BLVD WIMAJIANA FL 33596-0015 Single Family 50 \$1,128.00 \$10,932.48 \$811.70 \$10,129.58 \$10,777881029 DAVID DZIII PSECRE BLVD WIMAJIANA FL 33596-0015 Single Family 50 \$1,128.00 \$10,932.48 \$811.70 \$10,129.58 \$10,777881029 DAVID DZIII PSECRE BLVD WIMAJIANA FL 33596-0015 Single Family 50 \$1,128.00 \$10,932.48 \$811.70 \$10,129.58 \$10,777881032 \$10,77788103	77 0777881002	DENNIE AND SALLY HASHAW	10503 MASSIMO DR	WIMAUMA	FL	33598-2011	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
9 07778101024 JOSEL M AND KERL LEIGH CHICHESOLA 14308 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50 \$1,120 00 \$10,932.48 \$91.77 \$10,120.95 \$10,77810102 \$1											
20 077881028 DANID DZEN ROLANDO DEN 14310 FISSORE BLVD WIMAJIMA FL 315984 Single Family 50 \$1,128 00 \$19,932 48 \$811 70 \$10,120.58 \$8 0777881032 CHERRIC YETTA PARRISH 14316 FISSORE BLVD WIMAJIMA FL 335984 015 Single Family 50 \$1,128 00 \$19,932 48 \$811 70 \$10,120.58 \$8 0777881032 CHERRIC YETTA PARRISH 14316 FISSORE BLVD WIMAJIMA FL 335984 015 Single Family 50 \$1,128 00 \$19,932 48 \$811 70 \$10,120.58 \$8 0777881034 S811 70 \$10,120.58 \$8 0777881034 S811 70 \$10,120.58 \$8 0777881034 S811 70 \$10,120.58 \$10,000 0	80 0777881024	JOEL M AND KERI LEIGH CHICHIZOLA	14308 FISSORE BLVD	WIMAUMA	FL	33598-0015	Single Family 50	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
80 0777881030 ROLANDO S PERALT AND IDALEZ ACOSTO RESTO 14314 FISSORE BLVD WIMAJIMA FL 31598-0105 Single Family 50" 31,128 00 510,923 48 5811 70 510,120.58 58 0777881034 DONAVAN M AND CHEVENNE J MELICK 14316 FISSORE BLVD WIMAJIMA FL 31598-0105 Single Family 50" 31,128 00 510,923 48 5811 70 510,120.58 6777881034 DONAVAN M AND CHEVENNE J MELICK 14326 FISSORE BLVD WIMAJIMA FL 31598-0105 Single Family 50" 51,128 00 510,923 48 5811 70 510,120.58 6777881034 DAVID E AND SHELLEMA M CARTER 14320 FISSORE BLVD WIMAJIMA FL 33598-0105 Single Family 50" 51,128 00 510,923 48 5811 70 510,120.58 6777881042 50,07778		DAVID DZIEN					Single Family 50'				
86 0777881034 DOJAVANI M AND CHEVENNEL MELICK 14316 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 87 0777881038 DAVID E AND SHELLEHA M CARTER 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 89 0777881042 JONATHAN GRIFFITH BLYTHE AND MARIA E DIAZ-BLYTHE 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881042 JONATHAN GRIFFITH BLYTHE AND MARIA E DIAZ-BLYTHE 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JONATHAN GRIFFITH BLYTHE AND MARIA E DIAZ-BLYTHE 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JONATHAN GRIFFITH BLYTHE AND MARIA E DIAZ-BLYTHE 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JONATHAN GRIFFITH BLYTHE AND MARIA E DIAZ-BLYTHE 14326 PISSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA ANTONIO AND MATHALE TORRES JONATH BLYTHE AND MARIA E JASSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA ANTONIO AND MATHALE TORRES JONATH BLYTHE AND MARIA E JASSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA ANTONIO AND MATHALE TORRES JONATH BLYTHE AND MARIA E JASSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA ANTONIO AND MATHALE TORRES JONATH BLYTH BLYTHE AND MARIA E JASSORE BLVD WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA AND WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA AND WIMAJIMA FL 33589.0015 Single Family 50" 51;128 00 519,392.48 \$811.70 \$10;120.58 \$9 0777881045 JUJA AND WIMAJIMA FL 33589.0015 Single Family 50"	83 0777881030	ROLANDO S PERALT AND IDALIZ AGOSTO RESTO	14314 FISSORE BLVD	WIMAUMA	FL	33598-0015	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
86 0777881036 FKH SPR PROPCO H IP 1850 PARKWAY PL STE 900 MADIETTA GA 3006°F Single Family 50° \$1,128 00 \$10,932 48 \$8117 0° \$10,120 58 \$87 0777881040 Single Family 50° \$1,128 00 \$10,932 48 \$8117 0° \$10,120 58 \$87 0777881042 Single Family 50° \$1,128 00 \$10,932 48 \$8117 0° \$10,120 58 \$10,720 58											
88 0777881043 GUSTAVO ADOLFO VALLEJOLIFE ESTATE 41324 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 59 0777881044 JOANTHAN GREFITH BLYTHE ALD MARIA F DIAZ-BLYTHE 14326 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 59 0777881049 MICHOLAS BRANDT AND JORDAN HUSER 41326 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 59 0777881049 MICHOLAS BRANDT AND JORDAN HUSER 41336 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 50 0777881052 MICHOLAS BRANDT AND JORDAN HUSER 41336 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 50 0777881052 MICHOLAS BRANDT AND JORDAN HUSER 41346 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 50 0777881052 MICHOLAS BRANDT AND JORDAN HUSER 41346 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 50 0777881052 MICHOLAS BRANDT AND JORDAN HUSER 41346 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 510,77880422 MICHOLAS BRANDT AND JORDAN HUSER 41346 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 510,77880422 MICHOLAS BRANDT AND JORDAN HUSER 41346 FISSORE BLVD VIMAJIMA FL 33599-0015 Single Family 50 51,128 00 519,032 48 5811 70 510,129 58 5	86 0777881036	FKH SFR PROPCO H LP	1850 PARKWAY PL STE 900	MARIETTA	GA	30067	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120.58
99 0777881042 JONATHAN GRIPFITH BLYTHE AND MARIA F DIAZ- BLYTHE 4326 FISSORE BLVD WIMALIMA 5AMUEL JONE'S III 577881046 NICHOLAS BRANDT AND JORDAN HUSER 4339 FISSORE BLVD WIMALIMA 61. 33598-0015 Single Family 50 51 128 00 519 32 48 581 7.0 51 120 58 59 10 0777881046 NICHOLAS BRANDT AND JORDAN HUSER 4330 FISSORE BLVD WIMALIMA 61. 33598-0015 Single Family 50 51 128 00 519 32 48 581 7.0 51 120 58 59 30 0777881059 KYERA RUES 59 30 0777881059 KYERA RUES 59 40 0777881059 KYERA RUES 59 50 0777881054 JUAN ANTONIO AND NATHALIE TORRES 59 50 0777881054 JUAN ANTONIO AND NATHALIE TORRES 59 50 0777881054 JUAN ANTONIO AND NATHALIE TORRES 59 40 0777881059 CHENTERIUS BRUSH LIFE ESTATE 50 50 0777881059 CHENTERIUS BRUSH LIFE ESTATE 50 50 0777881059 CHENTERIUS BRUSH LIFE ESTATE 51 51 51 51 51 51 51 51 51 51 51 51 51 5		GUSTAVO ADOLFO VALLEJO/LIFE ESTATE		AMUAMW		33598-0015	Single Family 50'		\$10,932.48		
91 077788043 NICHOLAS BRANIOT AND JORDAN HUSER 14330 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' 1,28 00 51,932.48 5811.70 510,120.58 93 0777881059 VIYERA RILLES 14334 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' 1,28 00 51,932.48 5811.70 510,120.58 94 0777881054 JULIA MOLDAD TANABLE TORRES BLVD WIMAJIMA FL 33598-0015 Single Family 50' 1,28 00 51,932.48 5811.70 510,120.58 95 0777881054 JULIA MOLDAD TANABLE TORRES BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,28 00 51,932.48 5811.70 510,120.58 95 0777881054 JULIA MOLDINA PALLE TORRES BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,28 00 51,932.48 5811.70 510,120.58 97 0777881058 MINAJIMA FL 3442 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,28 00 51,932.48 5811.70 510,120.58 97 0777881048 MINAJIMA FL 3442 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,28 00 51,932.48 5811.70 510,120.58 98 0777880424 MINDY JACOBSON ET AL 14314 ROMEO BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,28 00 51,932.48 5811.70 510,120.58 99 0777880424 MINDY JACOBSON ET AL 14314 ROMEO BLVD WIMAJIMA FL 33598-0015 Single Family 50' 51,248 00 51,205.72 589.87 511,132 FL 51,20	89 0777881042	JONATHAN GRIFFITH BLYTHE AND MARIA F DIAZ-BLYTHE	14326 FISSORE BLVD	WIMAUMA	FL	33598-0015	Single Family 50'	\$1,128.00	\$10,932.48	\$811.70	\$10,120,58
22 077788042 USM OCULADO TAVAREZ AND ROSA A COLLADO 1432 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,28 00 \$10,932.48 \$811.70 \$10,120.58 \$10,77281052 \$10,77281052 \$10,77281052 \$10,77281052 \$10,77281053 \$10,77281053 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281056 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281054 \$10,77281055											
94 0777880428 DIECTRIBUS DAILYON AND CHRISTIE A WHITESIDE-ROSE 14336 FISSORE BLVD WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,20.58 \$96 0777880428 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,20.58 \$97 0777880428 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,20.58 \$97 0777880428 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,120.58 \$98 0777880422 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,120.58 \$98 0777880422 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,280 0 \$10,932.48 \$811.70 \$10,120.58 \$98 0777880428 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10.00 \$177880428 FLV WIMAUMA FL 33598-0015 Single Family 50' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10.00 \$177880432 FLV WIMAUMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10.00 \$177880432 FLV WIMAUMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10.00 \$177880432 FLV WIMAUMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10.00 \$1	92 0777881048	LUIS M COLLADO TAVAREZ AND ROSA A COLLADO	14332 FISSORE BLVD	WIMAUMA		33598-0015	Single Family 50'	\$1,128.00	\$10,932.48	5811.70	\$10,120.58
96 0777880626 MENNETH A BRUSH LIFE ESTATE 1430 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,128 00 \$10,932.48 \$811.70 \$10,120.58 \$97 0777880626 KENNETH A BRUSH LIFE ESTATE 1430 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,128 00 \$10,932.48 \$811.70 \$10,120.58 \$97 0777880422 MMAN NOEL FIGUEROA AYAJA ET AL 14342 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,128 00 \$10,932.48 \$811.70 \$10,120.58 \$98 0777880422 MMN NOEL FIGUEROA AYAJA ET AL 14342 FISSORE BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,128 00 \$10,932.48 \$811.70 \$10,120.58 \$98 0777880422 MMN NOEL FIGUEROA AYAJA ET AL 14314 ROMEO BLVD WIMAJIMA FL 33598-0015 Single Family 50' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880428 NATHAN AND FELLICIA C WHITTAKER 14318 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880429 JUSTIN C DUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880429 JUSTIN C DUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880429 JUSTIN C DUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880529 JUSTIN C DUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880529 JUSTIN C DUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880529 JUSTIN C BUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880529 JUSTIN C BUNCAN AND TREVINA BROUGHTON 14322 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132.64 \$10 0777880529 JUSTIN C BUNCAN AND TREVINA BROUGHTON 14312 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,240 80 \$12,02											
99 0777880422 SFR.N.Y.2 0222-1 BORRONOVER LLC 1571 RED HILL VESTE 101TUDE NIMAJIMA FL 33598-0015 Single Family 55' \$1,208 00 \$10,932.48 \$811.70 \$10,120.58 \$99.777880425 \$FR.N.Y.2 0222-1 BORRONOVER LLC 1571 RED HILL VESTE 101TUDE NIMAJIMA FL 3598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$99.077880426 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 3598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$101.0777880428 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0016 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,208 00 \$12,025.72 \$892.87 \$11,132.64 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 55' \$1,208 00 \$13,118.97 \$974.04 \$12,444.69 \$MINOV. ACCORSON ET AL 1314 ROMEO BLVD WIMAJIMA FL 33598-0020 Single Family 50' \$1,333.60 \$13,118.97 \$974.04 \$12,444.69 \$MINOV. ACCORSON ET AL 1314	95 0777881054	JUAN ANTONIO AND NATHALIE TORRES	14336 FISSORE BLVD	WIMAUMA	FL	33598-0015	Single Family 50'	\$1,128.00	\$10,932.48	5811.70	\$10,120.58
98 0777880422 SFR. W.2 2023-1 BORROWER LLC 15771 RED HILL AVE STE 10 INTUSTINI C 27280-7333 Single Family 55' \$1,240 80 \$12,025.72 \$892.87 \$11,132 64 \$10.00 777880426 PAUL SIMONIS AND SUSANNE SIMONIS \$31,025,000 PAUL SIMONIS AND SUSANNE SIMONIS A	97 0777881058										
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101 0777880429 NATHAN AND FELLICIA C VHITTAKER 1318 ROMEO BLVD VMMAJIMA FL 33598-0016 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$130 3077880432 JUSTIN C DUNCAN AND TREVINA BROUGHTON 1322 ROMEO BLVD VMMAJIMA FL 33598-0016 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 140 777880432 JUSEPH AUGUSTAN AND TREVINA BROUGHTON 14322 ROMEO BLVD VMMAJIMA FL 33598-0016 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 140 777880432 JUSEPH AUGUSTAN AND TREVINA BROUGHTON 14322 ROMEO BLVD VMMAJIMA FL 33598-0016 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 140 777880528 ALTONOMY AND TREVINA BROUGHTON 14322 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 977880528 ALTONOMY AND TREVINA BROUGHTON 14317 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 977880528 ALTONOMY AND TREVINA BROUGHTON 14317 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 977880528 ALISON AND KISTINIA HAMILTON SORIO 14318 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$140 977880528 ALISON AND KISTINIA HAMILTON 14318 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$110 0777880528 ALISON AND KISTINIA HAMILTON 14318 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$110 0777880538 ALISON AND KISTINIA HAMILTON 14318 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 55° 31,240 80 \$12,025.72 \$892.87 \$11,132,64 \$110 0777880539 ALISON AND KISTINIA HAMILTON 14318 ROMEO BLVD VMMAJIMA FL 33598-0020 Single Family 50° 31,353 80 \$13,118,97 \$974.04 \$12,144.69 \$110 0777881010 ALISO CERPIN STATE AND KISTINIA HAMILTON 14307 FISSORE BLVD VMMAJIMA FL 33598-0020 Single Family 60° 31,353 80 \$13,118,97 \$974.04 \$12,144.69 \$10 0777881010 ALISO CERPIN STATE AND KISTINIA HAMILTON AND KISTINIA HAMILTON AND KISTINIA HAMILTON AND KISTINIA HAMILTON AND KIS	100 0777880426							\$1,240.80	\$12,025.72	\$892.87	\$11,132.64
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RESOLUTION 2025 – 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2025 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS; ADOPTING THE FINAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Mirabella Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated June 5, 2013 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "Board") issued its \$1,259,000 Capital Improvement Revenue Refunding Bonds, Series 2025 (the "Series 2025 Bonds") to refund the District's Capital Improvement Revenue Bonds, Series 2013 (the "Original 2013 Bonds");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments, and certificates in connection with the Series 2025 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2025 Bonds;

WHEREAS, the Series 2025 Bonds will be repaid by special assessments on the benefited property within the District:

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Final Master Assessment Methodology Report dated July 10, 2013, and adopted pursuant to Resolution No. 2013-10 (the "Assessment Resolution"), equalizing, approving, confirming, and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2025 Bonds have been established, it is necessary to approve the Final Special Assessment Allocation Report dated February 21, 2025 (the "Supplemental Assessment Report"), and attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

- 1. **<u>Authority for this Resolution</u>**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
- 2. **Findings**. The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

Page 1 of 2

- 4. <u>Assessment Lien for the Series 2025 Bonds</u>. The special assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
- 5. <u>Severability</u>. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. <u>Conflicts</u>. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible, to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and adopted this 3rd day of April 2025.

Attest:	Mirabella Community Development District
Name:	Name:
□Secretary/□Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors

Exhibit A – Final Special Assessment Allocation Report dated February 21, 2025

Page 2 of 2

5D



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.





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. Page 134



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 laserfocused 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.



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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.

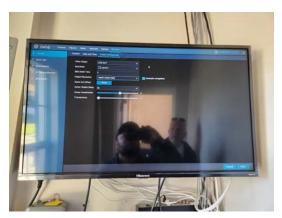
Project Summary

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





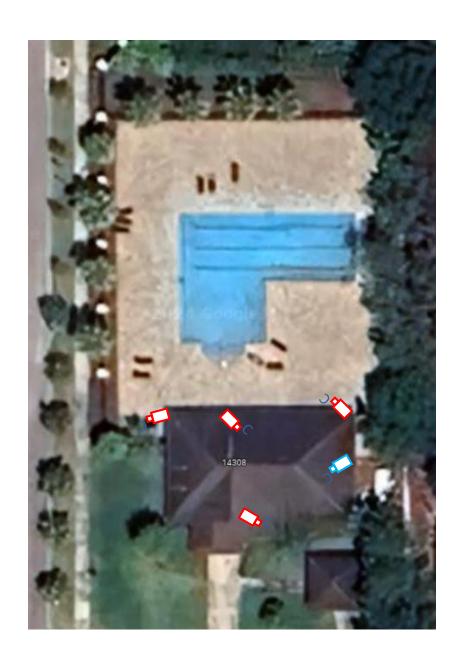


Complete I.T. Camera Solution:

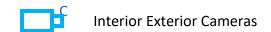
- Installation of new cameras
- Install new managed POE port switch
- Installation of (1) new AXIS PA loudspeaker. This will allow district staff, district board, or patrol to:
 - Have 2-way communication through the Eagle Eye Network app. Great for at night or when allow from the phone (non-monitored)
 - 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 rentention. State requirement is 30-days.

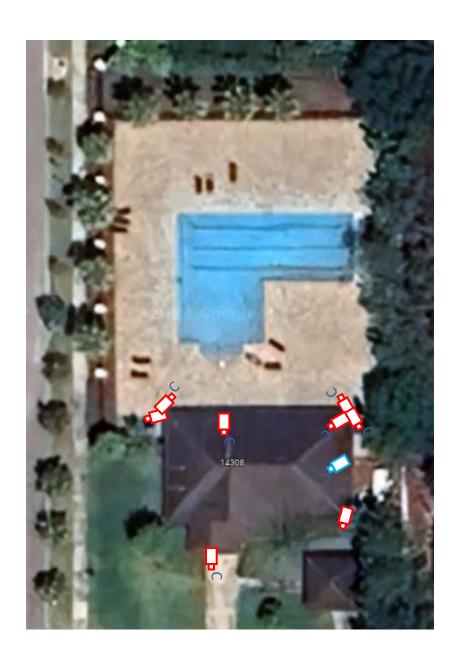
Current Camera System Setup







New Camera System







Not Monitored Proposal

Camera: Eagle Eye Camera System

Equipment	Price
Camera System	\$7,319.00
• (1) Rent CMVR 520	
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	

Ditek Surge \$2,084.00

- Ditek Ethernet Surge up to 16 channels
- · Ditek 1000 UPS with SNMP Card
- Smart Power Strip

Estimated Camera Project Total \$9,403.00

Software Licenses:

Description	Price	QTY
 Eagle Eye Bridge/CMVR Complete CB520 Includes Limited lifetime manufacturer warranty under rental agreement for CMVR 520 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 aforedescribed 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

5E.

ESTIMATE

Mailing Address PO Box 3553 Apollo Beach, FL 33572

Accepted date

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



	II to irabella					
Es	stimate details stimate no.: 1335 stimate date: 03/27/2025					
#	Product or service	Description		Qty	Rate	Amount
1.	Palm Tree Trimming	Trim 9 palm trees.		9	\$75.00	\$675.00
			Total			\$675.00

Accepted by

ESTIMATE

Mailing Address PO Box 3553 Apollo Beach, FL 33572 southshorelandscapeandlawn@gmail.com 813-376-6110 www.southshorelandscapeandlawn.com



Bill to Mirabella

Estimate details

Estimate no.: 1334

Estimate date: 03/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Scope of Work	Replace the plants in the middle median landscape bed.	1	\$0.00	\$0.00
2.	Materials	Dwarf Bougainvilleas - 3 gallon	12	\$24.50	\$294.00
			Total		\$294.00

Accepted date

Accepted by

ESTIMATE

Mailing Address PO Box 3553 Apollo Beach, FL 33572 southshorelandscapeandlawn@gmail.com 813-376-6110 www.southshorelandscapeandlawn.com



Bill to	
Mirabel	la

Estimate details

Estimate no.: 1326

Estimate date: 03/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Scope of Work	Install larger plants in front of each column at the entrance to deter foot traffic and climbing up the columns.	1	\$0.00	\$0.00
2.	Materials	Bougainvillea - 7 gallon	7	\$72.00	\$504.00
3.	Irrigation Maintenance and Repair	revamp irrigation for 100% coverage on new plants.	1	\$150.00	\$150.00
		т	Total		\$654.00

Accepted date

Accepted by

5F.

Per Kyle (Signal):

Month to month since we started; contracts are typically one-offs, but paid month-to-month.

Before: 1 officer, 1 vehicle

Future:

1 officer: 0730-1530 M-F @ \$27.98/h = \$1119.20/wk before tax

1 vehicle: Expense: see current agreement 1 less viz veh: (golf cart?) required storage***

---provided by Signal

---Expense: (golf cart) 0730-1530 M-F @ \$440/m (purchase, maintenance, insurance)***

---Expense: (ebike) 0730-1530 M-F @ \$120/m (None yet in fleet, but receptive)***

Patrol service provided now has a vehicle as a byproduct since it was undesirably low hours twice a day.

SW Tour:

Software reporting environment is replete with report attachments and logs.

Historical to extent of coverage.

New suite utilizes geofencing to ensure presence.

HSCO/notification is an OPTION. Must set up contacts.*

Signal would provide the portal address with Mirabella CDD login to view/audit.

Outcome evaluation:

Officer: \$58,198.40/y (assuming 52 weeks)

Officer: \$43,648.80 (assuming 39 weeks, school year, less winter break)

Vehicle: \$1,440.00/y

Total estimated annual expense (officer): \$58,198.40 (39 weeks: \$43,648.80/y)
Total estimated annual expense (officer+ebike): \$59,638.40 (39 weeks: \$45088.80/y)
This represents an increase from our present budget line-item of \$45,000/y by:

Officer (52 weeks) 129.33% or (39 weeks) 97%

and Officer+eBike (52 weeks) 132.53% or (39 weeks) 100.01%

I believe the option to entertain is the 39 week schedule with ebike (for range of coverage).

5G.



State Certified Roofing Contractor License # CCC1325939
1312 Orangewalk Dr., Brandon, FL 33511
Office (813) 689-7663
www.cardinalroofingfl.com
office@cardinalroofingfl.com



PROPOSAL/CONTRACT

Owner Name: Inframark Mirabella CDD	Phone: 656-223-7011 Email: lisa.castoria@inframark.com	Date 3/24/25
Street 2654 Cypress Ridge Blvd.	Job name Metal Reroof	
City/State/Zip Wesley Chapel, FL 33544	Job location 14308 Romeo Blvd. Wimauma, FL	

We hereby propose to furnish materials and labor necessary for the completion of: METAL ROOF

- 1. File paperwork & obtain permit(s).
- 2. Tear off roof to the existing wood deck & haul away all debris.
- 3. Re-nail entire deck with 2 3/8" ring shank nail, as per December 31, 2023 code.
- Inspect woodwork and make necessary repairs at an additional cost of: Plywood decking at \$110 per sheet
 - Rafters, fascia, sub-fascia at \$10 per linear foot
- 5. Furnish and install new lead boots and steel exhaust vents
- Furnish and install modified bitumen underlayment in valleys, behind chimneys, and around all necessary penetrations.
- 7. Furnish and install self-adhered metal roof underlayment
- 8. Furnish and install new painted eave drip color _____ per customer
- 9. Furnish and install true standing seam 24-gauge metal roof-color _____ per customer (standard colors).
- 10. Install continuous ridge vent.

ACCEPTANCE OF PROPOSAL: The above prices,

Date:

5 Year workmanship warranty * Standard manufacturer's material warranty

Option: Provide wind mitigation (to possibly lower insurance rates), add \$150.00

The labor, material, and equipment required for this job will be furnished by Cardinal Roofing for a total of:				
	_			
Seventy Three Thousand, Four Hundred and Sixty Dollars	(\$73,460 & 00/100 dollars)			
Payment to be made as follows:				
Upon completion				

All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Our workers are fully covered by Workmen's Compensation insurance. Unless otherwise specified, Contractor's work carries a 1/2 year limited workmanship warranty. If there are any persons, other than our employee(s), on the roof during the project or after the job is completed, any warranty issued for the project will immediately become null and void without exception. The Contract Documents consist of this proposal, the terms and conditions, all documents referenced therein, and the Limited Workmanship Warranty (if any), and are incorporated herein by reference.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as	Authorized Signature
specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be	CARDINAL ROOFING
performed.	Chad Curchin

Note: Proposal may be withdrawn by Contractor if not accepted within Signature: _____ 30 days.

In May 2024, Governor Ron DeSantis signed a new law, <u>HB 939</u>. This bill addresses several consumer protection concerns, including agreements between residential property owners and roofing contractors.

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a declaration of a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

Signature: _			
-			
Date:			