

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
MAY 6, 2021**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 6, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598**

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Trivia M. Kimbrough Mindy Jacobson Vacant
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley Robin Vericker	Dana C. Collier
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District’s needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Mirabella Community Development District
Dear Board Members:

The Public Hearing & Regular Meeting of Mirabella Community Development District will be held on **Thursday, May 6, 2021 at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES**
 - A. Open the Public Hearing on Adopting Amenities Rules and Policies
 - B. Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Adopting Amenities Rules and Policies
 - E. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies..... Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
 - A. Announcement of Annual Notice of Qualified Electors.....Tab 02
 - B. Consideration of Resolution 2021-04; Approving Proposed FY 2022 Budget & Setting Pubic Hearing.....Tab 03
 - C. General Matters of the District
- 7. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting March 04, 2021 Tab 04
 - B. Consideration of Operation and Maintenance Expenditures February 2021 Tab 05
 - C. Consideration of Operation and Maintenance Expenditures March 2021 Tab 06
 - D. Review of Financial Statements Month Ending March 31, 2021 Tab 07
- 8. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff
District Manager

RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE AMENITIES RULES & POLICIES.**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders for the District; and

WHEREAS, the District set May 6, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication.

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

Section 1: The Board hereby adopts the Amenities Rules and Policies as attached hereto as **Exhibit “A”**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY, 2021.

Attest:

**Mirabella Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

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

Mirabella Community Development District

Recreational Facilities Policies

(March 2021)

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Mirabella Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

Mirabella Community Development District
Recreational Facilities Policies

12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident’s membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident’s membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 7 total persons can be brought by any Patron household at any time.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.

Dog Park Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. Patrons are legally responsible for their dogs and injuries caused by them.
3. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times.
4. Patrons must clean up after their dogs and immediately fill any holes their dogs dig.
5. Dogs showing aggression towards people may be removed from the dog park.
6. Dogs using the dog park must be at least 4 months old.
7. Dogs must never be left unattended.
8. Children must be under constant supervision.
9. Dogs "in heat" will not be allowed inside the dog park.
10. Dogs must be leashed before entering and leaving the dog park.
11. Except for treats, no food is allowed inside the dog park.
12. Dogs are the only type animals permitted in dog park.
13. Violators will be subject to removal from the dog park and suspension of privileges.
14. Dogs must be under voice command at all times.
15. No glass containers are permitted at the Dog Park.
16. Profanity, rough-housing, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 2 initial Access Cards at no charge. If the current owners sell their property, then they may transfer their Access Card to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 4 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

Mirabella Community Development District
Recreational Facilities Policies

- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Mirabella Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **MIRABELLA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Mirabella community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to MIRABELLA CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Mirabella CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Mirabella Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Mirabella	253

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center

601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center

2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 5, 2021
HOUR: 6:00 p.m.
LOCATION: Mirabella Clubhouse
14306 Romeo Blvd.
Wimauma, Florida 33598

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 6, 2021.

Attest:

**Mirabella Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2021/2022

2022



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
PROPOSED ANNUAL OPERATING BUDGET

MAY 6, 2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 PROPOSED ANNUAL OPERATING BUDGET

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MAY 6, 2021

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Mirabella Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD **also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently.** This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2013 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 03/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	170,525.14	1,454.86	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$170,525.14	\$1,454.86	\$171,980.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	120.48	(120.48)	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$120.48	(\$120.48)	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$171,980.00	\$170,645.62	\$1,334.38	\$171,980.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	1,200.00	1,200.00	2,400.00	2,400.00
TOTAL LEGISLATIVE	\$0.00	\$1,200.00	\$1,200.00	\$2,400.00	\$2,400.00
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	1,750.00	0.00	1,750.00	1,750.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,655.00	2,827.46	2,827.54	5,655.00	0.00
Auditing Services	5,300.00	0.00	5,000.00	5,000.00	(300.00)
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	200.00	35.58	64.42	100.00	(100.00)
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	1,500.00	350.50	649.50	1,000.00	(500.00)
Bank Fees	150.00	0.00	150.00	150.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
Website Administration	1,200.00	874.98	325.02	1,200.00	0.00
ADA Website Compliance	1,800.00	1,500.00	300.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$52,980.00	\$26,684.52	\$25,316.48	\$52,001.00	(\$979.00)
LEGAL COUNSEL					
District Counsel	4,000.00	1,031.40	968.60	2,000.00	(2,000.00)
TOTAL LEGAL COUNSEL	\$4,000.00	\$1,031.40	\$968.60	\$2,000.00	(\$2,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	30,500.00	11,890.52	18,609.48	30,500.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$30,500.00	\$11,890.52	\$18,609.48	\$30,500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	686.14	1,313.86	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$686.14	\$1,313.86	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	3,000.00	1,130.94	1,869.06	3,000.00	0.00
Property & Casualty Insurance	6,000.00	5,686.00	0.00	5,686.00	(314.00)
Clubhouse Facility Maintenance	12,000.00	3,654.38	6,345.62	10,000.00	(2,000.00)
Landscape Maintenance - Contract	24,000.00	10,560.00	13,440.00	24,000.00	0.00
Landscape Maintenance - Other	3,000.00	3,040.00	460.00	3,500.00	500.00
Plant Replacement Program	2,000.00	1,796.50	203.50	2,000.00	0.00
Irrigation Maintenance	4,000.00	0.00	1,000.00	1,000.00	(3,000.00)
Pool Maintenance	9,000.00	3,759.10	5,240.90	9,000.00	0.00
Security System - Contract	3,000.00	0.00	3,000.00	3,000.00	0.00
Capital Outlay / NEW Community Enhancements	10,000.00	7,382.30	2,617.70	10,000.00	0.00
Capital Reserves	6,500.00	380.00	11,413.00	11,793.00	5,293.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$82,500.00	\$37,389.22	\$45,589.78	\$82,979.00	\$479.00
PARKS & RECREATION					
Off Duty Deputy Services	0.00	17.43	82.57	100.00	100.00
TOTAL PARKS & RECREATION	\$0.00	\$17.43	\$82.57	\$100.00	\$100.00
TOTAL EXPENDITURES	\$171,980.00	\$78,899.23	\$93,080.77	\$171,980.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$91,746.39	(\$91,746.39)	\$0.00	\$0.00

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Proposed Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	171,980.00	0.00	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$171,980.00	\$0.00	\$171,980.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$171,980.00	\$171,980.00	\$0.00	\$171,980.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	2,400.00	2,400.00	2,400.00	2,400.00
TOTAL LEGISLATIVE	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	1,750.00	1,750.00	0.00	1,750.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,655.00	5,655.00	0.00	5,655.00	0.00
Auditing Services	5,300.00	5,000.00	(300.00)	5,200.00	(100.00)
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	200.00	100.00	(100.00)	200.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	3,256.00	756.00
Legal Advertising	1,500.00	1,000.00	(500.00)	1,500.00	0.00
Bank Fees	150.00	150.00	0.00	150.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	1,200.00	1,200.00	0.00	1,200.00	0.00
Website Administration	1,800.00	1,800.00	0.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$52,980.00	\$52,001.00	(\$979.00)	\$53,636.00	\$656.00
LEGAL COUNSEL					
District Counsel	4,000.00	2,000.00	(2,000.00)	4,000.00	0.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$2,000.00	(\$2,000.00)	\$4,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	30,500.00	30,500.00	0.00	25,000.00	(5,500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$30,500.00	\$30,500.00	\$0.00	\$25,000.00	(\$5,500.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	2,000.00	0.00	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	3,000.00	3,000.00	0.00	3,000.00	0.00
Property & Casualty Insurance	6,000.00	5,686.00	(314.00)	9,056.00	3,056.00
Clubhouse Facility Maintenance	12,000.00	10,000.00	(2,000.00)	12,000.00	0.00
Landscape Maintenance - Contract	24,000.00	24,000.00	0.00	24,000.00	0.00
Landscape Maintenance - Other	3,000.00	3,500.00	500.00	3,500.00	500.00
Plant Replacement Program	2,000.00	2,000.00	0.00	2,000.00	0.00
Irrigation Maintenance	4,000.00	1,000.00	(3,000.00)	2,000.00	(2,000.00)
Pool Maintenance	9,000.00	9,000.00	0.00	9,000.00	0.00
Security System - Contract	3,000.00	3,000.00	0.00	3,000.00	0.00
Capital Outlay / NEW Community Enhancements	10,000.00	10,000.00	0.00	10,000.00	0.00
Capital Reserves	6,500.00	11,793.00	5,293.00	7,388.00	888.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$82,500.00	\$82,979.00	\$479.00	\$84,944.00	\$2,444.00
PARKS & RECREATION					
Off Duty Deputy Services	0.00	100.00	100.00	0.00	0.00
TOTAL PARKS & RECREATION	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$171,980.00	\$171,980.00	\$0.00	\$171,980.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2013

REVENUES

CDD Debt Service Assessments	\$	132,650
------------------------------	----	---------

TOTAL REVENUES	\$	132,650
-----------------------	-----------	----------------

EXPENDITURES

Series 2013 May Bond Interest Payment	\$	51,325
---------------------------------------	----	--------

Series 2013 November Bond Principal Payment	\$	30,000
---	----	--------

Series 2013 November Bond Interest Payment	\$	51,325
--	----	--------

TOTAL EXPENDITURES	\$	132,650
---------------------------	-----------	----------------

EXCESS OF REVENUES OVER EXPENDITURES	\$	-
---	-----------	----------

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	1,480,000
---	----	-----------

Principal Payment Applied Toward Series 2013 Bonds	\$	30,000
--	----	--------

Bonds Outstanding - Period Ending 11/1/2022	\$	1,450,000
--	-----------	------------------

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,360
------------------------------	----	--------

TOTAL REVENUES	\$	22,360
-----------------------	-----------	---------------

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	8,430
---------------------------------------	----	-------

Series 2015 November Bond Principal Payment	\$	5,500
---	----	-------

Series 2015 November Bond Interest Payment	\$	8,430
--	----	-------

TOTAL EXPENDITURES	\$	22,360
---------------------------	-----------	---------------

EXCESS OF REVENUES OVER EXPENDITURES	\$	-
---	-----------	----------

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	281,000
---	----	---------

Principal Payment Applied Toward Series 2015 Bonds	\$	5,500
--	----	-------

Bonds Outstanding - Period Ending 11/1/2022	\$	275,500
--	-----------	----------------

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2021			Fiscal Year 2022			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment ⁽¹⁾	Total Increase / (Decrease) in Annual Assmt
MIRABELLA PHASE 1 - SERIES 2013									
Single Family 50'	1.00	71	\$1,200.00	\$1,221.60	\$2,421.60	\$1,200.00	\$1,221.60	\$2,421.60	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$1,343.76	\$2,663.76	\$1,320.00	\$1,343.76	\$2,663.76	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$1,465.92	\$2,905.92	\$1,440.00	\$1,465.92	\$2,905.92	\$0.00
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,221.60	\$2,421.60	\$1,200.00	\$1,221.60	\$2,421.60	\$0.00
Single Family 60'	1.20	8	\$1,440.00	\$1,465.92	\$2,905.92	\$1,440.00	\$1,465.92	\$2,905.92	\$0.00
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,221.60	\$2,471.60	\$1,250.00	\$1,221.60	\$2,471.60	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$1,343.76	\$2,718.76	\$1,375.00	\$1,343.76	\$2,718.76	\$0.00
Landowner	Gross Acreage	Parcel ID		FY 2020 Total Assessment ⁽²⁾	FY 2021 Total Assessment ⁽²⁾		Increase / (Decrease)		
LAND DAWN	5.03	0777790200		\$6,925.46	\$6,925.46		\$0.00		
				\$6,925.46	\$6,925.46				

Notations:

⁽¹⁾ Annual assessments are adjusted for discounts associated with early payment and County collection costs.

⁽²⁾ Maintenance assessment included in platted parcel totals. Unplatted parcels are assessed for administrative costs of the District only.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

March 4, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, March 4, 2021 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, March 4, 2021 at 6:01 p.m.**

Board Members Present and Constituting a Quorum at the Onset of the Meeting:

Demetrius Rose	Chair	<i>arrived at approximately 6:15 p.m.</i>
Troy Gough	Vice-Chair	
Trivia Kimbrough	Supervisor	
Mindy Jacobson	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus

There were some resident audience members present and in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Potential Bond Refinance

Mr. Howell provided an update on the bonds. Refinance can happen in three years per the bond documents. The Board will circle back to discussing refinancing the bonds in 2024.

B. Discussion on Vacant Board Seat, Seat 4

Mr. Howell went over that they did not receive any resumes or interest from residents to fill the vacant seat. Management will keep trying to find candidates for Seat 4.

C. General Matters of the District

There were no general matters to discuss at this time.

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4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting December 3, 2020**
- B. Consideration of Operations and Maintenance Expenditures November 2020**
- C. Consideration of Operations and Maintenance Expenditures December 2020**
- D. Consideration of Operations and Maintenance Expenditures January 2021**
- E. Review of Financial Statements Month Ending January 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items 4A-E.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

There were no additional reports from Counsel or the Engineer at this time.

- C. District Manager**
 - i. Sample of Pool Rules**

Mr. Howell updated the Board on the repair items from the previous meeting. Everything has been repaired except for the blinds, which the office manager said were plantation blinds but were actually a higher grade of blinds that cost about double the anticipated cost. That item was tabled for now due to the cost.

Mr. Howell reviewed the sample pool rules with the Board and went over the process for adopting rules. The public hearing would be in May. The Board briefly discussed the rules and process, and Mr. Howell answered the Board's questions.

Supervisor Rose arrived at the meeting.

6. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Gough mentioned a part of the sidewalk that was missed. He asked about the lights, and Mr. Howell confirmed they are getting a second proposal. Supervisor Gough asked about

92 amenity enhancements. Mr. Howell said they can look at the budget and reserves at the May
93 budget meeting. The Board discussed and wanted to see pricing for a playground and gym
94 equipment. Supervisor Gough also mentioned landscape improvements.
95
96

97 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
98

99 There were no audience questions or comments.
100

101
102 **8. ADJOURNMENT**
103

MOTION TO:	Adjourn.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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112 *Please note the entire meeting is available on disc.
113

114 *These minutes were done in summary format.
115

116 *Each person who decides to appeal any decision made by the Board with respect to any matter
117 considered at the meeting is advised that person may need to ensure that a verbatim record of
118 the proceedings is made, including the testimony and evidence upon which such appeal is to be
119 based.

120
121 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
122 meeting held on _____.

123
124 _____
125 Signature

123
124 _____
125 Signature

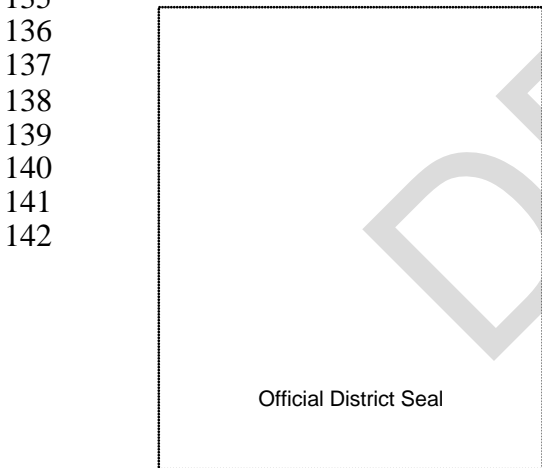
126
127 _____
128 Printed Name

126
127 _____
128 Printed Name

129
130 Title:
131 Chairman
132 Vice Chairman

129
130 Title:
131 Secretary
132 Assistant Secretary

133
134 Recorded by Records Administrator



Signature

Date

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10365	\$ 2,405.33		Management Services - February
Solitude	PI A00548818	188.49		Lake & Pond Management Services - February
South Shore Landscape & Lawn	72066	1,760.00		Landscape Maintenance - February
Zebra Cleaning Team, Inc.	4292	650.00		Pool Cleaning - February
Monthly Contract Sub-Total		\$ 5,003.82		
Variable Contract				
Straley Robin Vericker	19317	\$ 75.00		Professional Services - General - thru 01/15/21
Straley Robin Vericker	19423	77.95	\$ 152.95	Professional Services - General - thru 02/15/21
Variable Contract Sub-Total		\$ 152.95		
Utilities				
BOCC	0712968155 021121	\$ 128.06		Water Service - thru 02/09/21
Spectrum	075386602020721	104.98		Internet Service - thru 03/05/21
Tampa Electric	211003638973 021521	65.20		Electric Service - thru 02/09/21
Tampa Electric	211003639179 021521	1,096.94		Electric Service - thru 02/09/21
Tampa Electric	211003639344 021521	467.42		Electric Service - thru 02/09/21
Tampa Electric	211003639526 021521	595.80	\$ 2,225.36	Electric Service - thru 02/09/21
Utilities Sub-Total		\$ 2,458.40		
Regular Services				
ADA Site Compliance	1425	\$ 1,500.00		Technological Auditing - 11/01/20
Hillsborough County Sheriffs Office	261243 013121	17.43		Mileage & Admin Fees - January
Julian Guri	JG012821	132.00		Off Duty Patrol - 01/27/21

**Mirabella Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Julian Guri	JG012821	99.00	\$ 231.00	Off Duty Patrol - 01/21/21
Suzanna M. Kimball	SK020221	45.00		Pool Bathroom Cleaning - 02/02/21
Suzanna M. Kimball	SK020921	45.00		Pool Bathroom Cleaning - 02/09/21
Suzanna M. Kimball	SK 021621	45.00		Pool Bathroom Cleaning - 02/16/21
Suzanna M. Kimball	SK022321	115.00	\$ 250.00	Pool Bathroom & Clubhouse Cleaning Services - 02/23/21
Regular Services Sub-Total		\$ 1,998.43		
Additional Services				
Spearem Enterprises, LLC	4593	\$ 80.00		Mail Trash Can - 01/27/21
Spearem Enterprises, LLC	4599	650.00		Pressure Wash - 02/06/21
Spearem Enterprises, LLC	4606	1,200.00		Installed Outdoor Ceiling Fans - 02/06/21
Spearem Enterprises, LLC	4623	80.00		Empty All Garbage Cans - 02/18/21
Spearem Enterprises, LLC	4642	80.00	\$ 2,090.00	Empty All Garbage Cans - 02/19/21
Zebra Cleaning Team, Inc.	4276	101.85		Pin Index Assembly - 01/12/21
Zebra Cleaning Team, Inc.	4293	108.50	\$ 210.35	Chemical Pump Roller Assembly - 02/15/21
Additional Services Sub-Total		\$ 2,300.35		
TOTAL:		\$ 11,913.95		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Mirabella Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 10365
 Invoice Date: Feb 1, 2021
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February <i>51300/3101</i>		2,250.00
		Postage - December <i>51300/4101</i>		9.50
		Website Administration <i>51300/5103</i>		145.83
		<i>AL</i>		

Subtotal	2,405.33
Sales Tax	
Total Invoice Amount	2,405.33
Payment/Credit Applied	
TOTAL	2,405.33



INVOICE

Invoice Number: PI-A00548818
 Invoice Date: 02/01/21
 PROPERTY: Mirabella

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 03/03/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 02/01/21 - 02/28/21 Lake & Pond Management Services		188.49	188.49

*104 4307
5390*

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 2/3/2021
Invoice # 72066

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for February. <i>hsu</i> <i>4/6/04</i> <i>BSK</i>	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
 P.O. BOX 3456
 APOLLO BEACH, FL 33572
 813-458-2942

DATE: FEBRUARY 15, 2021
 INVOICE #4292
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning February		\$650.00

Handwritten notes:
 J 3/30
 B 1 4/6/17

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:

Straley Robin Vericker
 1510 W. Cleveland Street
 Tampa, FL 33606
 Telephone (813) 223-9400 * Facsimile (813) 223-5043
 Federal Tax Id. - 20-1778458

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

January 25, 2021
 Client: 001295
 Matter: 000001
 Invoice #: 19317

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
12/29/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS;.	0.3	
1/8/2021	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2020 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME; FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2020 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.5	\$75.00

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.5	\$75.00

BY 3/10/21 5142

January 25, 2021
Client: 001295
Matter: 000001
Invoice #: 19317

Page: 2

Total Services	\$75.00	
Total Disbursements	\$0.00	
Total Current Charges		\$75.00

PAY THIS AMOUNT

\$75.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

February 20, 2021
Client: 001295
Matter: 000001
Invoice #: 19423

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
1/20/2021	LB	PREPARE CORRESPONDENCE AND MEMOS TO T. KIMBROUGH, NEW ELECTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	0.5	
			<hr/>	
			Total Professional Services	0.5 \$75.00

*BY
8/10/2021
5142*

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.5	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/20/2021	Postage	\$1.60
2/15/2021	Photocopies (9 @ \$0.15)	\$1.35
		<hr/>
Total Disbursements		\$2.95

February 20, 2021
Client: 001295
Matter: 000001
Invoice #: 19423

Page: 2

Total Services	\$75.00	
Total Disbursements	\$2.95	
Total Current Charges		\$77.95

PAY THIS AMOUNT

\$77.95

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	02/11/2021	03/04/2021



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	01/08/2021	5801	02/09/2021	5877	7600 GAL	ACTUAL	WATER

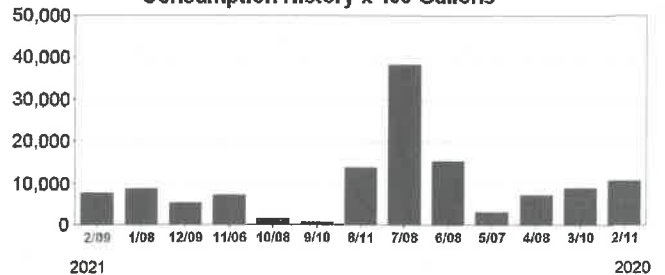
Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$22.95
Water Base Charge	\$16.30
Water Usage Charge	\$6.08
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$38.61
Total Service Address Charges	\$128.06

Summary of Account Charges

Previous Balance	\$137.32
Net Payments - Thank You	-\$137.32
Total Account Charges	\$128.06
AMOUNT DUE	\$128.06

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!

Received

FEB 18 2021

5278



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

DUE DATE	03/04/2021
AMOUNT DUE	\$128.06
AMOUNT PAID	

February 7, 2021
 Invoice Number: 075386602020721
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 02/06/21 through 03/05/21
 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	104.98
Current Charges	\$104.98
Total Due by 02/23/21	\$104.98

SPECTRUM BUSINESS NEWS

Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call 1-866-815-3132 today!

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. Call 1-866-578-5180 today!

You are pre-approved to get Spectrum Mobile! Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-844-849-5360 to see how much you can save!



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

4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 02072021 NNNNNY 01 000305 0001

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



February 7, 2021
MIRABELLA CDD
 Invoice Number: 075386602020721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 02/23/21	\$104.98
Amount you are enclosing	\$

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Received

FEB 11 2021

Statement Date: 02/15/2021
Account: 211003638973

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



Current month's charges:	\$65.20
Total amount due:	\$65.20
Payment Due By:	03/08/2021

Your Account Summary

Previous Amount Due	\$72.43
Payment(s) Received Since Last Statement	-\$72.43
Current Month's Charges	\$65.20
Total Amount Due	\$65.20



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

0000088-0000847-Page 3 of 26

More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003638973

Current month's charges:	\$65.20
Total amount due:	\$65.20
Payment Due By:	03/08/2021
Amount Enclosed	\$ _____
620519330757	

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

FEB 18 2021

Account: 211003638973
Statement Date: 02/15/2021
Current month's charges due 03/08/2021



Details of Charges – Service from 01/12/2021 to 02/09/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	02/09/2021	2,809		2,322		487 kWh	1	29 Days

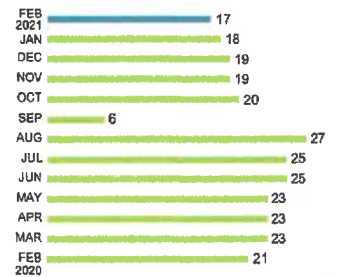
Basic Service Charge		\$18.06
Energy Charge	487 kWh @ \$0.05928/kWh	\$28.87
Fuel Charge	487 kWh @ \$0.03167/kWh	\$15.42
Storm Protection Charge	487 kWh @ \$0.00251/kWh	\$1.22
Florida Gross Receipt Tax		\$1.63
Electric Service Cost		\$65.20

Total Current Month's Charges

\$65.20

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 02/15/2021

Account: 211003639179

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



Current month's charges:	\$1,096.94
Total amount due:	\$1,096.94
Payment Due By:	03/08/2021

Your Account Summary

Previous Amount Due	\$1,032.74
Payment(s) Received Since Last Statement	-\$1,032.74
Current Month's Charges	\$1,096.94
Total Amount Due	\$1,096.94



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

0000088-0000853-Page 15 of 26



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.94
Total amount due:	\$1,096.94
Payment Due By:	03/08/2021

Amount Enclosed \$ _____
620519330758

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639179
Statement Date: 02/15/2021
Current month's charges due 03/08/2021



Details of Charges – Service from 01/12/2021 to 02/09/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	520 kWh @ \$0.02712/kWh	\$14.10
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.03136/kWh	\$16.31
Storm Protection Charge	520 kWh @ \$0.00354/kWh	\$1.84
Florida Gross Receipt Tax		\$0.83

Lighting Charges

\$1,096.94

Total Current Month's Charges

\$1,096.94

00000088-0000954-Page 17 of 25

Statement Date: 02/15/2021
Account: 211003639344

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



Current month's charges:	\$467.42
Total amount due:	\$467.42
Payment Due By:	03/08/2021

Your Account Summary

Previous Amount Due	\$512.85
Payment(s) Received Since Last Statement	-\$512.85
Current Month's Charges	\$467.42
Total Amount Due	\$467.42



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

00000088-0000950-Page 8 of 26



More reliability to you.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$467.42
Total amount due:	\$467.42
Payment Due By:	03/08/2021

Amount Enclosed \$ _____

620519330759

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639344
Statement Date: 02/15/2021
Current month's charges due 03/08/2021



Details of Charges – Service from 01/12/2021 to 02/09/2021

Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000439099	02/09/2021	57,802	53,119	4,683 kWh	1	29 Days

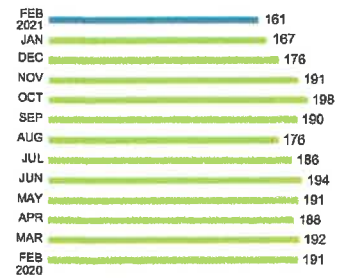
Basic Service Charge		\$18.06
Energy Charge	4,683 kWh @ \$0.05928/kWh	\$277.61
Fuel Charge	4,683 kWh @ \$0.03167/kWh	\$148.31
Storm Protection Charge	4,683 kWh @ \$0.00251/kWh	\$11.75
Florida Gross Receipt Tax		\$11.69
Electric Service Cost		\$467.42

Total Current Month's Charges

\$467.42

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 02/15/2021
Account: 211003639526

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



Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	03/08/2021

Your Account Summary


Previous Amount Due	\$587.40
Payment(s) Received Since Last Statement	-\$587.40
Current Month's Charges	\$595.80
Total Amount Due	\$595.80



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

00000088-00009556-Page 21 of 26



More reliability to you.
We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, installing technology to keep you informed and adding more solar. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	03/08/2021
Amount Enclosed	\$

620519330760

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639526
Statement Date: 02/15/2021
Current month's charges due 03/08/2021



Details of Charges – Service from 01/12/2021 to 02/09/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	806 kWh @ \$0.02712/kWh	\$21.86
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03136/kWh	\$25.28
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.28
Lighting Charges		\$595.80

Total Current Month's Charges **\$595.80**

0000088-0000537-Page 23 of 26

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
Mirabella CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1425	11/01/2020	\$1,500.00	11/15/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,500.00

BALANCE DUE

\$1,500.00

BA
STB
STOY



Hillsborough County Sheriff's Office Invoice/Statement of Account

Off Duty Events (813) 247-8632 Email: OffDutyAccts@hcsso.tampa.fl.us

Remit To: Hillsborough County Sheriffs Office
PO Box 3371
Tampa FL 33601

Page: 1 OF 1
Statement Number: 40814
Account Number: 261243
Date: 01/31/2021

Billing Address: Mirabella Community Development District
2005 Pan Am Circle
Tampa FL 33607

261243 Deputy Name	Mirabella CDD Service Number	Pay itm	Service Date	Remark	Previous Balance	New Service	Payments Received	Revisions/ Write Offs	Outstanding Balance
Guri Julian	336914	001	01/21/2021	MileageFees 5.70 @0.25/hr		1.43			1.43
Guri Julian	336914	002	01/21/2021	AdminFees 4.00 @4.00/hr		16.00			16.00

RSJ 4904 J 7 20

Received

FEB 12 2021

TOTAL CURRENT BALANCE DUE 17.43

ACCOUNT SUMMARY

Previous Balance	
New Service	17.43
Payments Received - Thank You	
Adjustments	
Current Balance Due	17.43

<u>Current</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>91 - 120</u>	<u>121 - 150</u>	<u>151 - 180</u>	<u>Over 180</u>
17.43						

DISTRICT CHECK REQUEST FORM

Today's Date 1/28/21

District Name Mirabella CDD

Check Amount \$132

Payable: julian Guri

Mailing Address 13506 Blue Sunfish Ct.
Riverview FL, 33569

*BY 6/4/01
53922*

Check Description Off Duty Patrol Shift Worked 1/27/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

GR

Approved Signature

DM	_____	GR
Fund	_____	
G/L	_____	
Object Cd	_____	
CK #	_____	Date 1/28/21

DISTRICT CHECK REQUEST FORM

Today's Date 1/28/21

District Name Mirabella CDD

Check Amount \$99

Payable: julian Guri

Mailing Address 13506 Blue Sunfish Ct.
Riverview Fl, 33569

BI
6461 5390

Check Description Off Duty Patrol Shift Worked 1/21/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

GR

Approved Signature

DM	_____	GR
Fund	_____	
G/L	_____	
Object Cd	_____	
CK #	_____	Date 1/28/21

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

SK020221

Invoice

Date: 2/2/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

53900
4602

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/2/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/9/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road **Pool Bathroom Cleaning** Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/9/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/16/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road **Pool Bathroom Cleaning** Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/16/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/23/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

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

Mirabella CDD

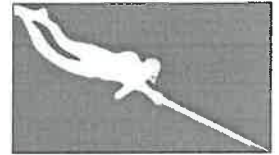
<u>Pool Bathroom Cleaning</u> Services Tuesday 2/23/2021	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 2/23/2021	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO
 Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4593
DATE 01/27/2021
DUE DATE 02/11/2021
TERMS Net 15

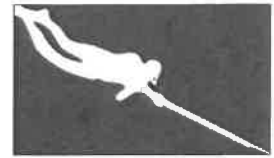
5390
By 60401

DESCRIPTION	QTY	RATE	AMOUNT
Labor Mail trash can: Emptied 200 pounds of junk mail. Picked up trash/debris around amenity center.	1	80.00	80.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
 Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$80.00**

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO
 Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4599
DATE 02/06/2021
DUE DATE 02/21/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure wash following areas: sidewalks around amenity center, bothside of sidewalks, all curbing in parking area.	1	650.00	650.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE *BS* *6401* **\$650.00**

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4606
DATE 02/06/2021
DUE DATE 02/21/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Ordered, Installed 4 outdoor ceiling fans with remote. cost includes labor, freight and disposal of old ones.	1	1,200.00	1,200.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$1,200.00**

Handwritten notes:
 2350
 6401
 837

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO
 Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4623
DATE 02/18/2021
DUE DATE 03/05/2021
TERMS Net 15

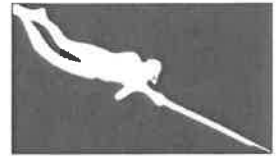
DESCRIPTION	QTY	RATE	AMOUNT
Labor empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up.	1	80.00	80.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
 Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE \$80.00

Handwritten notes:
 BY \$640
 5340

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO
 Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4642
DATE 02/19/2021
DUE DATE 03/06/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up	1	80.00	80.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
 Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE \$80.00

53 no 6401



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
 P.O. BOX 3456
 APOLLO BEACH, FL 33572
 813-458-2942

DATE: JANUARY 12, 2021
 INVOICE #4276
 EXPIRATION DATE

TO **Mirabella**
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Pin index assembly for chem pump		\$101.85

JJ Wood
4/6/17 *BS*

SUBTOTAL	
SALES TAX	
TOTAL	\$101.85

Comments: The acid chemical pump stopped pumping so I had to replaced the pin index assembly.



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: FEBRUARY 15, 2021
INVOICE #4293
EXPIRATION DATE

TO **Mirabella**
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Chemical pump roller assembly		\$90.00
		Chemical tub		\$18.50

*By U612
532*

SUBTOTAL	
SALES TAX	
TOTAL	\$108.50

Comments:

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10416	\$ 2,402.36		Management Services - March
Solitude	PI A00562549	188.49		Lake & Pond Management Services - March
South Shore	72113	1,760.00		Landscape Maintenance - March
Monthly Contract Sub-Total		\$ 4,350.85		
Variable Contract				
Straley Robin Vericker	19555	\$ 634.50		Professional Services - General - thru 03/15/21
Variable Contract Sub-Total		\$ 634.50		
Utilities				
BOCC	0712968155 031221	\$ 172.40		Water Service - thru 03/10/21
Spectrum	075386602030721	104.98		Internet Service - thru 04/05/21
Tampa Electric	211003638973 031621	64.82		Electric Service - thru 03/10/21
Tampa Electric	211003639179 031621	1,096.95		Electric Service - thru 03/10/21
Tampa Electric	211003639344 031621	413.84		Electric Service - thru 03/10/21
Tampa Electric	211003639526 031621	595.80	\$ 2,171.41	Electric Service - thru 03/10/21
Utilities Sub-Total		\$ 2,448.79		
Regular Services				
Spereem Enterprises	4669	\$ 200.00		Empty All Garbage Cans - thru 03/15/21
Supervisor: Mindy Jacobson	MJ030421	200.00		Supervisor Fee - 03/04/21
Supervisor: Trivia M. Kimbroough	TK030421	200.00		Supervisor Fee - 03/04/21
Supervisor: Troy Gough	TG030421	200.00	\$ 600.00	Supervisor Fee - 03/04/21
Suzanna M. Kimball	SK030221	45.00		Pool Bathroom Cleaning Services - 03/02/21
Suzanna M. Kimball	SK030921	45.00		Pool Bathroom Cleaning Services -

**Mirabella Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				03/09/21
Suzanna M. Kimball	SK031621	45.00		Pool Bathroom Cleaning Services - 03/16/21
Suzanna M. Kimball	SK0032321	45.00		Pool Bathroom Cleaning Services - 03/23/21
Suzanna M. Kimball	SK033021	45.00	\$ 225.00	Pool Bathroom Cleaning Services - 03/30/21
Regular Services Sub-Total		\$ 1,025.00		
Additional Services				
Don Harrison Enterprises	2751	\$ 199.50		Repaired Problem With Main Entrance Monument Sign - 03/15/21
Spearem Enterprises	4662	80.00		Replaced Light Bulbs - 03/16/21
Zebra Cleaning Team Inc.	4356	98.75		Pool Water Valve - 03/22/21
Additional Services Sub-Total		\$ 378.25		
TOTAL:		\$ 8,837.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 10416
 Invoice Date: Mar 1, 2021
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March <i>51300 - 3101</i>		2,250.00
		Postage - January <i>4101</i>		6.53
		Website Administration <i>5103</i>		145.83
		<i>[Signature]</i>		

Subtotal	2,402.36
Sales Tax	
Total Invoice Amount	2,402.36
Payment/Credit Applied	
TOTAL	2,402.36



INVOICE

Invoice Number: PI-A00562549
 Invoice Date: 03/01/21

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Mirabella

SOLD TO: Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 03/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 03/01/21 - 03/31/21 Lake & Pond Management Services		188.49	188.49

Handwritten notes:
 NY 4300
 5390

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 3/3/2021
Invoice # 72113

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for March. <i>BY 4/6/21 53rd</i>	1,760.00

Thank you for your business!

Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

March 22, 2021
Client: 001295
Matter: 000001
Invoice #: 19555

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
3/1/2021	LB	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD RE RESOLUTION REDESIGNATING TRUSTEE FOR THE SERIES 2013 BONDS FROM WELLS FARGO TO U.S. BANK; RESEARCH RE SAME; PREPARE DRAFT RESOLUTION RE SAME.	1.0	
3/3/2021	DCC	RESEARCH FLORIDA STATUTES PROVISIONS ON CHANGING A TRUSTEE; REVISE RESOLUTION; REVIEW CONTINUING DISCLOSURE AGREEMENT (CDA), MASTER TRUST INDENTURE, AND SUPPLEMENTAL TRUST INDENTURE FOR PROVISIONS TO CHANGE TRUSTEE; CONFER WITH A. WOLFE REGARDING PROCESS; FOLLOW UP WITH CORRESPONDENCE TO MS. WOLFE SUMMARIZING KEY PROVISIONS IN INDENTURE AND CDA.	1.5	
3/4/2021	DCC	REVIEW PROVISIONS OF TRUST INDENTURE REGARDING CHANGE OF TRUSTEE.	0.2	
			<hr/>	
Total Professional Services			2.7	\$634.50

PERSON RECAP

Person		Hours	Amount
DCC	Dana C. Collier	1.7	\$484.50
LB	Lynn Butler	1.0	\$150.00

March 22, 2021
Client: 001295
Matter: 000001
Invoice #: 19555

Page: 2

Total Services \$634.50
Total Disbursements \$0.00
Total Current Charges \$634.50

PAY THIS AMOUNT

\$634.50

ok
BY
RECEIVED
5/4/00/3107

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 03/12/2021	DUE DATE 04/02/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	02/09/2021	5877	03/10/2021	5997	12000 GAL	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$36.24
Water Base Charge	\$16.30
Water Usage Charge	\$14.78
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$60.96
Total Service Address Charges	\$172.40

Summary of Account Charges

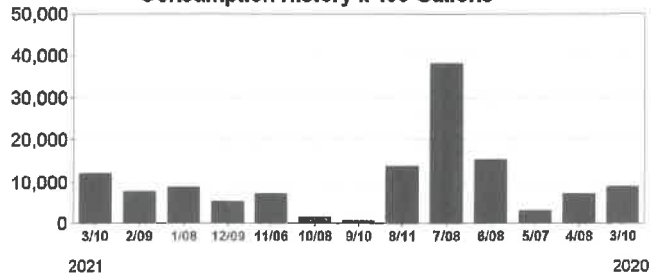
Previous Balance	\$128.06
Net Payments - Thank You	\$-128.06
Total Account Charges	\$172.40
AMOUNT DUE	\$172.40

Important Message

Do you know your allowed irrigation days and hours? Recent ordinance changes have impacted schedules for some customers. Check yours by using the address lookup tool at HCFLGov.net/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Important Notice: Standard collections activities have resumed which may include service disconnections for non-payment. All Late Payments are assessed a 5% fee. To learn more about our payment options visit <https://iwr.hillsboroughcounty.org/>.

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

523 8

DUE DATE	04/02/2021
AMOUNT DUE	\$172.40
AMOUNT PAID	

0007129681552

80
00000172403

March 7, 2021
 Invoice Number: 075386602030721
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

SPECTRUM BUSINESS NEWS

Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call 1-877-476-5727 today!

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. Call 1-855-892-8529 today!

You are pre-approved to get Spectrum Mobile! Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-833-539-1828 to see how much you can save!



Summary *Services from 03/06/21 through 04/05/21 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	104.98
Current Charges	\$104.98
Total Due by 03/23/21	\$104.98

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 03072021 NNNNNY 01 000294 0001

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



March 7, 2021

MIRABELLA CDD

Invoice Number: 075386602030721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 03/23/21 \$104.98

Amount you are enclosing \$

Received

MAR 11 2021

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Statement Date: 03/16/2021
Account: 211003638973

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



Current month's charges:	\$64.82
Total amount due:	\$64.82
Payment Due By:	04/06/2021

Your Account Summary

Previous Amount Due	\$65.20
Payment(s) Received Since Last Statement	-\$65.20
Current Month's Charges	\$64.82
Total Amount Due	\$64.82

0000049-0000502-Page 7 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003638973

Current month's charges:	\$64.82
Total amount due:	\$64.82
Payment Due By:	04/06/2021
Amount Enclosed	\$ _____

625457613815

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003638973
Statement Date: 03/16/2021
Current month's charges due 04/06/2021



Details of Charges – Service from 02/10/2021 to 03/10/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

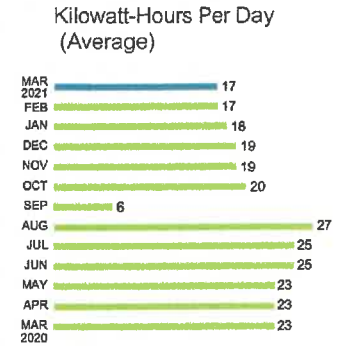
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	03/10/2021	3,292		2,809		483 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	483 kWh @ \$0.05928/kWh	\$28.63
Fuel Charge	483 kWh @ \$0.03167/kWh	\$15.30
Storm Protection Charge	483 kWh @ \$0.00251/kWh	\$1.21
Florida Gross Receipt Tax		\$1.62
Electric Service Cost		\$64.82

Total Current Month's Charges

\$64.82

Tampa Electric Usage History



Statement Date: 03/16/2021

Account: 211003639179

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



Current month's charges:	\$1,096.95
Total amount due:	\$1,096.95
Payment Due By:	04/06/2021

Your Account Summary

Previous Amount Due	\$1,096.94
Payment(s) Received Since Last Statement	-\$1,096.94
Current Month's Charges	\$1,096.95
Total Amount Due	\$1,096.95

00000048-0000506-Page 15 of 18

One Less Worry :)

Paperless Billing -
 Contact free;
 worry free!



Sign up for free today!

tampaelectric.com/paperless

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.95
Total amount due:	\$1,096.95
Payment Due By:	04/06/2021

Amount Enclosed \$ _____
 625457613816

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

MAIL PAYMENT TO:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Account: 211003639179
Statement Date: 03/16/2021
Current month's charges due 04/06/2021



Details of Charges – Service from 02/10/2021 to 03/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	510 kWh @ \$0.02712/kWh	\$13.83
Fixture & Maintenance Charge	35 Fixtures	\$545.81
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	510 kWh @ \$0.03136/kWh	\$15.99
Storm Protection Charge	510 kWh @ \$0.00354/kWh	\$1.81
Florida Gross Receipt Tax		\$0.81

Lighting Charges **\$1,096.95**

Total Current Month's Charges **\$1,096.95**

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Statement Date: 03/16/2021

Account: 211003639344

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



Current month's charges:	\$413.84
Total amount due:	\$413.84
Payment Due By:	04/06/2021

Your Account Summary

Previous Amount Due	\$467.42
Payment(s) Received Since Last Statement	-\$467.42
Current Month's Charges	\$413.84
Total Amount Due	\$413.84

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

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- We will never ask you to purchase a prepaid credit or debit card.
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$413.84
Total amount due:	\$413.84
Payment Due By:	04/06/2021

Amount Enclosed \$ _____
 625457613817

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

MAIL PAYMENT TO:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Account: 211003639344
Statement Date: 03/16/2021
Current month's charges due 04/06/2021



Details of Charges – Service from 02/10/2021 to 03/10/2021

Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	03/10/2021	61,926		57,802		4,124 kWh	1	29 Days

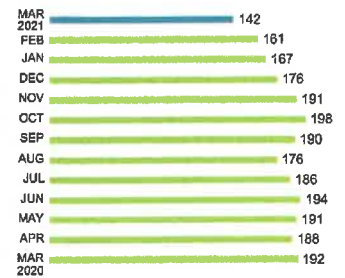
Basic Service Charge		\$18.06
Energy Charge	4,124 kWh @ \$0.05928/kWh	\$244.47
Fuel Charge	4,124 kWh @ \$0.03167/kWh	\$130.61
Storm Protection Charge	4,124 kWh @ \$0.00251/kWh	\$10.35
Florida Gross Receipt Tax		\$10.35
Electric Service Cost		\$413.84

Total Current Month's Charges

\$413.84

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 03/16/2021
Account: 211003639526

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



Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	04/06/2021

Your Account Summary

Previous Amount Due	\$595.80
Payment(s) Received Since Last Statement	-\$595.80
Current Month's Charges	\$595.80
Total Amount Due	\$595.80

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One Less Worry :)

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worry free!

EMAIL ALERTS

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- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL

mail

phone

online

pay agent

See reverse side for more information

Account: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	04/06/2021
Amount Enclosed	\$ _____

625457613818

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639526
Statement Date: 03/16/2021
Current month's charges due 04/06/2021



Details of Charges – Service from 02/10/2021 to 03/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

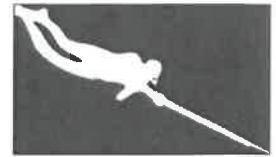
Lighting Energy Charge	806 kWh @ \$0.02712/kWh	\$21.86
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03136/kWh	\$25.28
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.28
Lighting Charges		\$595.80

Total Current Month's Charges

\$595.80

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Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4669

DATE 03/16/2021

DUE DATE 03/31/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 2-22-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-1--2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-8-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-15-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim

BALANCE DUE

\$200.00

al
Bygn
RADLER

53900/4602

MIRABELLA CDD

MEETING DATE: March 4, 2021

DMS Staff Signature: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	✓	SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Troy Gough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

MJ 030421

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

Invoice

Date: 3/2/2021

To: Meritus Via Email: districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 3/2/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/9/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road **Pool Bathroom Cleaning** Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 3/9/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/16/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 3/16/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/23/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 3/23/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/30/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 3/30/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Don Harrison Enterprises
 2510 Priscilla Ct. • Lutz, FL 33559-5679
 (813) 363-6286 # 112215

NO 2751
 DATE 03 | 15 | 2021

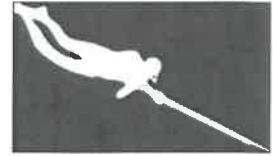
NAME MICABELLA C.D.D. **PHONE** 873-7300
STREET 205 Pan Am Overlook 300 **CITY** Truss **STATE** FL **ZIP** 33607
JOB NAME/LOCATION Gilberton/Reson **JOB PHONE**
ADDRESS
SCHEDULED DATE/TIME
WORK TAKEN BY Don **ORDERED BY** Sybil Rodcuff
DESCRIPTION OF WORK

Troubleshoot & repaired problem with
Main Entrance Monument Sign; found
Bad photo-cell sensor, (replaced)

COST	QTY.	ITEM	UNIT PRICE	PRICE	TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR	ASK ABOUT OUR SERVICE CONTRACTS				
											CC	BILL	\$	CK	
	1	Post type photo sensor		39.50	Don			1.5	120.00	120.00					
RECEIVED															
MAR 17 2021															
Completed															
<p>AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1.5% per month on all past due balances.</p>											<p>PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.</p>				
<p>UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:</p>											<p><u>OK SENT TO NEXT</u></p>				
<p>PREVENTIVE MAINTENANCE DISCOUNT</p>															
<p>TOTAL AMOUNT DUE <u>\$199.50</u></p>											<p>DATE COMPLETED <u>03-13-2021</u></p>				
<p>TERMS: Net Due Upon Completion</p>											<p>CUSTOMER SIGNATURE <u>[Signature]</u></p>				
<p>LABOR</p>											<p>CUSTOMER SIGNATURE <u>[Signature]</u></p>				
<p>TOTAL</p>											<p>CUSTOMER SIGNATURE <u>[Signature]</u></p>				

53900/4602

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO
 Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4662
DATE 03/16/2021
DUE DATE 03/31/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor REPLACED 6 LIGHT BULBS AT MAILBOX AREA	1	80.00	80.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
 Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$80.00

Bryan Radcliff

53900/4602



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: MARCH 22, 2021
INVOICE #4356
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Pool water valve		\$98.75

SUBTOTAL
SALES TAX
TOTAL **\$98.75**

*OK Bryan
RAXL278*

Comments:

53900 / 4617

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Mirabella
Balance Sheet

As of 3/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	154,766	0	0	0	0	0	154,766
Investment-Revenue 2013 (3900)	0	155,543	0	0	0	0	155,543
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	251	0	0	0	0	251
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,800	0	0	0	0	150,800
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	15	0	0	0	15
Investment-Reserve 2015 (5004)	0	0	11,310	0	0	0	11,310
Investment-Revenue 2015 (5005)	0	0	26,804	0	0	0	26,804
Accounts Receivable - Other	102	0	0	0	0	0	102
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,289	0	0	0	0	0	2,289
Prepaid Property Insurance	0	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	0	3,020
Construction Work In Progress	0	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	0	278,309	278,309
Amount To Be Provided-Debt Service	0	0	0	0	0	1,518,191	1,518,191
Other	0	0	0	0	0	0	0
Total Assets	<u>160,177</u>	<u>306,869</u>	<u>38,129</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,500</u>	<u>3,904,750</u>
Liabilities							
Accounts Payable	144	0	0	0	0	0	144
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2013	0	0	0	0	0	1,510,000	1,510,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	286,500	286,500
Total Liabilities	<u>144</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,796,500</u>	<u>1,796,644</u>

Mirabella
Balance Sheet

As of 3/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	250,714	28,922	0	0	0	279,636
Fund Balance-Unreserved	68,287	0	0	0	0	0	68,287
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	91,746	56,155	9,208	0	0	0	157,109
Total Fund Equity & Other Credits	<u>160,033</u>	<u>306,869</u>	<u>38,129</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,108,107</u>
Total Liabilities & Fund Equity	<u>160,177</u>	<u>306,869</u>	<u>38,129</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,500</u>	<u>3,904,750</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	170,525	(1,455)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>120</u>	<u>120</u>	<u>0 %</u>
Total Revenues	<u>171,980</u>	<u>170,646</u>	<u>(1,334)</u>	<u>(1)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Manager	27,000	13,500	13,500	50 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	2,827	2,828	50 %
Auditing Services	5,300	0	5,300	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	36	164	82 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	351	1,150	77 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	875	325	27 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	1,031	2,969	74 %
Electric Utility Services				
Electric Utility Services	30,500	11,891	18,609	61 %
Water-Sewer Combination Services				
Water Utility Services	2,000	686	1,314	66 %
Other Physical Environment				
Waterway Management Program	3,000	1,131	1,869	62 %
Property & Casualty Insurance	6,000	5,686	314	5 %
Clubhouse Facility Maintenance	12,000	3,654	8,346	70 %
Landscape Maintenance - Contract	24,000	10,560	13,440	56 %
Landscape Maintenance - Other	3,000	3,040	(40)	(1)%
Plant Replacement Program	2,000	1,797	204	10 %
Irrigation Maintenance	4,000	0	4,000	100 %
Pool Maintenance	9,000	3,759	5,241	58 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	7,382	2,618	26 %
Capital Reserves	6,500	380	6,120	94 %
Parks & Recreation				
Security	<u>0</u>	<u>17</u>	<u>(17)</u>	<u>0 %</u>
Total Expenditures	<u>171,980</u>	<u>78,899</u>	<u>93,081</u>	<u>54 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>91,746</u>	<u>91,746</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>91,746</u>	<u>91,746</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	68,287	68,287	0 %
Fund Balance - End of Period	<u>0</u>	<u>160,033</u>	<u>160,033</u>	<u>103 0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	134,450	139,136	4,686	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>19</u>	<u>19</u>	<u>0 %</u>
Total Revenues	<u>134,450</u>	<u>139,155</u>	<u>4,705</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	104,450	53,000	51,450	49 %
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>134,450</u>	<u>83,000</u>	<u>51,450</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>56,155</u>	<u>56,155</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>56,155</u>	<u>56,155</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	250,714	250,714	0 %
Fund Balance - End of Period	<u>0</u>	<u>306,869</u>	<u>306,869</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,220	22,952	732	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>22,220</u>	<u>22,953</u>	<u>733</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,220	8,745	8,475	49 %
Principal-Series 2015	<u>5,000</u>	<u>5,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>22,220</u>	<u>13,745</u>	<u>8,475</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>9,208</u>	<u>9,208</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>9,208</u>	<u>9,208</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	28,922	28,922	0 %
Fund Balance - End of Period	<u>0</u>	<u>38,129</u>	<u>38,129</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - Beginning of Period	0	1,603,075	1,603,075	0 %
Fund Balance - End of Period	0	1,603,075	1,603,075	0 %

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	155,010.89
Less Outstanding Checks/Vouchers	244.50
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	154,766.39
Balance Per Books	<u>154,766.39</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2380	3/25/2021	System Generated Check/Voucher	199.50	Don Harrison Enterprises
2384	3/25/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			244.50	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2335	1/8/2021	Series 2013 FY21 Tax Dist ID 512	265.53	Mirabella CDD
2353	2/4/2021	Series 2013 FY21 Tax Dist ID 516	1,935.81	Mirabella CDD
2361	3/1/2021	System Generated Check/Voucher	128.06	BOCC
2362	3/1/2021	System Generated Check/Voucher	2,402.36	Meritus Districts
2363	3/1/2021	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2364	3/1/2021	System Generated Check/Voucher	2,222.36	Tampa Electric
2364	3/1/2021	System Generated Check/Voucher	(2,222.36)	Tampa Electric
2365	3/1/2021	System Generated Check/Voucher	2,225.36	Tampa Electric
2366	3/4/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2367	3/4/2021	System Generated Check/Voucher	80.00	Spearem Enterprises LLC
2368	3/4/2021	System Generated Check/Voucher	77.95	Straley Robin Vericker
2369	3/4/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2370	3/4/2021	System Generated Check/Voucher	860.35	Zebra Cleaning Team, Inc
2371	3/11/2021	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson
2372	3/11/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2373	3/11/2021	System Generated Check/Voucher	1,760.00	South Shore Landscape & Lawn, Inc.
2374	3/11/2021	System Generated Check/Voucher	80.00	Spearem Enterprises LLC
2375	3/11/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2376	3/11/2021	System Generated Check/Voucher	200.00	Trivia M. Kimbrough
2377	3/11/2021	System Generated Check/Voucher	200.00	Troy R. Gough
2378	3/18/2021	System Generated Check/Voucher	104.98	Bright House Networks
2379	3/18/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2381	3/25/2021	System Generated Check/Voucher	172.40	BOCC
2382	3/25/2021	System Generated Check/Voucher	280.00	Spearem Enterprises LLC
2383	3/25/2021	System Generated Check/Voucher	634.50	Straley Robin Vericker
2385	3/25/2021	System Generated Check/Voucher	2,171.41	Tampa Electric

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			14,405.69	