

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 05, 2021**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 05, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598**

District Board of Supervisors	Chair Vice-Chair 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, August 05, 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 HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2022 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget.....Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2022 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2021-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies.....Tab 03
 - B. Consideration of Resolution 2021-06; Setting FY 2022 Meeting Schedule..... Tab 04
 - C. Consideration of Resolution 2021-07; Redesignating Officers.....Tab 05
 - D. Discussion on Pool Maintenance Agreement.....Tab 06
 - E. Acceptance of Financial Report for FY Ending September 30, 2020.....Tab 07
 - F. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting May 06, 2021..... Tab 08
 - B. Consideration of Operation and Maintenance Expenditures April 2021 Tab 09
 - C. Consideration of Operation and Maintenance Expenditures May 2021 Tab 10
 - D. Consideration of Operation and Maintenance Expenditures June 2021 Tab 11
 - E. Review of Financial Statements Month Ending June 30, 2021 Tab 12
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. 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 A BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND
PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Mirabella Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$326,990.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$171,980.00
Total Debt Service Funds -Series 2013	\$132,650.00
Total Debt Service Funds -Series 2015	\$22,360.00
Total All Funds*	\$326,990.00

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

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

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

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

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

Passed and Adopted on August 5, 2021.

Attested By:

**Mirabella Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Adopted Budget

2022



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

AUGUST 5, 2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

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AUGUST 5, 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 Final 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
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TOTAL REVENUES	\$	132,650
-----------------------	-----------	----------------

EXPENDITURES

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

Series 2013 November Bond Principal Payment	\$	30,000
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Series 2013 November Bond Interest Payment	\$	51,325
--	----	--------

TOTAL EXPENDITURES	\$	132,650
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	1,480,000
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Principal Payment Applied Toward Series 2013 Bonds	\$	30,000
--	----	--------

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

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

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
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FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

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.

RESOLUTION 2021-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

Passed and Adopted on August 5, 2021.

Attested By:

**Mirabella Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2021-2022 Budget

2022



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

AUGUST 5, 2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

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AUGUST 5, 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 Final 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
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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
--	-----------	------------------

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

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.

RESOLUTION 2021-03

**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 June 03, 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 1st DAY OF JULY, 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 swimming is permitted in any District stormwater ponds. Only catch and release is permitted in the 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. No grills are allowed in the 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.

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 are to transfer their Access Card to the purchaser of their home by contacting the CDD or a board member . 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 permission from the homeowner will be issued Access Cards with proof of a valid rental agreement and pay the \$25.00 non-refundable fee 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

RESOLUTION 2021-06

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2022 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2022 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST, 2021

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022**

FISCAL YEAR 2021/2022

October 07, 2021	6:00 p.m.
November 04, 2021	6:00 p.m.
December 02, 2021	6:00 p.m.
January 06, 2022	6:00 p.m.
February 03, 2022	6:00 p.m.
March 03, 2022	6:00 p.m.
April 07, 2022	6:00 p.m.
May 05, 2022	6:00 p.m.
June 02, 2022	6:00 p.m.
July 07, 2022	6:00 p.m.
August 04, 2022	6:00 p.m.
September 01, 2022	6:00 p.m.

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

33598

RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2021.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair

Zebra Cleaning Team Inc

Valued Customers the pandemic has caused a surge in chemical supplies and parts. Unfortunately, I need to raise the price on the pools. The price increase is not to increase my profits but to maintain the profits pre pandemic. Please contact me with any questions about the raise in pricing.

Lance Wood

Pool Maintenance Contract

Mirabella CDD

THIS Contract made during the month of June 1st 2021, is between Mirabella CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide, and Mirabella CDD agrees to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of June 2021 and shall terminate on the 01st of July 2022. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with a thirty days written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Mirabella CDD shall have the right to add to, change or modify the specifications during the term of this contract Mirabella CDD and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.

4. Rules and Regulations: Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

C. Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.

- b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

6. Arbitration

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

Bodily Injury \$ 1,000,000 Property Damage \$ 1,000,000 and Workers Compensation Statutory Minimum. \$100,000

9. Payment: As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Two Day a Week Service Tuesday and Friday (January, February, December)	\$725.00
Three (3) Days a Week Service Monday, Wednesday, Friday (March thru November)	\$825.00
Four (4) Days a Week Service Monday, Wednesday, Friday, Saturday (May, June, July, August)	
Annual Contracted Cost	\$ 9600.00

This is payable monthly on or before the 15th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of \$95.00 per hour for example to change out a bad motor, repair lights and major repairs.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. NOTICE: Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

I. ENTIRE AGREEMENT: This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

HOURS OF OPERATION

The hours of operation for the pool will be 6:00am to 11:00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

CERTIFICATION REQUIRED

Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 2-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

Additional Chemicals-Special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to Mirabella CDD with the exception of:
 - Phosphate remover at cost of \$65.00 per treatment.
 - Black algae remover at cost of \$95.00 per treatment.
 - Enzymes for suntan oil and lotion removal \$140.00 per month in May, June, July, August, September
 - Additional fees for services:
 - Labor hourly rate for repairs \$95.00.
 - Labor half hour rate \$47.50
 - Fecal Clean-up Pool (Loose, Blood, Vomit) \$125.00
 - Fecal Clean-up Pool (Solid) \$125.00.
 - Kids Pool (Solid, Vomit, Loose, Blood) \$125.00
 - Filter grids to be changed at minimum every two years. Price is \$23 per grid. Does not include Labor and installation.
- Pool Filter and Equipment-Equipment shall be inspected and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or out-sourced) and must have prior approval of the manage
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

Signature

Printed Name

Chairman

Date

Mirabella CDD
10635 country Rd. 672 m

Signature

Printed Name

President

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572



To the Board of Supervisors
Mirabella Community Development District

We have audited the financial statements of Mirabella Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 24, 2021. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated November 17, 2020, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in **the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control** over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, during the year, the district adopted Governmental Accounting Standards Board (GASB) Statement No. No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. There was no effect on beginning net position. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the **financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.**

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures in the financial statements relate to the concentration of revenue received from the major landowners.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's **financial statements or the auditor's report**. **No such disagreements arose during the course of the audit.**

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated June 24, 2021.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's **auditors**.

This report is intended solely for the information and use of the Board and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

McDermitt Davis

Orlando, Florida
June 24, 2021

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

June 24, 2021

McDimit Davis, LLC
934 North Magnolia Ave., Suite 100
Orlando, FL 32803

This representation letter is provided in connection with your audit of the basic financial statements of the Mirabella Community Development District as of September 30, 2020 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, and results of operations, and cash flows, where applicable, of the various opinion units of Mirabella Community Development District in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of June 24, 2021.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated November 17, 2020 for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- There is no summary of unrecorded misstatements since all adjustments proposed by the auditor, material and immaterial, have been recorded.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and*

Management's Discussion and Analysis—for State and Local Governments: Omnibus as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.

- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to nonaudit services performed by you (financial statement preparation), we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- Mirabella Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which Mirabella Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- Mirabella Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Brian Lamb, Secretary

Alexandra Wolfe, Controller

Financial Report

September 30, 2020

Mirabella Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District"), as of and for the year ended **September 30, 2020**, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The **procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.** In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 24, 2021, on our consideration of the **District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters.** The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering **the District's internal control over financial reporting and compliance.**

McDiernit Davis

Orlando, Florida
June 24, 2021

Our discussion and analysis of *Mirabella Community Development District's*, (the "District") financial accomplishments provide an **overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.**

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2020 by \$882,269, a decrease in net position of \$903,792 in comparison with the prior year.
- At September 30, 2020, **the District's governmental funds reported** a combined fund balance of \$347,921, an increase in net position of \$30,497 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Mirabella Community Development District's financial statements*. **The District's financial statements** comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements

The **government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.**

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the three reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources **available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.**

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was (\$882,269) at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	<u>2020</u>	<u>2019</u>
Assets:		
Assets, excluding capital assets	\$ 360,526	\$ 326,205
Capital assets, net of depreciation	<u>633,195</u>	<u>1,603,074</u>
Total assets	<u>993,721</u>	<u>1,929,279</u>
Liabilities:		
Liabilities, excluding long-term liabilities	63,893	61,002
Long-term liabilities	<u>1,812,097</u>	<u>1,846,754</u>
Total liabilities	<u>1,875,990</u>	<u>1,907,756</u>
Net Position:		
Net investment in capital assets	(1,178,902)	(243,680)
Restricted for debt service	228,346	220,393
Unrestricted	<u>68,287</u>	<u>44,810</u>
Total net position	<u>\$ (882,269)</u>	<u>\$ 21,523</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2020 and 2019.

Changes in Net Position

	<u>2020</u>	<u>2019</u>
Revenues:		
Program revenues	\$ 351,064	\$ 339,760
General revenues	<u>640</u>	<u>400</u>
Total revenues	<u>351,704</u>	<u>340,160</u>
Expenses:		
General government	60,619	54,796
Maintenance and operations	97,964	85,456
Culture and recreation	17,123	-
Conveyance of capital assets	955,310	-
Interest on long-term debt	<u>124,480</u>	<u>126,963</u>
Total expenses	<u>1,255,496</u>	<u>267,215</u>
Change in net position	(903,792)	72,945
Net position, beginning	<u>21,523</u>	<u>(51,422)</u>
Net position, ending	<u>\$ (882,269)</u>	<u>\$ 21,523</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$1,255,496. The majority of these costs are comprised of conveyance of capital assets and interest on bonds outstanding.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the **District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources.** Such information is useful in assessing the **District's financing requirements.** In particular, unassigned fund balances may serve as a useful **measure of a government's net resources available for spending at the end of the fiscal year.** At September 30, 2020, **the District's** governmental funds reported a combined ending fund balance of \$347,921. Of this total, \$4,636 is nonspendable, \$279,634 is restricted, and the remainder is an unassigned fund balance of \$63,651.

The fund balance of the general fund increased by \$23,477 primarily due to an increase of assessments received. The debt service fund balance increased by \$7,020.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$633,195 invested in infrastructure under construction. More detailed information about the **District's capital assets is presented in the notes to the financial statements.**

Capital Debt

At September 30, 2020, the District had \$1,831,500 in bonds outstanding. **More detailed information about the District's capital debt is presented in the notes to the financial statements.**

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

Mirabella Community Development District
Statement of Net Position
September 30, 2020

	Governmental Activities
Assets:	
Cash	\$ 74,779
Deposits	3,020
Assessments receivable	2,803
Prepays	1,616
Restricted Assets:	
Temporarily restricted investments	278,308
Capital Assets:	
Capital assets being depreciated, net	633,195
Total assets	<u>993,721</u>
Liabilities:	
Accounts payable and accrued expenses	12,605
Accrued interest payable	51,288
Noncurrent Liabilities:	
Due within one year	30,000
Due in more than one year	1,782,097
Total liabilities	<u>1,875,990</u>
Net Position	
Net investment in capital assets	(1,178,902)
Restricted for debt service	228,346
Unrestricted	68,287
Total net position	<u>\$ (882,269)</u>

Mirabella Community Development District
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
General government	\$ 60,619	\$ 63,471	\$ -	\$ -	\$ 2,852
Maintenance and operations	97,964	102,574	-	-	4,610
Parks and recreation	17,123	17,929	-	-	806
Conveyance of capital assets	955,310	-	-	-	(955,310)
Interest on long-term debt	124,480	165,262	1,828	-	42,610
Total governmental activities	<u>\$ 1,255,496</u>	<u>\$ 349,236</u>	<u>\$ 1,828</u>	<u>\$ -</u>	<u>\$ (904,432)</u>
General Revenues:					
Interest income					65
Miscellaneous income					575
Total general revenues					640
Change in net position					(903,792)
Net position, beginning					21,523
Net position, ending					<u>\$ (882,269)</u>

Mirabella Community Development District
 Balance Sheet - Governmental Funds
 September 30, 2020

	General	Debt Service	Total Governmental Funds
Assets:			
Cash	\$ 74,779	\$ -	\$ 74,779
Investments	-	278,308	278,308
Assessments receivable	1,477	1,326	2,803
Prepays	1,616	-	1,616
Deposits	3,020	-	3,020
Total assets	<u>\$ 80,892</u>	<u>\$ 279,634</u>	<u>\$ 360,526</u>
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 12,605	\$ -	\$ 12,605
Total liabilities	<u>12,605</u>	<u>-</u>	<u>12,605</u>
Fund Balances:			
Nonspendable	4,636	-	4,636
Restricted for debt service	-	279,634	279,634
Unassigned	63,651	-	63,651
Total fund balances	<u>68,287</u>	<u>279,634</u>	<u>347,921</u>
Total liabilities and fund balances	<u>\$ 80,892</u>	<u>\$ 279,634</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 633,195

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(51,288)	
Bonds payable	<u>(1,812,097)</u>	<u>(1,863,385)</u>
Net position of governmental activities		<u>\$ (882,269)</u>

Mirabella Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended September 30, 2020

	General	Debt Service	Total Governmental Funds
Revenues:			
Special assessments	\$ 183,974	\$ 165,262	\$ 349,236
Investment and miscellaneous income	640	1,828	2,468
Total revenues	<u>184,614</u>	<u>167,090</u>	<u>351,704</u>
Expenditures:			
Current:			
General government	60,619	-	60,619
Maintenance and operations	83,135	-	83,135
Debt Service:			
Interest	-	124,570	124,570
Principal	-	35,500	35,500
Capital Outlay	17,383	-	17,383
Total expenditures	<u>161,137</u>	<u>160,070</u>	<u>321,207</u>
Excess (Deficit) of Revenues Over Expenditures	<u>23,477</u>	<u>7,020</u>	<u>30,497</u>
Net change in fund balances	23,477	7,020	30,497
Fund balances, beginning of year	<u>44,810</u>	<u>272,614</u>	<u>317,424</u>
Fund balances, end of year	<u>\$ 68,287</u>	<u>\$ 279,634</u>	<u>\$ 347,921</u>

Mirabella Community Development District
 Reconciliation of The Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to
 the Statement of Activities
 Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds		\$ 30,497
<p>Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. However, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement, however, depreciation is reported as an expense in the statement of net position.</p>		
Capital outlay		7,525
Depreciation		(22,094)
<p>Conveyance of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.</p>		
		(955,310)
<p>Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.</p>		
		35,500
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>		
Change in accrued interest	933	
Amortization on bond discount	(843)	
	<u>90</u>	<u>90</u>
Change in net position of governmental activities		<u><u>\$ (903,792)</u></u>

Mirabella Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 181,980	\$ 181,980	\$ 183,974	\$ 1,994
Investment and miscellaneous Income	-	-	640	640
Total revenues	<u>181,980</u>	<u>181,980</u>	<u>184,614</u>	<u>2,634</u>
Expenditures:				
Current:				
General government	56,980	56,980	60,619	(3,639)
Maintenance and operations	113,000	113,000	83,135	29,865
Capital Outlay	<u>12,000</u>	<u>12,000</u>	<u>17,383</u>	<u>(5,383)</u>
Total expenditures	<u>181,980</u>	<u>181,980</u>	<u>161,137</u>	<u>20,843</u>
Excess (deficit) of revenues over expenditures	<u>-</u>	<u>-</u>	<u>23,477</u>	<u>23,477</u>
Net change in fund balance	-	-	23,477	23,477
Fund balance, beginning of year	<u>44,810</u>	<u>44,810</u>	<u>44,810</u>	-
Fund balance, end of year	<u>\$ 44,810</u>	<u>\$ 44,810</u>	<u>\$ 68,287</u>	<u>\$ 23,477</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Mirabella Community Development District*, (the “District”) was created by Hillsborough County Ordinance 06-7 enacted on March 7, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the “Board”), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. All of the Board members are affiliated with 672-Mirabella, LLC (the “Developer”) at September 30, 2020. The District is economically dependent on the Developer. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statement 14, and Statement 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the district and benefited **by the District's activities**. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

All funds are considered to be major funds. The District reports the following governmental funds:

General Fund - Is the **District's** primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the **District's policy to use restricted resources first, then unrestricted resources** as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. **The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables

All receivables are shown net of allowance for uncollectible amounts.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Amenity	40
Improvements other than buildings	15-40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are expensed.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. **It is the District's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.**

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. **It is the District's policy to consider restricted fund balance to have been depleted before** using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action **of the government's highest level** of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent **year's appropriated budget**. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2020, the District implemented Government Account Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The **District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.**

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the **best information available under the circumstances, which includes the District's own data** in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- Money market mutual funds of \$278,308 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2020 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Wells Fargo Money Market Account	\$ 249,574	AAAm	46 days
First American Government Obligation Fund	28,734	AAAm	44 days
	<u>\$ 278,308</u>		

Credit Risk

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS:

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Infrastructure under construction	\$ 1,603,074	\$ -	\$ (1,603,074)	\$ -
Total capital assets not being depreciated	<u>1,603,074</u>	<u>-</u>	<u>(1,603,074)</u>	<u>-</u>
Capital Assets Being Depreciated:				
Amenity	-	513,693	-	513,693
Improvements other than buildings	-	141,596	-	141,596
Total capital assets being depreciated	<u>-</u>	<u>655,289</u>	<u>-</u>	<u>655,289</u>
Less Accumulated Depreciation for:				
Amenity	-	(17,123)	-	(17,123)
Improvements other than buildings	-	(4,971)	-	(4,971)
Total accumulated depreciation	<u>-</u>	<u>(22,094)</u>	<u>-</u>	<u>(22,094)</u>
Total capital assets being depreciated, net	<u>-</u>	<u>633,195</u>	<u>-</u>	<u>633,195</u>
Governmental activities capital assets, net	<u>\$ 1,603,074</u>	<u>\$ 633,195</u>	<u>\$ (1,603,074)</u>	<u>\$ 633,195</u>

Depreciation of \$4,971 was allocated to maintenance and operations and \$17,123 was allocated to parks and recreation in the Statement of Activities.

NOTE 5 LONG-TERM LIABILITIES

2013 Capital Improvement Revenue Bonds - Public Offering

On October 3, 2013 the District issued \$1,860,000 of Capital Improvement Revenue Bonds, Series 2013. These bonds consist of \$370,000 Term Bonds due on November 1, 2026 with a fixed interest rate of 6% and \$1,490,000 Term Bonds due on November 1, 2044 with a fixed interest rate of 7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2014. Principal on the Series 2013 Bonds is payable annually commencing November 1, 2015 through November 1, 2044.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2020, this requirement has been met.

Total principal and interest remaining on the Series 2013 Bonds at September 30, 2020 is \$3,215,700. Principal and Interest paid in the current year was \$136,900 Special assessment revenue pledged was \$141,861.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

2015 Special Assessment Revenue Bonds - Public Offering

On June 30, 2015 the District issued \$310,500 of Special Assessment Revenue Bonds, Series 2015. These bonds consist of \$310,500 Term Bonds due on November 1, 2045 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Series 2015 Bonds is payable annually commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2020, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2020 is \$573,515. Principal and Interest paid in the current year was \$23,170. Special assessment revenue pledged was \$23,401.

Long-term debt activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,570,000	\$ -	\$ (30,000)	\$ 1,540,000	\$ 25,000
Bond discount	(20,246)		843	(19,403)	-
Series 2015	297,000		(5,500)	291,500	5,000
Governmental activity long-term liabilities	<u>\$ 1,846,754</u>	<u>\$ -</u>	<u>\$ (34,657)</u>	<u>\$ 1,812,097</u>	<u>\$ 30,000</u>

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

September 30,	Governmental Activities	
	Principal	Interest
2021	\$ 30,000	\$ 122,190
2022	35,000	120,240
2023	35,500	118,125
2024	36,000	115,980
2025	41,000	113,670
2026-2030	232,500	527,300
2031-2035	330,000	432,800
2036-2040	467,000	297,100
2041-2045	605,000	109,725
2046	19,500	585
	<u>\$ 1,831,500</u>	<u>\$ 1,957,715</u>

NOTE 6 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

NOTE 7 CONCENTRATIONS

A significant portion of the District's activity is dependent upon the continued involvement of two major landowners, the loss of which could have a materially adverse effect on the District's ability to pay the principal and interest on the District Series 2013 Bonds and the District Series 2015 Bonds, along with the operations of the District.

All of the members of the Board of Supervisors are affiliated with the Developer.

COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District (the "District") as of and for the year ended September 30, 2020*, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 24, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 24, 2021



MANAGEMENT LETTER

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and **Independent Auditor’s Report on an examination conducted in accordance with AICPA Professional Standards**, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There was no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the *District* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment **procedures for the District. It is management’s responsibility to monitor the District’s** financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires us to communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, the Board of Supervisors, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
June 24, 2021



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
June 24, 2021

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 6, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

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

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Public Hearing and Regular Meeting of the Mirabella Community Development District to order on **Thursday, May 6, 2021 at 6:04 p.m.**

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

- Troy Gough Vice-Chair
- Trivia Kimbrough Supervisor
- Mindy Jacobson Supervisor

Staff Members Present:

- Bryan Radcliff District Manager, Meritus

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to proceed to the public hearing.

4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

A. Open Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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B. Staff Presentations

Mr. Radcliff went over the amenities rules and procedures with the Board. The Board noted that the playground and dog park sections need to be removed. The dog policies that do not have to do with the park will remain. The Board also stated that they would like to keep the current policy regarding renters and access cards in place rather than the one in the policies.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies

The Board decided to table approval of the resolution until the next meeting so they can have time to make changes and review it further.

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Radcliff directed the Board to return to the regular meeting.

6. BUSINESS ITEMS

A. Announcement of Annual Notice of Qualified Electors

Mr. Radcliff announced that as of April 15, 2021, Mirabella CDD had 253 qualified electors.

B. Consideration of Resolution 2021-04; Approving Proposed FY 2022 Budget & Setting Public Hearing

Mr. Radcliff went over the budget and line items with the Board. There is no increase in assessments. The Board asked about capital reserves; Mr. Radcliff answered.

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MOTION TO:	Approve Resolution 2021-04.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

The Board mentioned an irrigation line was broken and the grass was damaged.

7. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting March 4, 2021**
- B. Consideration of Operations and Maintenance Expenditures February 2021**
- C. Consideration of Operations and Maintenance Expenditures March 2021**
- D. Review of Financial Statements Month Ending March 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

8. 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

Mr. Radcliff suggested purchasing some clubhouse furniture so they can hold the meetings inside because of the heat. The Board agreed and said they would to get some folding tables for the clubhouse before the next meeting.

131 **9. SUPERVISOR REQUESTS AND COMMENTS**

132

133 Supervisor Gough went over that the pool pump is starting to have issues. The pool company is
134 doing preventative maintenance for now but said to be prepared for the motor to go. Supervisor
135 Gough also mentioned Zebra maybe doing an acid wash on the pool to clean the rust. Mr.
136 Radcliff will get a proposal and send to the Chair for approval. Supervisor Gough noted that
137 some of the tile around the pool is cracked. Mr. Radcliff will contain Spareem.

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139 Supervisor Gough mentioned an incident of human or animal waste around the trash can and
140 stated that the cameras need to be checked. He also said there is often trash left, among other
141 issues, after people have parties in the pool area. Mr. Radcliff suggested putting some signs up
142 saying that there are cameras recording the area. Supervisor Gough also asked to put a security
143 camera near the filter in the back to better capture where people are jumping the fence.

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146 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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148 There were no audience questions or comments.

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151 **11. ADJOURNMENT**

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MOTION TO:	Adjourn at 6:26 p.m.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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161 *Please note the entire meeting is available on disc.

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163 *These minutes were done in summary format.

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

169
170 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
171 meeting held on _____.

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173 _____
174 Signature

173 _____
174 Signature

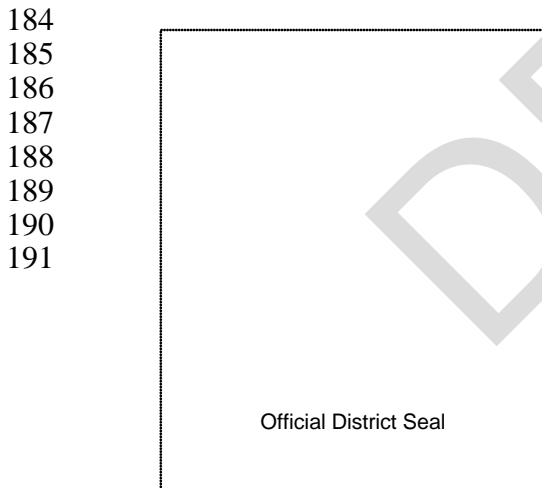
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179 Title:
180 Chairman
181 Vice Chairman

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179 Title:
180 Secretary
181 Assistant Secretary

182
183 Recorded by Records Administrator



Signature

Date

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 6, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

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1. CALL TO ORDER/ROLL CALL

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Troy Gough Vice-Chair
Trivia Kimbrough Supervisor
Mindy Jacobson Supervisor

Staff Members Present:

Bryan Radcliff District Manager, Meritus

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to proceed to the public hearing.

4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

A. Open Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
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C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies

The Board decided to table approval of the resolution until the next meeting so they can have time to make changes and review it further.

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6. BUSINESS ITEMS

A. Announcement of Annual Notice of Qualified Electors

Mr. Radcliff announced that as of April 15, 2021, Mirabella CDD had 253 qualified electors.

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MOTION TO:	Approve Resolution 2021-04.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

The Board mentioned an irrigation line was broken and the grass was damaged.

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- D. Review of Financial Statements Month Ending March 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
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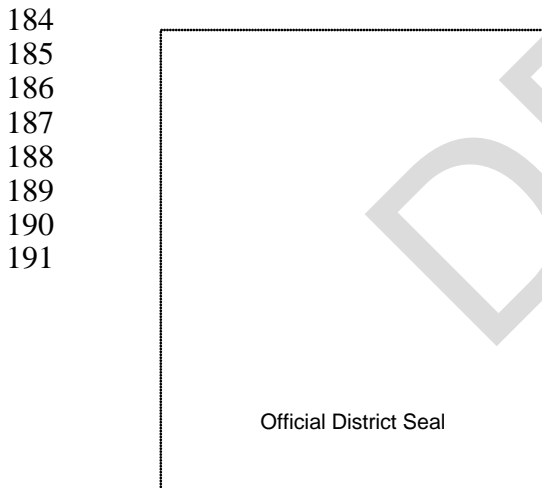
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177 Printed Name

175
176 _____
177 Printed Name

178
179 Title:
180 Chairman
181 Vice Chairman

178
179 Title:
180 Secretary
181 Assistant Secretary

182
183 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	10502	\$ 2,402.97		Management Services - April
Solitude	PI A00579004	188.49		Lake & Pond Management Services - April
South Shore	72158	1,760.00		Landscape Maintenance - April
Zebra Cleaning Team Inc.	4372	648.15		Pool Cleaning - April
Monthly Contract Sub-Total		\$ 4,999.61		
Variable Contract				
Straley Robin Vericker	19666	\$ 199.50		Professional Services - General - thru 04/15/21
Variable Contract Sub-Total		\$ 199.50		
Utilities				
BOCC	0712968155 041421	\$ 314.76		Water Service - thru 04/08/21
Spectrum	075386602040721	104.98		Internet Service - thru 05/05/21
Tampa Electric	211003638973 041521	68.28		Electric Service - thru 04/09/21
Tampa Electric	211003639179 041521	1,096.92		Electric Service - thru 04/09/21
Tampa Electric	211003639344 041521	441.44		Electric Service - thru 04/09/21
Tampa Electric	211003639526 041521	595.80	\$ 2,202.44	Electric Service - thru 04/09/21
Utilities Sub-Total		\$ 2,622.18		
Regular Services				
Spearem Enterprises	4737	\$ 200.00		Empty Garbage Cans - thru 04/12/21
Suzanna M. Kimball	SK040621	115.00		Pool Bathroom & Clubhouse Cleaning Services - 04/06/21
Suzanna M. Kimball	SK041321	45.00		Pool Bathroom Cleaning - 04/13/21
Suzanna M. Kimball	SK042021	45.00		Pool Bathroom Cleaning - 04/20/21
Suzanna M. Kimball	SK042721	45.00	\$ 250.00	Pool Bathroom Cleaning - 04/27/21

Mirabella Community Development District
Summary of Operations and Maintenance Invoices

Table with 5 columns: Vendor, Invoice/Account Number, Amount, Vendor Total, Comments/Description. Rows include Regular Services Sub-Total (\$450.00), Additional Services (South Shore Landscape & Lawn, Zebra Cleaning Team), and a final TOTAL row (\$8,731.82).

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: 10502
 Invoice Date: Apr 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		4/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,250.00
		Postage - February		7.14
		Website Administration		145.83
		<i>AB</i>		

Subtotal	2,402.97
Sales Tax	
Total Invoice Amount	2,402.97
Payment/Credit Applied	
TOTAL	2,402.97



INVOICE

Invoice Number: PI-A00579004
 Invoice Date: 04/01/21
 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 05/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/21 - 04/30/21 Lake & Pond Management Services		188.49	188.49

*BAYAN RADCLIFF
53900/4307*

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 4/1/2021
 Invoice # 72158

Bill To
 Mirabella

Maintenance

Description	Amount
Landscape maintenance for April.	1,760.00
Thank you for your business!	<p style="text-align: right;">Total \$1,760.00</p> <p style="text-align: right;"><i>BEYON RAYCE2FR 53900/4607</i></p>

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: APRIL 10, 2021
 INVOICE #4372
 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 April		\$750.00
		Rebate for invoice paid twice		\$101.85
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$648.15

Comments:

*BRYAN RADCLIFF
 53900 / 4617*



INVOICE

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

Invoice Number: PI-A00579004

Invoice Date: 04/01/21

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 05/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/21 - 04/30/21 Lake & Pond Management Services		188.49	188.49

*BRYAN RADCLIFF
53900 / 4307*

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

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com



Thanks For Your Business!

INVOICE

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

DATE: APRIL 10, 2021
INVOICE #4372
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 April		\$750.00
		Rebate for invoice paid twice		\$101.85

SUBTOTAL	
SALES TAX	
TOTAL	\$648.15

Comments:

*BRYAN RADCLIFF
53900/4617*

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

April 27, 2021
Client: 001295
Matter: 000001
Invoice #: 19666

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
3/19/2021	DCC	CONFER WITH CALLER, DAN ELGART, REGARDING STATUS OF BUILD OUT AND BONDS.	0.5	
3/30/2021	DCC	PREPARE AND TRANSMIT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			0.7	\$199.50

PERSON RECAP

Person	Hours
DCC Dana C. Collier	0.7

Amount
\$199.50

ok
SR.

51400/3107

April 27, 2021
Client: 001295
Matter: 000001
Invoice #: 19666

Page: 2

Total Services	\$199.50	
Total Disbursements	\$0.00	
Total Current Charges		\$199.50

PAY THIS AMOUNT

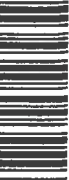
\$199.50

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 04/14/2021	DUE DATE 05/05/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



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	03/10/2021	5997	04/08/2021	6254	25700 GAL	ACTUAL	WATER

Service Address Charges

Purchase Water Pass-Thru	\$77.61
Water Base Charge	\$16.30
Water Usage Charge	\$46.17
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$130.56
Customer Service Charge	\$4.69
Total Service Address Charges	\$314.76

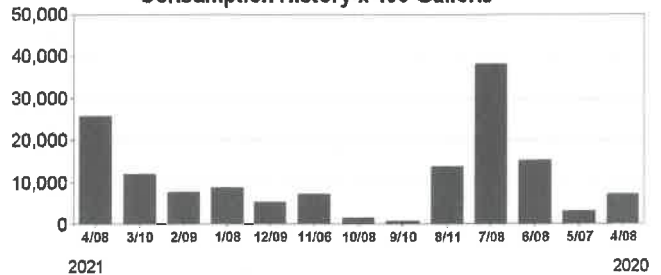
Summary of Account Charges

Previous Balance	\$172.40
Net Payments - Thank You	\$-172.40
Total Account Charges	\$314.76
AMOUNT DUE	\$314.76

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.

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

Received

5208 APR 19 2021

DUE DATE	05/05/2021
AMOUNT DUE	\$314.76
AMOUNT PAID	

0007129681552

110
00000314765

April 7, 2021
 Invoice Number: 075386602040721
 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 04/06/21 through 05/05/21
 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 04/23/21	\$104.98

SPECTRUM BUSINESS NEWS

IMPORTANT BILLING UPDATE

At Spectrum Business, we work hard to earn your business. We continue to enhance our services in order to provide the best communication and entertainment products. Our goal is to provide the best services at the best value.

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

- Spectrum Business Internet will increase by \$10/mo.



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!

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 04072021 NNNNNY 01 000355 0001

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



April 7, 2021

MIRABELLA CDD

Invoice Number: 075386602040721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 04/23/21 \$104.98

Amount you are enclosing

Received

APR 12 2021

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



Statement Date: 04/15/2021
Account: 211003638973

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



Current month's charges:	\$68.28
Total amount due:	\$68.28
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$64.82
Payment(s) Received Since Last Statement	-\$64.82
Current Month's Charges	\$68.28
Total Amount Due	\$68.28

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tampaelectric.com/budgetforbusiness

00000062-0000665-Page 15 of 18

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

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business days

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See reverse side for more information

Account: 211003638973

Current month's charges:	\$68.28
Total amount due:	\$68.28
Payment Due By:	05/06/2021

Amount Enclosed \$ _____
606939129047

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: 04/15/2021
 Current month's charges due **05/06/2021**



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

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

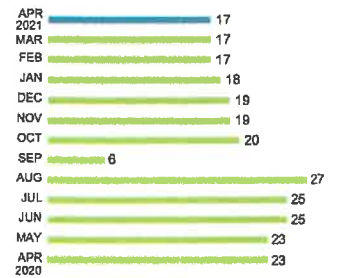
Meter Location: SIGN-IRR

00000062-0000666-Page 17 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	04/09/2021	3,811		3,292		519 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	519 kWh @ \$0.05928/kWh	\$30.77
Fuel Charge	519 kWh @ \$0.03167/kWh	\$16.44
Storm Protection Charge	519 kWh @ \$0.00251/kWh	\$1.30
Florida Gross Receipt Tax		\$1.71
Electric Service Cost		\$68.28

Total Current Month's Charges

\$68.28

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
Account: 211003639179

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



Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$1,096.95
Payment(s) Received Since Last Statement	-\$1,096.95
Current Month's Charges	\$1,096.92
Total Amount Due	\$1,096.92

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0000062-0000663-Page 11 of 18

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mail

phone

online

pay agent

See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	05/06/2021
Amount Enclosed	\$ _____

606939129048

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: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	490 kWh @ \$0.02712/kWh	\$13.29
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.03136/kWh	\$15.37
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.78

Lighting Charges **\$1,096.92**

Total Current Month's Charges **\$1,096.92**

0000062-0000664-Page 13 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
Account: 211003639344

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



Current month's charges:	\$441.44
Total amount due:	\$441.44
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$413.84
Payment(s) Received Since Last Statement	-\$413.84
Current Month's Charges	\$441.44
Total Amount Due	\$441.44

00000062-0000659-Page 3 of 18

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See reverse side for more information

Account: 211003639344

Current month's charges:	\$441.44
Total amount due:	\$441.44
Payment Due By:	05/06/2021
Amount Enclosed	\$ _____

606939129049

Received

APR 19 2021

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: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

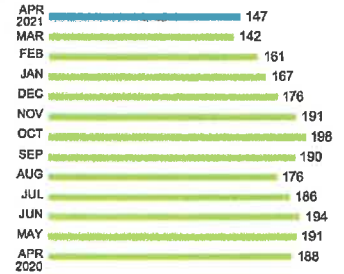
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	04/09/2021	66,338	61,926		4,412 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	4,412 kWh @ \$0.05928/kWh	\$261.54
Fuel Charge	4,412 kWh @ \$0.03167/kWh	\$139.73
Storm Protection Charge	4,412 kWh @ \$0.00251/kWh	\$11.07
Florida Gross Receipt Tax		\$11.04
Electric Service Cost		\$441.44

Total Current Month's Charges

\$441.44

00000662-0000660-Page 5 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
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:	05/06/2021

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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0000062-0000661-Page 7 of 18

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

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See reverse side for more information

Account: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	05/06/2021

Amount Enclosed \$ _____
606939129050

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: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

Rate Schedule: Lighting Service

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

00000062-0000662-Page 3 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

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 # 4737
DATE 04/19/2021
DUE DATE 05/05/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 3-22-2021 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 3-29--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 4-5-2021 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 4-12-2021 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
or
15.

53900/4602

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

Invoice

Date: 4/6/2021

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 4/6/2021	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 4/6/2021	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 4/13/2021

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 4/13/2021 _____ \$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: 4/20/2021

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 4/20/2021 _____ \$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: 4/27/2021

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 4/27/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



PO Box 3553
 Apollo Beach, FL 33572

Invoice

Date 4/20/2021
 Invoice # 72164

Bill To
 Mirabella

Irrigation

Description	Rate	Qty	Amount
Irrigation repairs for January's audit.			
Rain Bird nozzles	1.34	7	9.38
Rain Bird 6" pop up spray head	9.30	3	27.90
1" slip fix	12.03	1	12.03
1" coupling	0.34	1	0.34
Labor	75.00	4	300.00
Thank you for your business!			
			Total

(Handwritten circle around total)
 \$349.65
dl

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110

53900 / 4611



Thanks For Your Business!

INVOICE

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

DATE: APRIL 20, 2021
INVOICE #4395
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		\$110.88

SUBTOTAL
SALES TAX
TOTAL **\$110.88**

Handwritten:
M
M.
53900/4617

Comments:

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10571	\$ 2,416.23		Management Services - May
Solitude Lake Management	PI A00596975	188.49		Lake & Pond Management Services - May
South Shore	72191	1,760.00		Landscape Maintenance - May
Zebra Cleaning Team Inc.	4415	750.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 5,114.72		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 051321	\$ 273.54		Water Service - thru 05/10/21
Bright House	075386602050721	114.98		Internet Service - thru 06/05/21
Tampa Electric	211003638973 051421	63.57		Electric Service - thru 05/10/21
Tampa Electric	211003639179 051421	1,096.92		Electric Service - thru 05/10/21
Tampa Electric	211003639344 051421	548.32		Electric Service - thru 05/10/21
Tampa Electric	211003639526 051421	640.98	\$ 2,349.79	Electric Service - thru 05/10/21
Utilities Sub-Total		\$ 2,738.31		
Regular Services				
Florida Department of Health	29 60 1559151 060121	\$ 275.00		Pool Permit - 06/01/21
Spearem Enterprises	4770	200.00		Empty All Garbage Cans - thru 05/10/21
Suzanna M. Kimball	SK050421	45.00		Pool Bathroom Cleaning Services - 05/04/21
Suzanna M. Kimball	SK051121	115.00		Pool Bathroom & Clubhouse Cleaning Services - 05/11/21
Suzanna M. Kimball	SK051821	45.00		Pool Bathroom Cleaning Services - 05/18/21

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK052521	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 05/25/21
Regular Services Sub-Total			\$ 725.00	
Additional Services				
South Shore	72198	\$ 280.43		Repair Broken Pipe - 05/05/21
Zebra Cleaning Team Inc.	4444	140.00		Oil & Phosphate Remover - May
Additional Services Sub-Total			\$ 420.43	
TOTAL:			\$ 8,998.46	

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: 10571
 Invoice Date: May 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		5/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,250.00
		Postage - March		10.20
		Website Administration		145.83
		Postage - March		10.20

Subtotal	2,416.23
Sales Tax	
Total Invoice Amount	2,416.23
Payment/Credit Applied	
TOTAL	2,416.23



INVOICE

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

Invoice Number: PI-A00596975
 Invoice Date: 05/01/21
 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 05/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 05/01/21 - 05/31/21 Lake & Pond Management Services		188.49	188.49

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

www.solitudelakemanagement.com

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

www.aeratorsaquatics4lakesnponds.com

Handwritten: 53900/4307



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 5/4/2021
Invoice # 72191

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for May.	1,760.00

Thank you for your business!

Total

\$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

53900/4604



Thanks For Your Business!

INVOICE

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

DATE: MAY 8, 2021
INVOICE #4415
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 May		\$750.00

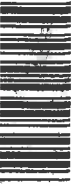
SUBTOTAL
SALES TAX
TOTAL **\$750.00**

Handwritten: 8/21
53900/4617

Comments:



CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 05/13/2021	DUE DATE 06/03/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



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	04/08/2021	6254	05/10/2021	6472	21800 GAL	ACTUAL	WATER

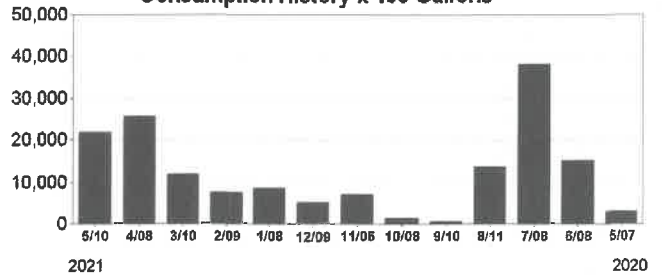
Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$65.84
Water Base Charge	\$16.30
Water Usage Charge	\$36.54
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$110.74
Total Service Address Charges	\$273.54

Summary of Account Charges

Previous Balance	\$314.76
Net Payments - Thank You	\$-314.76
Total Account Charges	\$273.54
AMOUNT DUE	\$273.54

Consumption History x 100 Gallons



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

Received
 5168
 MAY 20 2021

DUE DATE	06/03/2021
AMOUNT DUE	\$273.54
AMOUNT PAID	

0007129681552

133
 00000273540

May 7, 2021
 Invoice Number: 075386602050721
 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 05/06/21 through 06/05/21
 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 05/23/21	\$114.98

SPECTRUM BUSINESS NEWS

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



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 05072021 NNNNNY 01 000298 0001

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



May 7, 2021

MIRABELLA CDD

Invoice Number: 075386602050721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 05/23/21	\$114.98
Amount you are enclosing	\$

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



Received

MAY 11 2021

Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602050721
0050753866-02
3706

Contact Us

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

7635 1610 NO RP 07 05072021 NNNNNY 01 000298 0001

Charge Details

Previous Balance		104.98
Payments Received - Thank You	04/26	-104.98
Remaining Balance		\$0.00

Payments received after 05/07/21 will appear on your next bill.

Services from 05/06/21 through 06/05/21

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Static IP 1	14.99
Promotional Discount	-20.00
	\$114.98

Spectrum Business™ Internet Total **\$114.98**

Current Charges **\$114.98**
Total Due by 05/23/21 **\$114.98**

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing.
It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 05/14/2021
Account: 211003638973

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



Current month's charges:	\$63.57
Total amount due:	\$63.57
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$68.28
Payment(s) Received Since Last Statement	-\$68.28
Current Month's Charges	\$63.57
Total Amount Due	\$63.57

00000081-0000955-Page 7 of 18



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.

Save Energy. Save Money.
It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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: 211003638973

Current month's charges:	\$63.57
Total amount due:	\$63.57
Payment Due By:	06/04/2021
Amount Enclosed	\$ _____

632865045932

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: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

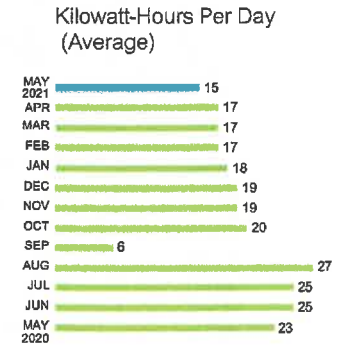
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	05/10/2021	4,281	3,811		470 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	470 kWh @ \$0.05928/kWh	\$27.86
Fuel Charge	470 kWh @ \$0.03167/kWh	\$14.88
Storm Protection Charge	470 kWh @ \$0.00251/kWh	\$1.18
Florida Gross Receipt Tax		\$1.59
Electric Service Cost		\$63.57

Total Current Month's Charges

\$63.57

Tampa Electric Usage History



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Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

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

Statement Date: 05/14/2021
Account: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	06/04/2021



Your Account Summary

Previous Amount Due	\$1,096.92
Payment(s) Received Since Last Statement	-\$1,096.92
Current Month's Charges	\$1,096.92
Total Amount Due	\$1,096.92



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

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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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tampaelectric.com/bizsave

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



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See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	06/04/2021

Amount Enclosed \$ _____

632865045933

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: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	490 kWh @ \$0.02712/kWh	\$13.29
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.03136/kWh	\$15.37
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$1,096.92

Total Current Month's Charges \$1,096.92

00000091-0000558-Page 13 of 18

Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

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Statement Date: 05/14/2021
Account: 211003639344

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



Current month's charges:	\$548.32
Total amount due:	\$548.32
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$441.44
Payment(s) Received Since Last Statement	-\$441.44
Current Month's Charges	\$548.32
Total Amount Due	\$548.32



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

00000091-0000959-Page 15 of 18

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

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tampaelectric.com/bizsave

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:	\$548.32
Total amount due:	\$548.32
Payment Due By:	06/04/2021

Amount Enclosed \$

632865045934

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: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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	05/10/2021	71,865	66,338		5,527 kWh	1	31 Days

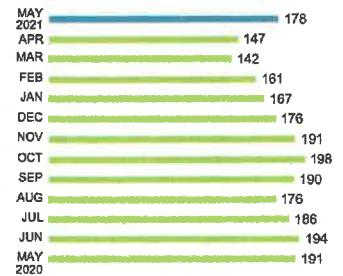
Basic Service Charge		\$18.06
Energy Charge	5,527 kWh @ \$0.05928/kWh	\$327.64
Fuel Charge	5,527 kWh @ \$0.03167/kWh	\$175.04
Storm Protection Charge	5,527 kWh @ \$0.00251/kWh	\$13.87
Florida Gross Receipt Tax		\$13.71
Electric Service Cost		\$548.32

Total Current Month's Charges

\$548.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000091-0000960-Page 17 of 18

Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/14/2021
Account: 211003639526

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



Current month's charges:	\$640.98
Total amount due:	\$640.98
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$595.80
Payment(s) Received Since Last Statement	-\$595.80
Current Month's Charges	\$640.98
Total Amount Due	\$640.98



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.

Save Energy. Save Money.

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tampaelectric.com/bizsave

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: 211003639526

Current month's charges:	\$640.98
Total amount due:	\$640.98
Payment Due By:	06/04/2021
Amount Enclosed	\$ _____

632865045935

Received

MAY 19 2021

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

00000081-0000953-Page 3 of 18

Account: 211003639526
Statement Date: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$45.18
Lighting Charges		\$640.98

Total Current Month's Charges **\$640.98**

00000091-0000954-Page 5 of 18

Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/17/2021).

Payment Due Date: 06/17/2021 or Upon Receipt

If not paid by 06/17/2021 then the fee will be: \$325.00

Mail To: Attention: Meritus
Mirabella CDD/Meritus Districts LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Received

MAY 21 2021

Please verify all information making changes as necessary, sign and return to Florida Department of Health in Hillsborough County.

Account Information:

Name: Mirabella Swimming Pool
Location: 14306 Romeo Blvd
Wimauma, FL 33598

Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Owner Information:

Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Make Checks Payable to:

Florida Department of Health in Hillsborough County

Mail Invoice and Payment to:

Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Billing Questions Please Call: (813) 307-8059

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:33001



**TEAR OFF and KEEP this Copy
Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Account Information:

Name: Mirabella Swimming Pool
Location: 14306 Romeo Blvd
Wimauma, FL 33598

Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Fee Amount: \$275.00

Unpaid Amount: \$0.00

Total Amount Due: \$275.00

Owner Information:

Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Payment Due Date: 06/17/2021 or Upon Receipt

If not paid by 06/17/2021 then the fee will be: \$325.00

[Please detach this portion and KEEP!]



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

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2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Received
MAY 21 2021

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Name: Mirabella Swimming Pool
Location: 14306 Romeo Blvd
Wimauma, FL 33598

Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Owner Information:

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(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Make Checks Payable to:

Florida Department of Health in Hillsborough County

Mail Invoice and Payment to:

Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Billing Questions Please Call: (813) 307-8059

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:33001



**TEAR OFF and KEEP this Copy
Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Account Information:

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Location: 14306 Romeo Blvd
Wimauma, FL 33598

Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Fee Amount: \$275.00

Unpaid Amount: \$0.00

Total Amount Due: \$275.00

Owner Information:

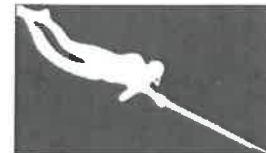
Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Payment Due Date: 06/17/2021 or Upon Receipt

If not paid by 06/17/2021 then the fee will be: \$325.00

[Please detach this portion and KEEP!]

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 # 4770

DATE 05/12/2021

DUE DATE 05/27/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 4-19--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 4-26--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 5-3-2021 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 5-10-2021 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

53900/
4602

on
BA

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

SK050421

Invoice

Date: 5/4/2021

53900
4602

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 5/4/2021 _____ \$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: 5/11/2021

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 5/11/2021	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 5/11/2021	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 5/18/2021

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 5/18/2021 _____ \$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: 5/25/2021

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 5/25/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



PO Box 3553
 Apollo Beach, FL 33572

Invoice

Date 5/5/2021
 Invoice # 72198

Bill To
 Mirabella

Irrigation

Description	Rate	Qty	Amount
Repair a broken pipe along the street and replace spray heads that were not working properly.			
1 1/2" slip fix	25.36	1	25.36
1 1/2" tee	3.91	1	3.91
1/2" flex hose	0.56	3	1.68
1/2" elbow	0.52	1	0.52
6" Rainbird pop up spray head	9.30	2	18.60
Rainbird nozzle	1.34	4	5.36
labor	75.00	3	225.00

Thank you for your business!

Total

\$280.43

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110

Handwritten:
 \$280.43
 53900/9611
 M.



Thanks For Your Business!

INVOICE

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

DATE: MAY 11, 2021
INVOICE #4444
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
		Oil and phosphate remover for may		\$140.00

SUBTOTAL
SALES TAX
TOTAL **\$140.00** *BR.*
53900/ 9619

Comments:

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10634	\$ 2,401.95		Management Services - June
Meritus Districts	MB CM063021	-274.98		Credit for Website Administration - 07/01/21
Meritus Districts	MB CM123120	-137.49	\$ 1,989.48	Credit for Website Administration - 07/01/21
Solitude Lake Management	PI A00614904	188.49		Lake & Pond Management Services - June
South Shore Landscape & Lawn	72242	1,760.00		Landscape Maintenance - June
Zebra Cleaning Team Inc.	4483	890.00		Pool Cleaning - June
Monthly Contract Sub-Total		\$ 4,827.97		
Variable Contract				
Straley Robin Vericker	19799	\$ 398.50		Professional Services - General - thru 05/15/21
Variable Contract Sub-Total		\$ 398.50		
Utilities				
BOCC	0712968155 061421	\$ 198.20		Water Service - thru 06/08/21
Spectrum	075386602060721	114.98		Internet Service - thru 07/05/21
Tampa Electric	211003638973 061521	69.04		Electric Service - thru 06/09/21
Tampa Electric	211003639179 061521	1,096.92		Electric Service - thru 06/09/21
Tampa Electric	211003639344 061521	419.59		Electric Service - thru 06/09/21
Tampa Electric	211003639526 061521	595.80	\$ 2,181.35	Electric Service - thru 06/09/21
Utilities Sub-Total		\$ 2,494.53		
Regular Services				
Spearem Enterprises	4824	\$ 200.00		Empty All Garbage Cans - thru 06/07/21
Suzanna M. Kimball	SK060121	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
				06/01/21
Suzanna M. Kimball	SK060821	115.00		Pool Bathroom & Clubhouse Cleaning Services - 06/08/21
Suzanna M. Kimball	SK061521	45.00		Pool Bathroom Cleaning Services - 06/15/21
Suzanna M. Kimball	SK062221	45.00		Pool Bathroom Cleaning Services - 06/22/21
Suzanna M. Kimball	SK062921	45.00	\$ 295.00	Pool Bathroom Cleaning Services - 06/29/21
Regular Services Sub-Total			\$ 495.00	
Additional Services				
Meritus Districts	10490	\$ 1,216.12		Tables & Folding Chairs Reimbursement - 05/20/21
Spearem Enterprises	4841	80.00		Sprayed Wasps Nests - 06/15/21
Spearem Enterprises	4846	250.00	\$ 330.00	Pressure Washed Fence - 06/17/21
Zebra Cleaning Team Inc.	4460	3,161.76		Motor - 05/24/21
Additional Services Sub-Total			\$ 4,707.88	
TOTAL:			\$ 12,923.88	

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
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

[] 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: 10634
 Invoice Date: Jun 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			6/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June <i>51300/5101</i>		2,250.00
		Postage - April <i>4101</i>		6.12
		Website Administration <i>5103</i>		145.83

Subtotal	2,401.95
Sales Tax	
Total Invoice Amount	2,401.95
Payment/Credit Applied	
TOTAL	2,401.95

MERITUS CORPORATION

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
+1 8138737300



Credit Memo

CREDIT TO
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CREDIT
DATE

MB CM06/30/21
07/01/2021

	DESCRIPTION	QTY	RATE	AMOUNT
Website Administration	Difference between what should have been billed and what was billed for website administration for January 2021 to June 2021 (\$100.00/month - \$145.83/month x 6 months)	6	45.83	274.98

BALANCE DUE

\$274.98

h

MERITUS CORPORATION

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
+1 8138737300



Credit Memo

CREDIT TO
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CREDIT
DATE

MB CM12/31/20
07/01/2021

	DESCRIPTION	QTY	RATE	AMOUNT
Website Administration	Difference between what should have been billed and what was billed for website administration for October 2020 to December 2020 (\$100.00/month - \$145.83/month x 3 months)	3	45.83	137.49

BALANCE DUE

\$137.49



INVOICE

Invoice Number: PI-A00614904
 Invoice Date: 06/01/21

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 07/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 06/01/21 - 06/30/21 Lake & Pond Management Services		188.49	188.49

OK AL.
 53900/4307

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 6/4/2021
Invoice # 72242

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for June.	1,760.00

Thank you for your business!

Total

\$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

53900/4609



Thanks For Your Business!

INVOICE

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

DATE: JUNE 13, 2021
INVOICE #4483
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 June		\$750.00
		Oil enzyme remover		\$140.00

SUBTOTAL

SALES TAX

TOTAL

\$890.00

ML
BL

Comments:

53920/4617

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

May 22, 2021
Client: 001295
Matter: 000001
Invoice #: 19799

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
4/26/2021	DCC	REVIEW RESOLUTION ESTABLISHING BUDGET HEARING.	0.1	
4/26/2021	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
4/27/2021	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FY 2021/2022; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
4/30/2021	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	
5/11/2021	LB	PREPARE PUBLICATION ADS FOR FY 2021/2022 O&M ASSESSMENTS AND BUDGET.	0.8	
5/13/2021	DCC	REVIEW NOTICE OF PUBLIC HEARING; FOLLOW UP WITH DISTRICT MANAGER TO CONFIRM DETAILS.	0.1	
5/14/2021	DCC	REPLY TO CORRESPONDENCE WITH B. RADCLIFF REGARDING NOTICE.	0.1	
5/14/2021	LB	FINALIZE PUBLICATION ADS FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME WITH INSTRUCTIONS.	0.2	
Total Professional Services			2.1	\$398.50

May 22, 2021

Client: 001295

Matter: 000001

Invoice #: 19799

Page: 2

PERSON RECAP

Person		Hours	Amount
DCC	Dana C. Collier	0.5	\$142.50
LB	Lynn Butler	1.6	\$256.00

Total Services	\$398.50
Total Disbursements	\$0.00
Total Current Charges	\$398.50

PAY THIS AMOUNT

\$398.50

*as
BT.
5/19/21*

Please Include Invoice Number on all Correspondence

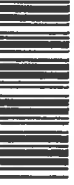


Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 06/14/2021	DUE DATE 07/06/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	05/10/2021	6472	06/08/2021	6617	14500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$43.79
Water Base Charge	\$16.30
Water Usage Charge	\$20.33
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$73.66
Total Service Address Charges	\$198.20

Summary of Account Charges

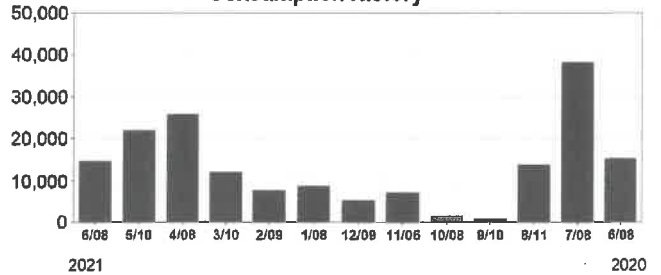
Previous Balance	\$273.54
Net Payments - Thank You	\$-273.54
Total Account Charges	\$198.20

AMOUNT DUE	\$198.20
-------------------	-----------------

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History



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

JUN 21 2021

5198



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

DUE DATE	07/06/2021
AMOUNT DUE	\$198.20
AMOUNT PAID	

0007129681552

164
00000198200

June 7, 2021

Invoice Number: 075386602060721
 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 06/06/21 through 07/05/21
 details on following pages*

Previous Balance	114.98
Payments Received - Thank You	-114.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 06/23/21	\$114.98

SPECTRUM BUSINESS NEWS

Get Spectrum Business Voice for reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. **Call 1-855-575-4530!**

Get Spectrum Business TV Essentials for only \$19.99/mo. Stream to unlimited devices, 60+ channels and no cable box required. **Call 1-844-643-3409 today!**

You are pre-approved! Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call **1-833-954-3505** 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 06072021 NNNNNY 01 000276 0001

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



June 7, 2021

MIRABELLA CDD

Invoice Number: 075386602060721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 06/23/21 **\$114.98**
 Amount you are enclosing \$

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



Received
JUN 11 2021

Statement Date: 06/15/2021
Account: 211003638973

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



Current month's charges:	\$69.04
Total amount due:	\$69.04
Payment Due By:	07/06/2021

Your Account Summary

Previous Amount Due	\$63.57
Payment(s) Received Since Last Statement	-\$63.57
Current Month's Charges	\$69.04
Total Amount Due	\$69.04

00000050-0000640-Page 7 of 18

A one-stop shop to manage your account.
Do it all from the palm of your hand.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at tecoaccount.com today!

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

As hurricane season begins, maintaining reliable electric service is even more important.
That's why Tampa Electric invests as much as \$150 million a year in reliability-improvement projects. More reliability for you and one less worry during the months ahead.
Visit tampaelectric.com/reliability.

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: 211003638973

Current month's charges:	\$69.04
Total amount due:	\$69.04
Payment Due By:	07/06/2021
Amount Enclosed	\$ _____

632865063222

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: 06/15/2021
Current month's charges due 07/06/2021



Details of Charges – Service from 05/11/2021 to 06/09/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

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Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551750	06/09/2021	4,808	4,281	527 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	527 kWh @ \$0.05928/kWh	\$31.24
Fuel Charge	527 kWh @ \$0.03167/kWh	\$16.69
Storm Protection Charge	527 kWh @ \$0.00251/kWh	\$1.32
Florida Gross Receipt Tax		\$1.73
Electric Service Cost		\$69.04

Total Current Month's Charges

\$69.04

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

Statement Date: 06/15/2021
Account: 211003639179

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

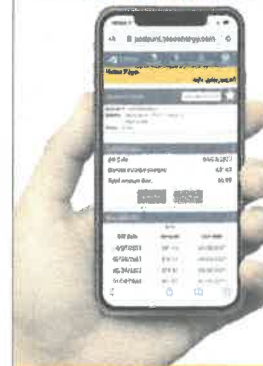


Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	07/06/2021

Your Account Summary

Previous Amount Due	\$1,096.92
Payment(s) Received Since Last Statement	-\$1,096.92
Current Month's Charges	\$1,096.92
Total Amount Due	\$1,096.92

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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:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	07/06/2021

Amount Enclosed \$

632865063223

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: **06/15/2021**
 Current month's charges due **07/06/2021**



Details of Charges – Service from 05/11/2021 to 06/09/2021

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	490 kWh @ \$0.02712/kWh	\$13.29
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.03136/kWh	\$15.37
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$1,096.92

Total Current Month's Charges \$1,096.92

00000060-0000643-Page 13 of 18

Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

Statement Date: 06/15/2021

Account: 211003639344

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



Current month's charges:	\$419.59
Total amount due:	\$419.59
Payment Due By:	07/06/2021

Your Account Summary

Previous Amount Due	\$548.32
Payment(s) Received Since Last Statement	-\$548.32
Current Month's Charges	\$419.59
Total Amount Due	\$419.59

A one-stop shop to manage your account.
 Do it all from the palm of your hand.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at tecoaccount.com today!

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Visit tampaelectric.com/reliability.

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:	\$419.59
Total amount due:	\$419.59
Payment Due By:	07/06/2021
Amount Enclosed	\$ _____

632865063224

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: 06/15/2021
 Current month's charges due **07/06/2021**



Details of Charges – Service from 05/11/2021 to 06/09/2021

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	06/09/2021	76,049	71,865	4,184 kWh	1	30 Days

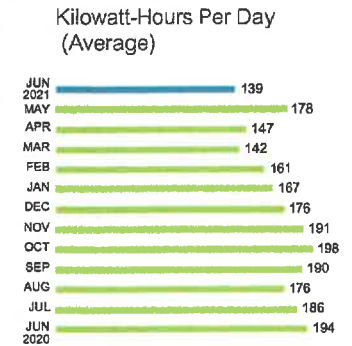
00000060-0000639-Page 5 of 18

Basic Service Charge		\$18.06
Energy Charge	4,184 kWh @ \$0.05928/kWh	\$248.03
Fuel Charge	4,184 kWh @ \$0.03167/kWh	\$132.51
Storm Protection Charge	4,184 kWh @ \$0.00251/kWh	\$10.50
Florida Gross Receipt Tax		\$10.49
Electric Service Cost		\$419.59

Total Current Month's Charges

\$419.59

Tampa Electric Usage History



Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

Statement Date: 06/15/2021
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:	07/06/2021

Your Account Summary

Previous Amount Due	\$640.98
Payment(s) Received Since Last Statement	-\$640.98
Current Month's Charges	\$595.80
Total Amount Due	\$595.80

00000050-0000644-Page 15 of 18

A one-stop shop to manage your account.
Do it all from the palm of your hand.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

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Visit tampaelectric.com/reliability.

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: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	07/06/2021
Amount Enclosed	\$

632865063225

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: 06/15/2021
Current month's charges due 07/06/2021



Details of Charges – Service from 05/11/2021 to 06/09/2021

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

Rate Schedule: Lighting Service

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

Important safety message for Tampa Electric customers

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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 # 4824
DATE 06/08/2021
DUE DATE 06/23/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 5-19--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 5-26--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 5-31-2021 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 6-7-2021 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
an
on
 53900/4602

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

Invoice

Date: 6/1/2021

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 6/1/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

District Invoices

From: Suzanna Kimball <suzannakimball57@verizon.net>
Sent: Tuesday, June 08, 2021 12:19 PM
To: District Invoices
Subject: Avelar and Mirabella Cleaning Uninvoices

SK060821

I am having problems acting the invoices.

Avalar Creek Clubhouse cleaning 6/8 \$110

Mirabella clubhouse and Bathroom cleaning 6/8 \$115

I will send the invoices as soon as I can. Thank you!

Suzanna Kimball

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

Invoice

Date: 6/15/2021

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 6/15/2021 _____ \$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: 6/22/2021

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 6/22/2021 _____ \$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

SK062921
53900/4602

Invoice

Date: 6/29/2021

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 6/29/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10490

DATE: 05/20/2021

DUE DATE: 05/20/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement 2 Economy Fold-In-Half Tables & 20 Deluxe White Plastic Folding Chairs	1,216.12	1,216.12

SUBTOTAL	1,216.12
NEW CHARGES	
TOTAL	1,216.12

of M.

53900/6401



1-800-295-5510

uline.com

PO Box 88741 • Chicago IL 60680-1741

INVOICE NO.

134001090

**

INVOICE

ULINE FED ID#: 36-3684738

SHIPPING SUPPLY SPECIALISTS

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2021

YOUR ORDER # 51029573

SOLD TO:

SHIP TO:

MDG2017 00006832 1 AB 042 8 20560961

MERITUS ASSOCIATIONS
2005 PAN AM CIR STE 300
ROCKY POINT FL 33607-6008

MIRABELLA CDD
14306 ROMEO BLVD
ATTN TROY GOUGH
WIMAUMA FL 33598-0016



U100-9-2013

CUSTOMER NO.	PURCHASE ORDER NO.	SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
20560961	BRIAN	AVERITT EXP	5/20/21	5/20/21	VISA	5/20/21
QUANTITY		ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE	
ORDERED	U/M					BACK ORDERED
2	EA	H-2749FIH	60X30 ECONOMY FOLD-IN-HALF TABLE	89.00	178.00	
20	EA	H-3016W	DELUXE WHT PLASTIC FOLDING CHAIR	43.00	860.00	
<p>During these unprecedented times, the earlier in the day you order from Uline, the better equipped we are to handle your order. We so appreciate your business.</p> <p>*****</p> <p>CHARGED TO YOUR CREDIT CARD 1216.12 XXXX-XXXX-XXXX-2379</p>						

ORDER PLACED BY: BRIAN LAMB

SUB-TOTAL	SALES TAX	FRT/HNDLING	AMOUNT DUE
1038.00	77.85	100.27	.00

INTERNET /G

PLEASE PAY FROM THIS INVOICE REFER TO THIS INVOICE NUMBER WHEN CONTACTING US REGARDING THIS TRANSACTION.

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
MERITUS ASSOCIATIONS	20560961	134001090	5/20/21	.00

AMOUNT ENCLOSED IF DIFFERENT THAN AMOUNT DUE \$ **DO NOT PAY** EXPLAIN DIFFERENCES ON REVERSE SIDE



MAKE CHECK PAYABLE AND MAIL TO:

ULINE
ATTN: ACCOUNTS RECEIVABLE
PO BOX 88741
CHICAGO IL 60680-1741

IMPORTANT - PLEASE DETACH AND RETURN THIS PORTION TO INSURE PROPER CREDIT

Received

JUN 01 2021

ULINE

1-800-295-5510

[View Cart](#)

[Help](#)

[Chat Live](#)

ORDER SUBMITTED

ORDER # 51029573

Order Date: 05/20/2021

Thank you for shopping with Uline! Your order has been successfully submitted.
You will receive an email confirmation at bryan.radcliff@merituscorp.com once this order has been processed.

You will also receive an email with your new account information.
Sign in to track shipments, change your password and pay invoices online.

Order Details

Billing Address

MERITUS
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Shipping Address

MIRABELLA CDD
14306 ROMEO BLVD
ATTN TROY GOUGH
WIMAUMA, FL 33598-0016

Ship Via: AVERITT EXPRESS

Will Ship: 05/20/2021

Payment Method: Visa

PO #:

Uline Account #: New Customer

Item Summary



Deluxe Plastic Folding Chair - White
H-3016W

\$43.00 / EA

20

\$860.00



Economy Fold-in-Half Table - 60 x 30"
H-2749FIH

\$89.00 / EA

2

\$178.00

Subtotal =	\$1,038.00
Tax =	\$77.85
Shipping/Handling =	\$100.27
Total =	\$1,216.12

The freight carrier will contact you to schedule your delivery.

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 # 4841
DATE 06/15/2021
DUE DATE 06/30/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor sprayed wasps nests throughout pool furniture.	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

*or
BN*

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 # 4846
DATE 06/17/2021
DUE DATE 07/02/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Washed fence around the parking lot.	1	250.00	250.00

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

\$250.00
at SA.

53900/4602



Thanks For Your Business!

INVOICE

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

DATE: MAY 24, 2021
 INVOICE #4460
 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
		7.5 hp motor		\$1850.00
		Pump shaft seal		\$85.00
2		Hours labor		\$170.00
2		Plunger repair kits	\$41.66	\$83.32
		½ hour labor		\$42.50
		Pool stain treatment		\$500.00
		7.5 hp motor impeller		\$431.44

SUBTOTAL
 SALES TAX
 TOTAL **\$3161.76**

Comments: plunger repair, motor change and pool metal stain treatment.

53900/6403
on PA.

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2021
(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	125,313	0	0	0	0	0	125,313
Investment-Revenue 2013 (3900)	0	104,835	0	0	0	0	104,835
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	150,804	0	0	0	0	150,804
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	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,310	0	0	0	11,310
Investment-Revenue 2015 (5005)	0	0	17,954	0	0	0	17,954
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	875	0	0	0	0	0	875
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	1,517,691	1,517,691
Other	0	0	0	0	0	0	0
Total Assets	<u>129,310</u>	<u>256,165</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,000</u>	<u>3,813,813</u>
Liabilities							
Accounts Payable	45	0	0	0	0	0	45
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	286,000	286,000
Total Liabilities	<u>45</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,796,000</u>	<u>1,796,045</u>

Mirabella
Balance Sheet

As of 6/30/2021
(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	60,978	5,451	342	0	0	0	66,771
Total Fund Equity & Other Credits	<u>129,265</u>	<u>256,165</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,017,768</u>
Total Liabilities & Fund Equity	<u>129,310</u>	<u>256,165</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,000</u>	<u>3,813,813</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 6/30/2021
 (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	172,227	247	0 %
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	171,980	172,347	367	0 %
Expenditures				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	4,241	1,414	25 %
Auditing Services	5,300	0	5,300	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	59	141	70 %
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	450	(275)	(157)%
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,312	(112)	(9)%
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	1,629	2,371	59 %
Electric Utility Services				
Electric Utility Services	30,500	18,624	11,876	39 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,473	527	26 %
Other Physical Environment				
Waterway Management Program	3,000	1,696	1,304	43 %
Property & Casualty Insurance	6,000	5,686	314	5 %
Clubhouse Facility Maintenance	12,000	5,714	6,286	52 %
Landscape Maintenance - Contract	24,000	15,840	8,160	34 %
Landscape Maintenance - Other	3,000	3,040	(40)	(1)%
Plant Replacement Program	2,000	1,797	204	10 %
Irrigation Maintenance	4,000	630	3,370	84 %
Pool Maintenance	9,000	6,298	2,702	30 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	8,598	1,402	14 %
Capital Reserves	6,500	3,542	2,958	46 %
Parks & Recreation				
Security	0	17	(17)	0 %
Total Expenditures	171,980	111,369	60,611	35 %
Excess of Revenues Over/(Under) Expenditures	0	60,978	60,978	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	60,978	60,978	0 %
Fund Balance - Beginning of Period	0	68,287	68,287	0 %
Fund Balance - End of Period	0	129,265	129,265	189 0 %

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 6/30/2021
 (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	140,524	6,074	5 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>27</u>	<u>27</u>	<u>0 %</u>
Total Revenues	<u>134,450</u>	<u>140,551</u>	<u>6,101</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	104,450	105,100	(650)	(1)%
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>134,450</u>	<u>135,100</u>	<u>(650)</u>	<u>(0)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>5,451</u>	<u>5,451</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,451</u>	<u>5,451</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	250,714	250,714	0 %
Fund Balance - End of Period	<u>0</u>	<u>256,165</u>	<u>256,165</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 6/30/2021
 (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	23,181	961	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>22,220</u>	<u>23,182</u>	<u>962</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,220	17,340	(120)	(1)%
Principal-Series 2015	5,000	5,000	0	0 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
Total Expenditures	<u>22,220</u>	<u>22,840</u>	<u>(620)</u>	<u>(3)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>342</u>	<u>342</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>342</u>	<u>342</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	28,922	28,922	0 %
Fund Balance - End of Period	<u>0</u>	<u>29,264</u>	<u>29,264</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2020 Through 6/30/2021
 (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 6/30/2021
 (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: 06/30/21
Reconciliation Date: 6/30/2021
Status: Locked

Bank Balance	126,822.70
Less Outstanding Checks/Vouchers	1,510.00
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	125,312.70
Balance Per Books	<u>125,312.70</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: 06/30/21
Reconciliation Date: 6/30/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2428	6/24/2021	System Generated Check/Voucher	530.00	Spearem Enterprises LLC
2429	6/24/2021	System Generated Check/Voucher	90.00	Suzanna M. Kimball
2431	6/24/2021	System Generated Check/Voucher	890.00	Zebra Cleaning Team, Inc
Outstanding Checks/Vouchers			<u>1,510.00</u>	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
 Reconciliation ID: 06/30/21
 Reconciliation Date: 6/30/2021
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2411	6/1/2021	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
2412	6/1/2021	System Generated Check/Voucher	273.54	BOCC
2413	6/1/2021	System Generated Check/Voucher	2,401.95	Meritus Districts
2414	6/1/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2415	6/1/2021	System Generated Check/Voucher	2,040.43	South Shore Landscape & Lawn, Inc.
2416	6/1/2021	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2417	6/1/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2418	6/1/2021	System Generated Check/Voucher	890.00	Zebra Cleaning Team, Inc
2419	6/3/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2420	6/10/2021	System Generated Check/Voucher	1,760.00	South Shore Landscape & Lawn, Inc.
2421	6/10/2021	System Generated Check/Voucher	398.50	Straley Robin Vericker
2422	6/10/2021	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2423	6/10/2021	System Generated Check/Voucher	3,161.76	Zebra Cleaning Team, Inc
2424	6/17/2021	System Generated Check/Voucher	114.98	Bright House Networks
2425	6/24/2021	System Generated Check/Voucher	198.20	BOCC
2426	6/24/2021	System Generated Check/Voucher	1,216.12	Meritus Districts
2427	6/24/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2430	6/24/2021	System Generated Check/Voucher	2,181.35	Tampa Electric
Cleared Checks/Vouchers			15,693.81	