

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 02, 2021**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 02, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598

District Board of Supervisors	Chair Supervisor Supervisor Supervisor Supervisor	Demetrius Rose Trivia M. Kimbrough Mindy Jacobson Keri Chichizola Mercedes Harrison
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 Regular Meeting of Mirabella Community Development District will be held on **Thursday, December 02, 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. ADMINISTER OATH OF OFFICES**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-01; Designating Officers.....Tab 01
 - B. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting November 04, 2021Tab 02
 - B. Consideration of Operation and Maintenance Expenditures October 2021.....Tab 03
 - C. Review of Financial Statements Month Ending October 31, 2021.....Tab 04
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. 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 2022-01

**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 Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

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

_____	Chairman
_____	Vice-Chairman
<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 2nd DAY OF DECEMBER, 2021.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

November 4, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

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

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, November 4, 2021 at 6:10 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:

Heather Dilley	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. BUSINESS ITEMS

A. Discussion on Resumes for Open Board Seat

The Board reviewed the resumes from Keri Chichizola and Mercedes Harrison.

MOTION TO:	Appoint Keri Chichizola and Mercedes Harrison to the Board.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

46 **B. Discussion on Tree Removal & Installation Proposal**

47
48 The Board discussed the tree removal and installation proposal and decided to table the proposal
49 for now because of the high cost.

50
51 **C. Discussion on No Parking Signage**

52
53 The Board discussed the no parking signage and decided to table the proposal.

54
55 **D. Discussion on Landscape Maintenance Rate Increase**

56
57 Ms. Dilley reviewed the landscape maintenance rate increase with the Board. The Board by
58 consensus agreed to accept the increase.

59
60 **E. Discussion on Holiday Lighting Proposal**

61
62 The Board discussed the holiday lighting proposal.

MOTION TO:	Approve the holiday lighting proposal for \$1,850 for the entrance sign, lights on top of the black fence, and lighted wreath with bows.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

63
64
65
66
67
68
69
70
71
72
73 **F. Discussion on Quarterly Report (9/30/2021) – Series 2015 Bonds**

74
75 The Board reviewed the quarterly report.

MOTION TO:	Approve the quarterly report from 9/30/2021 for the Series 2015 bonds.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

84
85

86 **G. General Matters of the District**

87
88 There were no general matters to discuss.
89
90

91 **4. CONSENT AGENDA**

- 92 **A. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 5, 2021**
93 **B. Consideration of Operations and Maintenance Expenditures July 2021**
94 **C. Consideration of Operations and Maintenance Expenditures August 2021**
95 **D. Consideration of Operations and Maintenance Expenditures September 2021**
96 **E. Review of Financial Statements Month Ending September 30, 2021**
97

98 The Board reviewed the Consent Agenda items.
99

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

100
101
102
103
104
105
106
107
108 **5. VENDOR/STAFF REPORTS**

- 109 **A. District Counsel**
110 **B. District Engineer**
111 **C. District Manager**
112

113 There were no additional reports from staff at this time.
114
115

116 **6. SUPERVISOR REQUESTS AND COMMENTS**

117
118 The Board requested to have the clubhouse air conditioning repaired, the clubhouse emergency
119 light replaced, and a new black trash can placed at the front entrance on the right side.
120
121

122 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

123
124 There were no audience questions or comments.
125
126
127

128 **8. ADJOURNMENT**

129

130

131

132

133

134

135

MOTION TO:	Adjourn at 6:37 p.m.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

136

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

138

139 **These minutes were done in summary format.*

140

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

145

146 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
147 **meeting held on _____.**

148

149 _____
150 **Signature**

151

152 _____
153 **Printed Name**

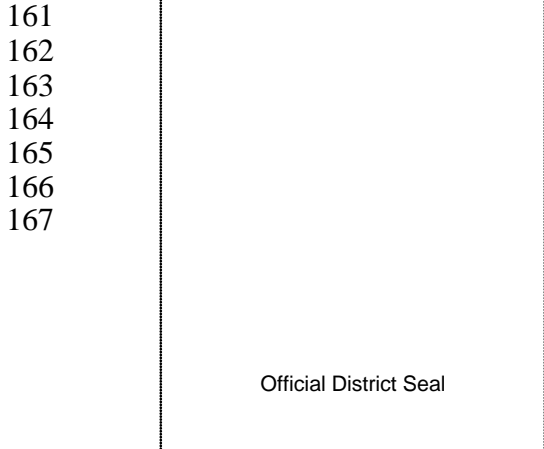
154

155 **Title:**
156 **Chairman**
157 **Vice Chairman**

158

159 *Recorded by Records Administrator*

160



161

162 _____
163 *Signature*

164

165 _____
166 *Date*

167

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11055	\$ 2,363.73		District Management Services - November
Solitude Lake Management	PI A00687180	194.15		Lake and Pond Management Services - October
South Shore Landscape & Lawn, Inc	72391	1,795.20		Landscape Maintenance - October
Zebra Cleaning Team Inc.	4621	850.00		Pool Cleaning Services - September
Monthly Contract Sub-Total		\$ 5,203.08		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 101421	\$ 252.90		Waterway Services 10/06/2021
Spectrum	075386602100721	114.98		Internet Services - Thru 11/05/2021
Tampa Electric	211003638973 101421	69.20		Electric Services Thru 10/08/2021
Tampa Electric	211003639179 101421	1,102.31		Electric Services Thru 10/08/2021
Tampa Electric	211003639344 101421	459.39		Electric Services Thru 10/08/2021
Tampa Electric	211003639526 101421	604.67	\$ 2,235.57	Electric Services Thru 10/08/2021
Utilities Sub-Total		\$ 2,603.45		
Regular Services				
DEO	85008	\$ 175.00		FY22 Special District Fee - 10/01/21
Suzanna M. Kimball	SK092821	45.00		Pool Bathroom Cleaning - 9/28/2021
Suzanna M. Kimball	SK100521	115.00		Pool Bathroom Cleaning - 10/05/2021
Suzanna M. Kimball	SK101221	45.00		Pool Bathroom Cleaning - 10/12/2021
Suzanna M. Kimball	SK101921	45.00		Pool Bathroom Cleaning - 10/19/2021
Suzanna M. Kimball	SK102621	45.00	\$ 295.00	Pool Bathroom Cleaning - 10/26/2021
Tampa Bay Times	121446 092921	503.50		Meeting Schedule - Affidavit Material -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				9/29/2021
Regular Services Sub-Total		\$ 973.50		
Additional Services				
Joel Beltran	JB 101821	\$ 100.00		Refund For Event Held on 10/09/2021
Additional Services Sub-Total		\$ 100.00		
TOTAL:		\$ 8,880.03		

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 NO.: 11055
DATE: 11/01/2021
DUE DATE: 11/01/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,250.00
	Website Administration		100.00
	Postage September		8.48
35	Copies BW September	0.15	5.25
SUBTOTAL			2,363.73
NEW CHARGES			
TOTAL			2,363.73



INVOICE

Invoice Number: PI-A00687180
 Invoice Date: 10/01/21
 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 10/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 10/01/21 - 10/31/21 Lake & Pond Management Services		194.15	194.15

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	194.15
Sales Tax	0.00
Total Invoice	194.15
Payment Received	0.00
TOTAL	194.15

53900 / 4307
 12



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 10/5/2021
Invoice # 72391

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for October.	1,795.20

Thank you for your business!

Total

53900 / 4603 / 4604
av pl
\$1,795.20

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: OCTOBER 11, 2021
INVOICE #4621
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 September		\$850.00

SUBTOTAL
SALES TAX
TOTAL **\$850.00**

Comments:

Order
AS
53900 / 4617



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 10/14/2021	DUE DATE 11/04/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	09/07/2021	6636	10/06/2021	6834	19800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$59.80
Water Base Charge	\$16.30
Water Usage Charge	\$32.10
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$100.58
Total Service Address Charges	\$252.90

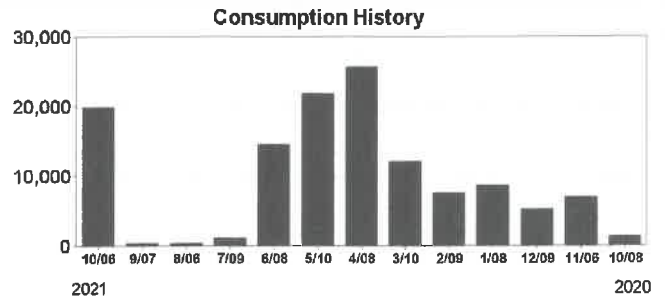
Summary of Account Charges

Previous Balance	\$63.98
Net Payments - Thank You	\$-63.98
Total Account Charges	\$252.90
AMOUNT DUE	\$252.90

Important Message

Customers may experience a temporary change in taste and odor in drinking water due to a treatment change. This does not impact the quality of the drinking water, which will continue to meet all regulations. More information at HCFLGov.net/Water.

High water bill? Could be an inefficient irrigation system. See if you qualify for a free evaluation: UF/IFAS Extension Hillsborough, 744-5519 X 54142.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

Received
OCT 22 2021

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

508 8

DUE DATE	11/04/2021
AMOUNT DUE	\$252.90
AMOUNT PAID	

0007129681552

00000252908

October 7, 2021
 Invoice Number: 075386602100721
 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 10/06/21 through 11/05/21
 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 10/23/21	\$114.98

NEWS AND INFORMATION

Save on superior business phone service. Call **1-833-238-2012** today to get over 35 advanced calling business features for \$29.99 per line!

Save on streaming TV service. Call **1-866-531-1577** today to get 60+ top HD channels with no cable box needed for only \$19.99!

Pick the best cell phone plan for your business - unlimited data for \$45/mo or by the Gig data for \$14 per gig. Call today 1-855-647-1443.



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 10072021 NNNNNY 01 000282 0001

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

October 7, 2021

MIRABELLA CDD

Invoice Number: 075386602100721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 10/23/21 \$114.98

Amount you are enclosing \$

Received

OCT 15 2021

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Statement Date: 10/14/2021
Account: 211003638973

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



Current month's charges:	\$69.20
Total amount due:	\$69.20
Payment Due By:	11/04/2021

Your Account Summary

Previous Amount Due	\$74.74
Payment(s) Received Since Last Statement	-\$74.74
Current Month's Charges	\$69.20
Total Amount Due	\$69.20

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



00000050-0000512-Page 3 of 18

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:	\$69.20
Total amount due:	\$69.20
Payment Due By:	11/04/2021

Amount Enclosed \$ _____

622988591242

Received

OCT 18 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: 211003638973
Statement Date: 10/14/2021
Current month's charges due 11/04/2021



Details of Charges – Service from 09/10/2021 to 10/08/2021

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	10/08/2021	6,802		6,335		467 kWh	1	29 Days

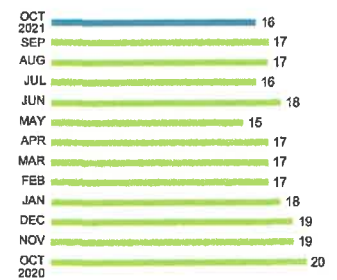
Basic Service Charge						\$18.06
Energy Charge	467 kWh @ \$0.06076/kWh					\$28.37
Fuel Charge	467 kWh @ \$0.04255/kWh					\$19.87
Storm Protection Charge	467 kWh @ \$0.00251/kWh					\$1.17
Florida Gross Receipt Tax						\$1.73
Electric Service Cost						\$69.20

Total Current Month's Charges

\$69.20

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000050-0000513-Page 5 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/14/2021

Account: 211003639179

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



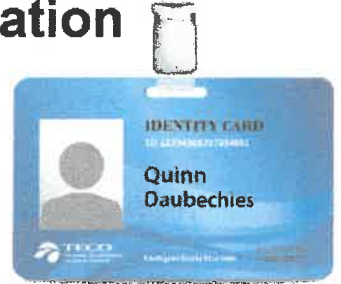
Current month's charges:	\$1,102.31
Total amount due:	\$1,102.31
Payment Due By:	11/04/2021

Your Account Summary

Previous Amount Due	\$1,102.31
Payment(s) Received Since Last Statement	-\$1,102.31
Current Month's Charges	\$1,102.31
Total Amount Due	\$1,102.31

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



0000050-0000514-Page 7 of 18

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: 211003639179

Current month's charges:	\$1,102.31
Total amount due:	\$1,102.31
Payment Due By:	11/04/2021

Amount Enclosed \$ _____

622988591243

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

Received

OCT 18 2021

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

Account: 211003639179
Statement Date: 10/14/2021
Current month's charges due 11/04/2021



Details of Charges – Service from 09/10/2021 to 10/08/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	490 kWh @ \$0.02734/kWh	\$13.40
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.04187/kWh	\$20.52
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.91
Lighting Charges		\$1,102.31

Total Current Month's Charges **\$1,102.31**

00000050-0000515-Page 8 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/14/2021
Account: 211003639344

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



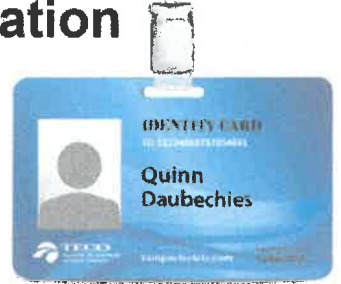
Current month's charges: \$459.39
Total amount due: \$459.39
Payment Due By: 11/04/2021

Your Account Summary

Previous Amount Due	\$516.69
Payment(s) Received Since Last Statement	-\$516.69
Current Month's Charges	\$459.39
Total Amount Due	\$459.39

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



00000050-0000516-Page 11 of 18

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: 211003639344

Current month's charges: \$459.39
Total amount due: \$459.39
Payment Due By: 11/04/2021

Amount Enclosed \$ _____
622988591244

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

Received
OCT 18 2021

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

Account: 211003639344
Statement Date: 10/14/2021
Current month's charges due 11/04/2021



Details of Charges – Service from 09/10/2021 to 10/08/2021

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	10/08/2021	93,062		89,000		4,062 kWh	1	29 Days

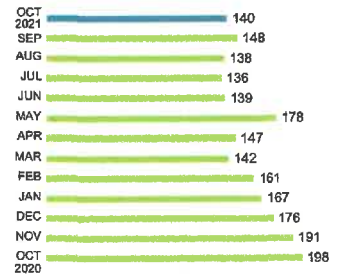
Basic Service Charge						\$18.06
Energy Charge	4,062 kWh @ \$0.06076/kWh					\$246.81
Fuel Charge	4,062 kWh @ \$0.04255/kWh					\$172.84
Storm Protection Charge	4,062 kWh @ \$0.00251/kWh					\$10.20
Florida Gross Receipt Tax						\$11.48
Electric Service Cost						\$459.39

Total Current Month's Charges

\$459.39

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000050-0000517-Page 13 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/14/2021
Account: 211003639526

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



Current month's charges:	\$604.67
Total amount due:	\$604.67
Payment Due By:	11/04/2021

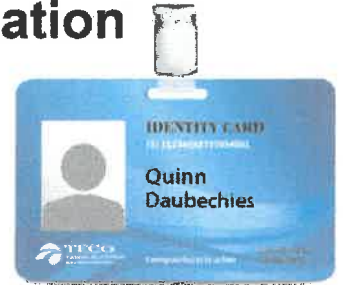
Your Account Summary

Previous Amount Due	\$604.67
Payment(s) Received Since Last Statement	-\$604.67
Current Month's Charges	\$604.67
Total Amount Due	\$604.67

00000050-0000518-Page 15 of 18

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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: 211003639526

Current month's charges:	\$604.67
Total amount due:	\$604.67
Payment Due By:	11/04/2021

Amount Enclosed \$ _____
622988591245

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

Received
OCT 18 2021

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

Account: **211003639526**
 Statement Date: 10/14/2021
 Current month's charges due **11/04/2021**



Details of Charges – Service from 09/10/2021 to 10/08/2021

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	806 kWh @ \$0.02734/kWh	\$22.04
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.04187/kWh	\$33.75
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.50
Lighting Charges		\$604.67
Total Current Month's Charges		\$604.67

00000050-0000519-Page 17 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85008			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Mirabella Community Development District
 Mr. Brian Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

- 2. Telephone: (813) 397-5121
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: mirbellacdd.com
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 04/10/2006
- 11. Creation Document on File: 04/10/2006
- 12. Date Established: 03/10/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 06-7
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

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

Invoice

Date: 9/28/2021

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 9/28/2021 _____ \$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: 10/5/2021

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 10/5/2021	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 10/5/2021	\$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: 10/12/2021

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 10/12/2021 _____ \$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: 10/19/2021

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 10/19/2021 _____ \$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: 10/26/2021

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 10/26/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/29/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	121446
Total Amount Due		Ad Number	
\$503.50		0000184810	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184810	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/29/21	09/29/21	0000184810	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x60 L	\$0.00 \$2.00

503.50
 dv AL
 51300 / 4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/29/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	121446
Total Amount Due		Ad Number	
\$503.50		0000184810	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Received

OCT 04 2021

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Meeting Schedule was published in Tampa Bay Times: 9/29/21 in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Mirabella Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598 on the following dates at 6:00 p.m.:

Table with meeting dates and times: 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.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager
Run Date: 09/29/2021

0000184810

Handwritten signature of Affiant (DA) above a horizontal line.
Signature Affiant

Sworn to and subscribed before me this 09/29/2021

Handwritten signature of Notary Public (J. Mitotes) above a horizontal line.
Signature of Notary Public

Personally known X or produced identification

Type of identification produced



DISTRICT CHECK REQUEST FORM

Today's Date October 18, 2021

District Name Mirabella CDD

Check Amount \$100.00


Payable: Joel Beltran

Mailing Address 10605 Massimo Dr
Wmauma, FL 33598

Check Description
Clubhouse Rental Deposit \$100.00 – Refund for Event held on 10/09/2021

Special Instructions _____

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



Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	_____

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607
813-397-5121(Office) / 813-873-7070 (Fax)

Clubhouse Rental Form

Today's Date: 10/04/2021

Event Date: 10/09/2021

8am to Noon	10am to 5pm	6pm to 10pm	<u>Full Day</u>
-------------	------------------------	-------------	-----------------

Type of Event: PARTY

Maximum Number of People Attending: 30

Resident's Name: JOEL BELTRAN

Resident's Address: 10605 MASSIMO DR, WIMANNA, FL
33598

Resident's Home Phone: (813) 735-5120 Cell: _____

Responsibility of the rental and all damage is the responsibility of the resident.

Check Received for Deposit of \$100.00 Check # _____ Employee: _____

Check Received for Rental of \$25.00/\$50.00/\$75.00 Check # _____ Employee: _____

If check is written by party other than resident or the information on check is not correct, please complete information below. Drivers License Number and State is required for all checks.
(Check should be written to: **Mirabella CDD.**)

Check writer information:

Name: _____

Address: _____

Phone: _____ Cell: _____

Drivers License Number: _____ State: _____

Should Refund of Deposit go to Resident or to Check Writer _____

All NSF and Checks returned for any reason will result in additional fee of \$30.00 per check returned.

Keys will be available no sooner than 24 Hours prior to Rental unless approved by management.

Date Deposit Returned: ____/____/____ Check # _____ Amount \$ _____

(Copy to be given to resident as receipt of rental and deposit payment)

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Rental Policy and Rules

(You Must Be a Resident of Mirabella to Rent the Clubhouse or Satisfy the Non-Resident Requirements)

All rental and deposit checks will be deposited when booking the event. After your event, the clubhouse will be inspected for cleanliness. If the inspection is approved, you will be mailed your deposit refund as soon as possible after the event. Final approval is given at the sole discretion of the District Field Manager. If the clubhouse fails inspection after your event, you will receive the balance of your deposit minus a cleaning fee of \$25.00 per hour and charges for any damage or time overage.

1. The Clubhouse will not be available for reservations/rentals on any major holidays.
 - *New Year's Eve
 - *New Year's Day
 - *Christmas Day
 - * Memorial Day
 - * 4th of July
 - * Easter Sunday
 - * Labor Day
 - * Halloween
 - * Thanksgiving
 - * Christmas Eve
2. Residents reserving the clubhouse will be responsible for their own cleaning supplies and trash bags. All trash must be placed in the trash dumpster located in parking lot following the event.
3. Keys may be picked up no earlier than 24 hours prior to the event during normal business hours, unless special arrangements are made with the District Field Manager. Keys not returned immediately following event will result in a charge of \$40.00 against the deposit for replacement.
4. The facility shall not be rented beyond the agreed time. All overages on time will be billed at \$25.00 per quarter hour.
 - If your rental time is 8am to Noon, you and your guests must leave and the room must be cleaned and inspected by Noon.
 - If your rental time is 1pm to 5pm, you and your guests must leave and the room must be cleaned and inspected by 5pm.
 - If your rental time is 6pm to 10pm, you and your guests must leave and the room must be cleaned and inspected by 10pm.
5. **Absolutely no decorations on walls, window dressing, fans or ceilings.** Stand up decorations and table top decorations are permitted. Balloons are only allowed in the clubhouse.
6. Renter must assign a person to let party guests into the clubhouse and open doors for guests' use of the restrooms. Restroom doors, main gate and pool gate are not to be propped open.
7. No bathing suits permitted in clubhouse, shoes and shirts are required.
8. No grills or cooking permitted in or outside facility. This is by order of the Fire Marshall.
9. Rental fees are \$75.00 for a full day or \$25.00 for each rental period, with a \$100.00 deposit. The deposit is required to be submitted to ensure the Clubhouse is clean, undamaged, and all rules followed. Keys must be turned in at the end of the event.
10. No food or drink permitted within fifteen (15) feet of pool's edge.
11. The amenities, exterior area, and furniture may not be used exclusively for party purposes. They are for the community's use.
12. Pool usage is by Resident/Member Pass only. All pool rules and guest limitations apply to that pass.
13. Cancellation of a booked event two weeks prior will receive full refund of rental and deposit. Cancellation within two weeks of the event will result in the rental fee being retained and deposit returned.
14. NO SMOKING is permitted in the Clubhouse. All smoking materials used outside must be placed in approved containers.
14. IN CASE OF EMERGENCY, CALL 911. Then, notify the District Manager at (813) 397-5121.
15. All regulations are subject to change by the Board of Supervisors of the Mirabella CDD.

Residents Signature: 

We do not adjust the air conditioning or heat, except in extreme conditions.
Mirabella CDD Copy - Copy to be made for resident on request.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607
813-397-5121(Office) / 813-873-7070 (Fax)

Clubhouse Rental Cleaning and Policy Checklist

Name of Renter: _____ Date of Inspection: ____/____/____

Date of Event: _____ Time of Event: _____

Date Keys Returned: ____/____/____ Employee Inspecting: _____

Key Description: _____

OK	Not OK	Check Off Item
		Renter used their own cleaning supplies
		Facility cleaned and vacated by checkout time
		No decorations on walls, window dressings, fans and ceilings
		Gates and bathroom doors not propped open
		No bathing suits in Clubhouse – Proper attire required for guests
		No food or drink within 15' of pool
		Pool, if used by Group, did comply with resident to guest limitations
		No smoking in the clubhouse, and smoking permitted only in approved areas outside
		Floor was properly swept, mopped and cleaned
		Tables and chairs cleaned and returned to storage position
		Trash emptied and placed in dumpster with new bags in trash receptacles
		Cabinets cleaned and empty
		Counter tops cleaned
		Thermostat untouched and secure
		No damage caused to facility
		Restrooms & Clubhouse cleaned
		Take a video of Clubhouse and restrooms after event and send to Teresa.farlow@merituscorp.com

Please describe any damage resulting from your event:

Refund of deposit will happen as soon as possible following the event. Deductions will be made for any no answers above. Final decision on deposit refund is at the District Field Manager's discretion.

Renters Signature: _____
(Renter to sign after inspection)

JOEL E BELTRAN
ASTRID BELTRAN
10605 MASSIMO DR
WIMAUMA, FL 33598-2010

10/04/21

Date

1165
63-8281/2631



\$ 75.00

Pay to the Order of Meritus
Seventy Five

Dollars



For Club house rental

⑆ 263 18 28 1 7 ⑆ 10050004640999 ⑆ 1165

Harford Clarke

JOEL E BELTRAN
ASTRID BELTRAN
10605 MASSIMO DR
WIMAUMA, FL 33598-2010

10/04/21

1164
63-8281/2631

Pay to the
Order of

Meritus

Date

CHECK IMAGE
FRAUD PROTECTION

One hundred ⁰⁰/₁₀₀

\$ 100.00

Dollars

Photo
Safe
Deposit
Details on back



Suncoast
Credit Union
TAMPA, FLORIDA 33610-4710

For Club house rental

⑆ 263182817⑆ 10050004640999⑆ 1164

Member Since

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



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

Mirabella
Balance Sheet
As of 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group
Assets					
Cash-Operating Account	83,186	0	0	0	0
Investment-Revenue 2013 (3900)	0	24,066	0	0	0
Investment-Sinking 2013 (3901)	0	30,003	0	0	0
Investment-Interest 2013 (3902)	0	52,351	0	0	0
Investment-Prepayment 2013 (3905)	0	272	0	0	0
Investment-Reserve 2013 (3907)	0	150,651	0	0	0
Investment-Construction 2013 (3908)	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	5	0	0
Investment-Reserve 2015 (5004)	0	0	11,305	0	0
Investment-Revenue 2015 (5005)	0	0	18,148	0	0
Accounts Receivable - Other	267	0	0	0	0
Due From Developer	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Prepaid Items	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0
Prepaid Trustee Fees	(68)	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0
Deposits	2,694	0	0	0	0
Construction Work In Progress	0	0	0	0	1,603,075
Amount Available-Debt Service	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0
Other	0	0	0	0	0
Total Assets	86,080	257,343	29,458	0	1,603,075
Liabilities					
Accounts Payable	1,673	0	0	0	0
Accounts Payable Other	0	0	0	0	0
Due To Debt Service Fund	1,363	0	0	0	0
Deferred Revenue	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Deposits	0	0	0	0	0
Revenue Bonds Payable - Series 2013	0	0	0	0	0
Revenue Bonds Payable - Series 2015	0	0	0	0	0
Total Liabilities	3,036	0	0	0	0
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	256,171	29,264	0	0
Fund Balance-Unreserved	91,142	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	1,603,075
Other	(8,099)	1,172	193	0	0
Total Fund Equity & Other Credits	83,044	257,343	29,458	0	1,603,075
Total Liabilities & Fund Equity	86,080	257,343	29,458	0	1,603,075

Mirabella
 Balance Sheet
 As of 10/31/2021
 (In Whole Numbers)

General Long-Term Debt	Total
0	83,186
0	24,066
0	30,003
0	52,351
0	272
0	150,651
0	0
0	0
0	0
0	5
0	11,305
0	18,148
0	267
0	0
0	0
0	0
0	0
0	0
0	0
0	(68)
0	0
0	2,694
0	1,603,075
278,309	278,309
1,517,691	1,517,691
0	0
<u>1,796,000</u>	3,771,955
0	1,673
0	0
0	1,363
0	0
0	0
0	0
1,510,000	1,510,000
<u>286,000</u>	286,000
<u>1,796,000</u>	1,799,036
0	285,436
0	91,142
0	1,603,075
<u>0</u>	(6,734)
<u>0</u>	1,972,919
<u><u>1,796,000</u></u>	3,771,955

Mirabella
Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	1,434	(170,546)	(99)%
Other Miscellaneous Revenues				
Rental Revenue	<u>0</u>	<u>75</u>	<u>75</u>	<u>0 %</u>
Total Revenues	<u>171,980</u>	<u>1,509</u>	<u>(170,471)</u>	<u>(99)%</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	0	2,400	100 %
Financial & Administrative				
District Manager	27,000	2,250	24,750	92 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,655	0	5,655	100 %
Auditing Services	5,200	0	5,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	15	185	92 %
Public Officials Insurance	3,256	0	3,256	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	100	1,100	92 %
ADA Website Compliance	1,800	0	1,800	100 %
Legal Counsel				
District Counsel	4,000	0	4,000	100 %
Electric Utility Services				
Electric Utility Services	25,000	2,236	22,764	91 %
Water-Sewer Combination Services				
Water Utility Services	2,000	253	1,747	87 %
Other Physical Environment				
Waterway Management Program	3,000	194	2,806	94 %
Property & Casualty Insurance	9,056	0	9,056	100 %
Clubhouse Facility Maintenance	12,000	365	11,635	97 %
Landscape Maintenance - Contract	24,000	3,170	20,830	87 %
Landscape Maintenance - Other	3,500	0	3,500	100 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	2,000	0	2,000	100 %
Pool Maintenance	9,000	850	8,150	91 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	0	10,000	100 %
Capital Reserves	<u>7,388</u>	<u>0</u>	<u>7,388</u>	<u>100 %</u>
Total Expenditures	<u>171,980</u>	<u>9,608</u>	<u>162,372</u>	<u>94 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(8,099)</u>	<u>(8,099)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(8,099)</u>	<u>(8,099)</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	91,142	91,142	0 %
Fund Balance - End of Period	<u>0</u>	<u>83,044</u>	<u>83,044</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	132,650	1,170	(131,480)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>132,650</u>	<u>1,172</u>	<u>(131,478)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	102,650	0	102,650	100 %
Principal-Series 2013	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100 %</u>
Total Expenditures	<u>132,650</u>	<u>0</u>	<u>132,650</u>	<u>100 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>1,172</u>	<u>1,172</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>1,172</u>	<u>1,172</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	256,171	256,171	0 %
Fund Balance - End of Period	<u>0</u>	<u>257,343</u>	<u>257,343</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,360	193	(22,167)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>22,360</u>	<u>193</u>	<u>(22,167)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	16,860	0	16,860	100 %
Principal-Series 2015	<u>5,500</u>	<u>0</u>	<u>5,500</u>	<u>100 %</u>
Total Expenditures	<u>22,360</u>	<u>0</u>	<u>22,360</u>	<u>100 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>193</u>	<u>193</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>193</u>	<u>193</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	29,264	29,264	0 %
Fund Balance - End of Period	<u>0</u>	<u>29,458</u>	<u>29,458</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	0	0	0 %
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 10/1/2021 Through 10/31/2021
 (In Whole Numbers)

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

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Bank Balance	84,295.71
Less Outstanding Checks/Vouchers	1,109.98
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	83,185.73
Balance Per Books	<u>83,185.73</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2489	10/19/2021	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc
2490	10/22/2021	System Generated Check/Voucher	100.00	Joel Beltran
2491	10/22/2021	System Generated Check/Voucher	114.98	Bright House Networks
2492	10/22/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			1,109.98	
			1,109.98	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2478	9/23/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2480	10/1/2021	System Generated Check/Voucher	2,365.21	Meritus Districts
2481	10/1/2021	System Generated Check/Voucher	890.00	Zebra Cleaning Team, Inc
2482	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
2483	10/8/2021	System Generated Check/Voucher	160.00	Suzanna M. Kimball
2483	10/8/2021	System Generated Check/Voucher	(160.00)	Suzanna M. Kimball
2484	10/8/2021	System Generated Check/Voucher	160.00	Suzanna M. Kimball
2485	10/19/2021	System Generated Check/Voucher	194.15	Solitude Lake Management, LLC
2486	10/19/2021	System Generated Check/Voucher	1,795.20	South Shore Landscape & Lawn, Inc.
2487	10/19/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2488	10/19/2021	System Generated Check/Voucher	503.50	Times Publishing Company
2493	10/22/2021	System Generated Check/Voucher	2,235.57	Tampa Electric
Cleared Checks/Vouchers			8,408.63	
			8,408.63	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1164	10/4/2021	Club House Deposit	100.00	
1165	10/4/2021	Club House Rental	75.00	
CR164	10/27/2021	Tax Distribution - 10.27.2021	<u>2,797.17</u>	
Cleared Deposits			<u>2,972.17</u>	