

Mirabella Community Development District

Board of Supervisors

Trivia M. Kimbrough, Chairman
Mindy Jacobson, Vice Chairperson
Gail Reese, Assistant Secretary
Micheal Pannullo, Assistant Secretary
Mercedes Harrison., Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, April 13, 2023, at 6:00 p.m.

Call In Number: 1 305 224 1968

Meeting ID: 844 9504 2194

Passcode: 821466

<https://us06web.zoom.us/j/84495042194?pwd=T1ltVnZiYjVoSHJ4TjR2YmRrNFErdz09>

The Regular Meeting of the **Mirabella Community Development District** will be held on **March 22, 2023, at 6:00 p.m. at The Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. DEPUTY SHERIFF SHERMAN PRESENTATION

4. BUSINESS ITEMS

A. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor’s Meeting Minutes of the Regular Meeting February 02, 2023, Tab 01
- B. Consideration of Operation and Maintenance Expenditures January 2023 Tab 02
- C. Consideration of Operation and Maintenance Expenditures February 2023 Tab 03
- D. Review of Financial Statements Month Ending February 28, 2023, Tab 04

5. STAFF REPORTS

- A. District ManagerTab 05
 - i. Aquatics Report
- B. District Counsel
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. 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

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Mirabella Clubhouse
14306 Romeo Blvd
Wimauma, FL 33598

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

February 02, 2023, 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, February 02, 2023, 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, February 02, 2023, at 6:01 p.m.**

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

Trivia Kimbrough	Chair	
Mindy Jacobson	Vice-Chair	
Mercedes Harrison	Supervisor	
Gail Reese	Supervisor	<i>(appointed during the meeting)</i>
Mike Pannullo	Supervisor	<i>(appointed during the meeting)</i>

Staff Members Present:

Bryan Radcliff District Manager, Inframark

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident commented on the condition and uncleanliness of the mailbox at the kiosk area.

A resident commented on garbage and debris located around the ponds.

A resident commented on garbage and debris in and around the community.

3. BUSINESS ITEMS

A. Discussion on Resident Resumes

The Board reviewed 4 resumes submitted in regard to the two open Board seats. The resumes submitted were from Joel Chichizola, Keri Chichizola, Gail Reese and Mike Pannullo. Ms. Reese and Mr. Pannullo were the only applicants present and both made presentations to the Board. The Board Appointed Gail Reese to seat 3 of the Board of supervisors of Mirabella CDD and Appointed Mike Pannullo to seat 4 of the Board of supervisors of Mirabella CDD. Both supervisors agreed to accept compensation.

48 MOTION TO: Appoint Gail Reese to Seat 3 and Mike Pannullo to
49 Seat 4 of the Board of Supervisors of Mirabella CDD.
50 MADE BY: Supervisor Kimbrough
51 SECONDED BY: Supervisor Jacobson
52 DISCUSSION: None Further
53 RESULT: Called to Vote: Motion PASSED
54 3/0 – Motion Passed Unanimously

55
56 **B. Discussion of Off Duty Patrol**

57
58 The Board reviewed the on-going issue with illegal parking of vehicles during school arrival and
59 dismissal. A conversation ensued between the Board and residents in attendance. Mr. Radcliff
60 briefed the Board on the status of the Off-Duty Patrol and how it has been difficult to get officers
61 to sign up for the open shifts. The Board requested District Management to follow up with the
62 Off-Duty Patrol and requested the Community Officer attend our next meeting scheduled for
63 April.
64

65 **C. General Matters of the District**

66
67 There were no general matters of the District currently.
68

69 **4. CONSENT AGENDA**

- 70 **A. Consideration of Board of Supervisors Regular Meeting Minutes December 1, 2022,**
71 **B. Consideration of Operation and Maintenance Expenditures November 2022**
72 **C. Consideration of Operation and Maintenance Expenditures December 2022**
73 **D. Review of Financial Statements Month Ending Decemeber 31, 2022**
74

75 The Board Approved Consent Agenda Items A – D (Meeting Minutes from the Regular meeting
76 held on 12/01/2022, O & M Expenditures for November 2022 and December 2022 and Financial
77 Statements for the month ending 12/31/2022.
78

79 MOTION TO: Approve Consent Agenda Items A through D.
80 MADE BY: Supervisor Jacobson
81 SECONDED BY: Supervisor Kimbrough
82 DISCUSSION: None Further
83 RESULT: Called to Vote: Motion PASSED
84 5/0 – Motion Passed Unanimously

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88 **5. VENDOR/STAFF REPORTS**

- 89 **A. District Counsel**
- 90 **B. District Engineer**
- 91 **C. District Manager**

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93 There were no vendor nor staff reports currently.

94

95 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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97 Supervisor Kimbrough commented on trespassing on residents using Facebook to notify the
98 CDD.

99

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

101

102 There were no audience questions or comments.

103

104 **8. ADJOURNMENT**

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106	MOTION TO:	Adjourn the meeting at 6:52 PM.
107	MADE BY:	Supervisor Jacobson
108	SECONDED BY:	Supervisor Harrison
109	DISCUSSION:	None Further
110	RESULT:	Called to Vote: Motion PASSED
111		5/0 – Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- Chairman**
- Vice Chairman**

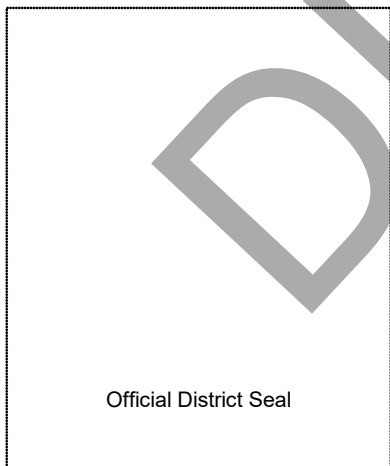
Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator

Signature

Date



MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	075386602010723	\$119.98		INTERNET SERVICES 01/06/23-02/05/23
SOLITUDE LAKE MANAGEMENT, LLC	PSI-39811	\$213.97		LAKE MAINT - JANUARY 2023
SOUTH SHORE LANDSCAPE & LAWN	72958	\$1,849.95		LANDSCAPE MAINT. JANUARY 2023
Monthly Contract Subtotal		\$2,183.90		
Variable Contract				
Variable Contract Subtotal		\$0.00		
Utilities				
BOCC	0712968155 011223	\$1,553.89		WATER SERVICE 12/07/22-01/11/23
TECO	211003638973 011823	\$167.32		ELECTRICITY SERVICES 12/10/22-01/11/23
TECO	211003639179 011823	\$1,414.70		ELECTRICITY SERVICES 12/10/22-01/11/23
TECO	211003639344 011823	\$571.20		ELECTRICITY SERVICES 12/10/22-01/11/23
TECO	211003639526 011822	\$816.02	\$2,969.24	ELECTRICITY SERVICES 12/10/22-01/11/23
Utilities Subtotal		\$4,523.13		
Regular Services				
MIRABELLA CDD	01052023-1	\$319.33		SERIES 2015 FY23 TAX DIST ID 606
MIRABELLA CDD	01052023-2	\$1,935.84		SERIES 2013 FY23 TAX DIST ID 606
MIRABELLA CDD	12132022-14	\$890.47		SERIES 2015 FY23 TAX DIST ID 604
MIRABELLA CDD	12132022-15	\$5,398.15	\$8,543.79	SERIES 2013 FY23 TAX DIST ID 604
SPEAREM ENTERPRISES	5600	\$200.00		LABOR - 12/30/22-01/20/23 - GARBAGE CANS
SUZANNA M. KIMBALL	SK 010323	\$115.00		POOL BATHROOM - CLUBHOUSE CLEANING SERVICES
SUZANNA M. KIMBALL	SK 011023	\$45.00		POOL BATHROOM CLEANING - 01/10/23
SUZANNA M. KIMBALL	SK 011723	\$45.00		POOL BATHROOM CLEANING - 01/17/23
SUZANNA M. KIMBALL	SK 012423	\$45.00	\$250.00	POOL BATHROOM CLEANING - 01/24/23
Regular Services Subtotal		\$8,993.79		
Additional Services				
ACTION SECURITY INC.	22253	\$310.00		LABOR - 01/06/23 - RESTROOM DOORS MEN/WOMEN
ACTION SECURITY INC.	22262	\$935.00	\$1,245.00	01/10/23 - REPLACED BATHROOM DOOR

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Subtotal		\$1,245.00		
TOTAL		\$16,945.82		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

January 7, 2023
Invoice Number: 075386602010723
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 01/06/23 through 02/05/23
details on following pages*

Previous Balance	241.76
Payments Received - Thank You	-241.76
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
Total Due by 01/23/23	\$119.98

NEWS AND INFORMATION

Important Billing Update: In order to continue to provide you with the best customer service, we are upgrading our billing system on or after February 8, 2023. You will receive a new account number and your payments will need to be sent to a new remittance address after February 8, 2023. **Your new account number and new remittance address will be provided to you on your next statement. No changes are required until you receive the statement with the new account number and new remittance address.**



Spectrum Business has a reliable voice solution for your business. Call 1-877-874-5569 today!

Choose the best TV solution for your business with Spectrum Business TV. Call 1-855-749-0860 today!

Choose the mobile package that fits your business needs with Spectrum Business. Call 1-833-954-3509 today!

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

Received
JAN 12 2023

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 01072023 NNNNNY 01 000216 0001

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



January 7, 2023
MIRABELLA CDD
Invoice Number: 075386602010723
Account Number: 0050753866-02
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-0016

Total Due by 01/23/23	\$119.98
Amount you are enclosing	\$

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number: 075386602010723
 Account Number: 0050753866-02
 Security Code: 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249
 7535 1610 NO RP 07 01072023 NNNNNY 01 000216 0001

Charge Details

Previous Balance		241.76
Payments Received - Thank You	12/16	-119.98
Payments Received - Thank You	12/30	-121.78
Remaining Balance		\$0.00

Payments received after 01/07/23 will appear on your next bill.

Services from 01/06/23 through 02/05/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Static IP 1	19.99
Promotional Discount	-30.00
	\$119.98

Spectrum Business™ Internet Total **\$119.98**

Current Charges **\$119.98**
Total Due by 01/23/23 **\$119.98**

Billing Information

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

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

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

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 - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



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**.





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-39811
Invoice Date: 1/5/2023

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

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

Ship Via
Ship Date 1/5/2023
Due Date 2/4/2023
Terms Net 30

Customer ID 8108
P.O. Number
P.O. Date 1/5/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2023 - 1/31/2023 Mirabella-Lake-ALL		1	1	213.97	213.97

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 213.97

Subtotal: 213.97
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 213.97

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details
Invoice no. : 72958
Invoice date : 1/4/23
Terms : Net 30

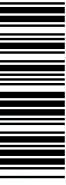
Product or service		Amount
1. Maintenance	1 unit x \$1,795.20	\$1,795.20
Landscape maintenance for January.		
2. Fuel Surcharge		\$54.75
Total		\$1,849.95

Note to customer
Thank you for your business!



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 01/12/2023	DUE DATE 02/02/2023
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

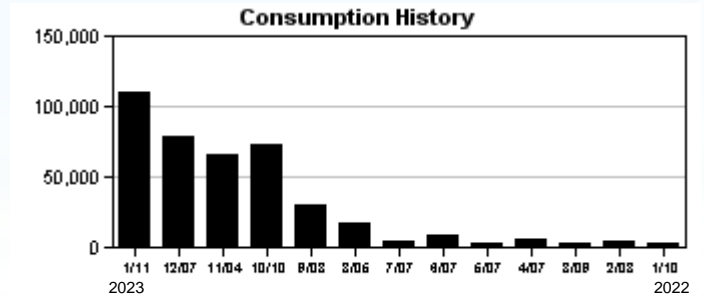
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	12/07/2022	9882	01/11/2023	10980	109800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$331.60
Water Base Charge	\$18.34
Water Usage Charge	\$527.36
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$626.96

Summary of Account Charges

Previous Balance	\$1,127.87
Net Payments - Thank You	\$-1,127.87
Total Account Charges	\$1,553.89
AMOUNT DUE	\$1,553.89



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

353 8

DUE DATE	02/02/2023
AMOUNT DUE	\$1,553.89
AMOUNT PAID	

0007129681552 00001553890



Received
JAN 23 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/18/2023
Account: 211003638973

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



Current month's charges:	\$169.87
Total amount due:	\$167.32
Payment Due By:	02/08/2023

Your Account Summary

Previous Amount Due	\$138.51
Payment(s) Received Since Last Statement	-\$138.51
Miscellaneous Credits	-\$2.55
Credit balance after payments and credits	-\$2.55
Current Month's Charges	\$169.87
Total Amount Due	\$167.32

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**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$169.87
Total amount due:	\$167.32
Payment Due By:	02/08/2023
Amount Enclosed	\$

611877787640

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

6118777876402110036389730000000167321

Account: 211003638973
Statement Date: 01/18/2023
Current month's charges due 02/08/2023



Details of Charges – Service from 12/10/2022 to 01/11/2023

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IJR

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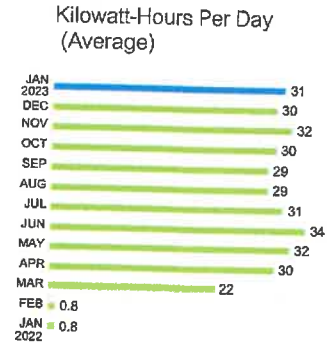
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	01/11/2023	18,171		17,139		1,032 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,032 kWh @ \$0.07990/kWh	\$82.46
Fuel Charge	1,032 kWh @ \$0.04832/kWh	\$49.87
Storm Protection Charge	1,032 kWh @ \$0.00400/kWh	\$4.13
Clean Energy Transition Mechanism	1,032 kWh @ \$0.00427/kWh	\$4.41
Florida Gross Receipt Tax		\$4.25
Electric Service Cost		\$169.87

Total Current Month's Charges

\$169.87

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$2.55

Total Current Month's Credits

-\$2.55

Important Messages

Annual Deposit Interest Credit

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



Received

JAN 23 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/18/2023
Account: 211003639179

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



Table with 2 columns: Description and Amount. Rows include Current month's charges (\$1,478.90), Total amount due (\$1,414.70), and Payment Due By (02/08/2023).

Your Account Summary

Table with 2 columns: Description and Amount. Rows include Previous Amount Due (\$1,361.17), Payment(s) Received Since Last Statement (-\$1,361.17), Miscellaneous Credits (-\$64.20), Credit balance after payments and credits (-\$64.20), Current Month's Charges (\$1,478.90), and Total Amount Due (\$1,414.70).

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

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

SCAM ALERT! Scammers are calling. Don't be a victim. Scammers can alter caller ID numbers to make it look like TECO is calling. We will never ask you to purchase a prepaid card or download a payment app. Know what you owe. Reference your most recent bill or log in to your online account. If you think a call is a scam, hang up. To learn more, or to report a scam, visit tampaelectric.com/scam

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

Table with 2 columns: Description and Amount. Rows include Current month's charges (\$1,478.90), Total amount due (\$1,414.70), Payment Due By (02/08/2023), and Amount Enclosed (\$611877787641).

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

6118777876412110036391790000001414707

Account: 211003639179
Statement Date: 01/18/2023
Current month's charges due 02/08/2023



Details of Charges – Service from 12/10/2022 to 01/11/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	490 kWh @ \$0.03511/kWh	\$17.20
Fixture & Maintenance Charge	35 Fixtures	\$714.70
Lighting Pole / Wire	35 Poles	\$715.05
Lighting Fuel Charge	490 kWh @ \$0.04767/kWh	\$23.36
Storm Protection Charge	490 kWh @ \$0.01466/kWh	\$7.18
Clean Energy Transition Mechanism	490 kWh @ \$0.00036/kWh	\$0.18
Florida Gross Receipt Tax		\$1.23
Lighting Charges		\$1,478.90

Total Current Month's Charges **\$1,478.90**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$64.20

Total Current Month's Credits **-\$64.20**

Important Messages

Annual Deposit Interest Credit

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

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Statement Date: 01/18/2023

Account: 211003639344

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



Current month's charges:	\$599.07
Total amount due:	\$571.20
Payment Due By:	02/08/2023

Your Account Summary

Previous Amount Due	\$489.88
Payment(s) Received Since Last Statement	-\$489.88
Miscellaneous Credits	-\$27.87
Credit balance after payments and credits	-\$27.87
Current Month's Charges	\$599.07
Total Amount Due	\$571.20

**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

0000051-000509-Page 15 of 18

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

To learn more, or to report a scam, visit tampaelectric.com/scam

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



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211003639344

Current month's charges:	\$599.07
Total amount due:	\$571.20
Payment Due By:	02/08/2023
Amount Enclosed	\$

611877787642

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: 01/18/2023
Current month's charges due 02/08/2023



Details of Charges – Service from 12/10/2022 to 01/11/2023

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	01/11/2023	53,409	49,311	4,098 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	4,098 kWh @ \$0.07990/kWh	\$327.43
Fuel Charge	4,098 kWh @ \$0.04832/kWh	\$198.02
Storm Protection Charge	4,098 kWh @ \$0.00400/kWh	\$16.39
Clean Energy Transition Mechanism	4,098 kWh @ \$0.00427/kWh	\$17.50
Florida Gross Receipt Tax		\$14.98

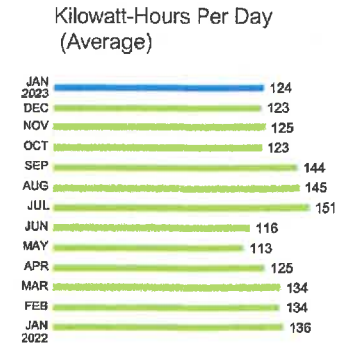
Electric Service Cost

\$599.07

Total Current Month's Charges

\$599.07

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$27.87

Total Current Month's Credits

-\$27.87

Important Messages

Annual Deposit Interest Credit

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

0000051-000510-Page 17 of 18

JAN 23 2023

Statement Date: 01/18/2023

Account: 211003639526

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



Current month's charges:	\$824.42
Total amount due:	\$816.02
Payment Due By:	02/08/2023

Your Account Summary

Previous Amount Due	\$754.05
Payment(s) Received Since Last Statement	-\$754.05
Miscellaneous Credits	-\$8.40
Credit balance after payments and credits	-\$8.40
Current Month's Charges	\$824.42
Total Amount Due	\$816.02

0000051-000503-Page 3 of 18

**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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SCAM ALERT!

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



See reverse side for more information

Account: 211003639526

Current month's charges:	\$824.42
Total amount due:	\$816.02
Payment Due By:	02/08/2023
Amount Enclosed	\$

611877787643

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: 211003639526
Statement Date: 01/18/2023
Current month's charges due 02/08/2023



Details of Charges – Service from 12/10/2022 to 01/11/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	806 kWh @ \$0.03511/kWh	\$28.30
Fixture & Maintenance Charge	19 Fixtures	\$355.40
Lighting Pole / Wire	19 Poles	\$388.17
Lighting Fuel Charge	806 kWh @ \$0.04767/kWh	\$38.42
Storm Protection Charge	806 kWh @ \$0.01466/kWh	\$11.82
Clean Energy Transition Mechanism	806 kWh @ \$0.00036/kWh	\$0.29
Florida Gross Receipt Tax		\$2.02
Lighting Charges		\$824.42

Total Current Month's Charges **\$824.42**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$8.40

Total Current Month's Credits **-\$8.40**

Important Messages

Annual Deposit Interest Credit

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

00000031-0000504-Page 3 of 18

CHECK REQUEST FORM
Mirabella

Date: 1/26/2023

Invoice#: 01052023-1

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2015 - FY 23 Tax Dist. ID 606

Code to: 203.131000.1000

Amount: \$319.33

Requested By: Toni Campbell 1/26/2023

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$319.33
Payable To Mirabella CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 171,980.54	51.27%	0.512700
Net DS 13	\$ 140,323.20	41.83%	0.418300
Net DS 15	\$ 23,147.50	6.90%	0.069000
Net Total	335,451.24	100.00%	1.000000

Date Received	Amount Received	51.27%	51.27%	41.83%	41.83%	6.90%	6.90%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2013 Debt Service Revenue	Rounded 2013 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/3/2022	7,124.92	3,652.83	3,652.83	2,980.44	2,980.44	491.65	491.65	-	595	2730/2734
11/16/2022	2,325.28	1,192.13	1,192.13	972.69	972.69	160.45	160.45	0.01	598	2733/2734
11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	2763/2764
1/5/2023	4,627.74	2,372.57	2,372.57	1,935.84	1,935.84	319.33	319.33	-	606	
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TOTAL	326,037.09	167,154.05	167,154.04	136,385.15	136,385.16	22,497.89	22,497.88	0.01		
Net Total on Roll	335,451.24		171,980.54		140,323.20		23,147.50			
Collection Surplus / (Deficit)	(9,414.15)		(4,826.50)		(3,938.04)		(649.62)			

CHECK REQUEST FORM
Mirabella

Date: 1/26/2023

Invoice#: 01052023-2

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2013 - FY 23 Tax Dist. ID 606

Code to: 202.131000.1000

Amount: \$1,935.84

Requested By: Toni Campbell 1/26/2023

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$1,935.84
Payable To Mirabella CDD
Check Description Series 2013 - FY 23 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 171,980.54	51.27%	0.512700
Net DS 13	\$ 140,323.20	41.83%	0.418300
Net DS 15	\$ 23,147.50	6.90%	0.069000
Net Total	335,451.24	100.00%	1.000000

Date Received	Amount Received	51.27%	51.27%	41.83%	41.83%	6.90%	6.90%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2013 Debt Service Revenue	Rounded 2013 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/3/2022	7,124.92	3,652.83	3,652.83	2,980.44	2,980.44	491.65	491.65	-	595	2730/2734
11/16/2022	2,325.28	1,192.13	1,192.13	972.69	972.69	160.45	160.45	0.01	598	2733/2734
11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	2763/2764
1/5/2023	4,627.74	2,372.57	2,372.57	1,935.84	1,935.84	319.33	319.33	-	606	
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TOTAL	326,037.09	167,154.05	167,154.04	136,385.15	136,385.16	22,497.89	22,497.88	0.01		
Net Total on Roll	335,451.24		171,980.54		140,323.20		23,147.50			
Collection Surplus / (Deficit)	(9,414.15)		(4,826.50)		(3,938.04)		(649.62)			

CHECK REQUEST FORM
Mirabella

Date: 12/28/2022

Invoice#: 12132022-14

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2015 - FY 23 Tax Dist. ID 604

Code to: 203.131000.1000

Amount: \$890.47

Requested By: 12/28/2022
Toni Campbell

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 12/13/2022
Check Amount \$890.47
Payable To Mirabella CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 604
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 171,980.54	51.27%	0.512700
Net DS 13	\$ 140,323.20	41.83%	0.418300
Net DS 15	\$ 23,147.50	6.90%	0.069000
Net Total	335,451.24	100.00%	1.000000

Date Received	Amount Received	51.27%	51.27%	41.83%	41.83%	6.90%	6.90%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2013 Debt Service Revenue	Rounded 2013 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/3/2022	7,124.92	3,652.83	3,652.83	2,980.44	2,980.44	491.65	491.65	-	595	2730/2734
11/16/2022	2,325.28	1,192.13	1,192.13	972.69	972.69	160.45	160.45	0.01	598	2733/2734
11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	
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CHECK REQUEST FORM
Mirabella

Date: 12/28/2022

Invoice#: 12132022-15

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2013 - FY 23 Tax Dist. ID 604

Code to: 202.131000.1000

Amount: \$5,398.15

Requested By: 12/28/2022
Toni Campbell

MIRABELLA CDD
DISTRICT CHECK REQUEST

Today's Date 12/13/2022
Check Amount \$5,398.15
Payable To Mirabella CDD
Check Description Series 2013 - FY 23 Tax Dist. ID 604
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

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11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	
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TOTAL	321,409.35	164,781.48	164,781.47	134,449.31	134,449.32	22,178.55	22,178.55	0.01		
Net Total on Roll	335,451.24		171,980.54		140,323.20		23,147.50			
Collection Surplus / (Deficit)	(14,041.89)		(7,199.07)		(5,873.88)		(968.95)			

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5600
DATE 01/21/2023
TERMS Net 15
DUE DATE 02/05/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/30/2022 THRU 1-20-2023: 4 weeks empty all garbage cans including mail slot can and bring to curb 1 time per week	4	50.00	200.00

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

BALANCE DUE **\$200.00**

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

Invoice

Date: 1/3/2023

To: Meritus **Via Email:** inframark@avidbill.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 1/03/2023	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 1/03/2023	\$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: 1/10/2023

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 1/10/2023 _____ \$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: 1/17/2023

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 1/17/2023 _____ \$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: 1/24/2023

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 1/24/2023 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Bryan Radcliff Mirabella c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22253	01/16/2023	\$310.00	02/13/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 1/6/2023 Provided service per customer request, to checkout problems with men's and women's restroom doors. Troubleshoot equipment, finding defective door lever on women's door and strike plate on men's door caused by suspected vandalism. Communicated findings with customer, ordered parts and will return to replace once equipment arrives.	2	125.00	250.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$310.00

Thank you, we appreciate your business!

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Bryan Radcliff Mirabella c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22262	01/18/2023	\$935.00	02/15/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 1/10/2023 Provided service to replace door lever on women's door and strike plate on men's door previously found defective by suspected vandalism. Once installed and secured, tested and left operational.	2	125.00	250.00
Miscellaneous electric strike plate & door lever	1	625.00	625.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$935.00

Thank you, we appreciate your business!

MIRABELLA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	0083320021023	\$119.98		INTERNET SERVICES 01/21/23-02/20/23
SOLITUDE LAKE MANAGEMENT, LLC	PSI-51183	\$213.97		LAKE MAINT - FEB 2023
SOUTH SHORE LANDSCAPE & LAWN	72997	\$1,849.05		LANDSCAPE MAINT FEB 2023
ZEBRA CLEANING TEAM	5170	\$850.00		POOL CLEANING FEBRUARY 2023
Monthly Contract Subtotal		\$3,033.00		
Variable Contract				
MERCEDES JERESSA HARRISON	MH 020223	\$200.00		SUPERVISOR FEE 02/02/23
MICHAEL PANNULLO	MP 020223	\$200.00		SUPERVISOR FEE 02/02/23
MINDY ROBYN JACOBSON	MJ 020223	\$200.00		SUPERVISOR FEE 02/02/23
TRIVIA M. KIMBROUGH	TK 020223	\$200.00		SUPERVISOR FEE 02/02/23
Variable Contract Subtotal		\$800.00		
Utilities				
BOCC	0712968155 021323	\$986.14		WATER SERVICE 01/11/23-02/10/23
TECO	211003638973 021523	\$144.24		ELECTRICITY SERVICES 01/12/23-02/09/23
TECO	211003639179 021523	\$1,478.90		ELECTRICITY SERVICES 01/12/23-02/09/23
TECO	211003639344 021523	\$529.21		ELECTRICITY SERVICES 01/12/23-02/09/23
TECO	211003639526 021523	\$824.42	\$2,976.77	ELECTRICITY SERVICES 01/12/23-02/09/23
Utilities Subtotal		\$3,962.91		
Regular Services				
CAITLIN JONES	CJ 020723	\$100.00		CLUBHOUSE RENTAL - 02/04/23
LERNER REPORTING SERVICES	320	\$5,000.00		ANNUAL DISCLOSURE FEE FY23
MIRABELLA CDD	02032023-1	\$2,898.75		SERIES 2013 FY23 TAX DIST ID 610
MIRABELLA CDD	02032023-2	\$478.17	\$3,376.92	SERIES 2015 FY23 TAX DIST ID 610
SPEAREM ENTERPRISES	5569	\$200.00		LABOR - 12/2-12/23/22 - GARBAGE CANS
SPEAREM ENTERPRISES	5641	\$200.00	\$400.00	LABOR - 01/27/23-02/17/23 - EMPTY CANS
STRALEY ROBIN VERICKER	22686	\$49.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
SUZANNA M. KIMBALL	013123	\$45.00		POOL BATHROOM CLEANING - 01/31/23
SUZANNA M. KIMBALL	SK 020723	\$45.00		POOL BATHROOM CLEANING - 02/07/23
SUZANNA M. KIMBALL	SK 021423	\$45.00		POOL BATHROOM CLEANING - 02/14/23
SUZANNA M. KIMBALL	SK 022123	\$45.00	\$180.00	POOL BATHROOM CLEANING - 02/21/23
Regular Services Subtotal		\$9,106.42		

MIRABELLA CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
ACTION SECURITY INC.	22470	\$310.00		LABOR - 02/06/23 - TROUBLESHOOTING WOMANS BR
ACTION SECURITY INC.	22477	\$885.00	\$1,195.00	LABOR - 02/07/23 - REPLACED DEFECTIVE STRIKE - WOMANS BR
HILLSBOROUGH COUNTY	CCI-2023-00158	\$33.25		OFF DUTY DEPUTY
Additional Services Subtotal		\$1,228.25		
TOTAL		\$18,130.58		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

Received
FEB 15 2023

February 10, 2023
 Invoice Number: 0083320021023
 Account Number: 8338 12 029 0083320
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

NEWS AND INFORMATION

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

ACTION REQUIRED: Important Reminder about Your Bill.
 Our billing system update is complete. You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:
 Spectrum Business
 P.O. Box 7186 Pasadena, CA 91109-7186



To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- If you pay by mail, you must update your account number and payment remittance address information.
- If you use AutoPay through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as SpectrumBusiness.net have also been updated with your new account number, which may be required to login.

Summary <small>Service from 02/06/23 through 03/05/23 details on following pages</small>	
Previous Balance	119.98
Payments Received -Thank You!	-119.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
Total Due by 02/27/23	\$119.98

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8338 1200 NO RP 10 02112023 NNNNNYNN 01 000106 0001

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

February 10, 2023

Mirabella CDD

Invoice Number: 0083320021023
 Account Number: 8338 12 029 0083320
 Service At: 14306 ROMEO BLVD
 WIMAUMA FL 33598-0016

Total Due by 02/27/23	\$119.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



February 10, 2023



Invoice Number: 0083320021023
 Account Number: 8338 12 029 0083320
 Security Code: 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 10 02112023 NNNNNYNN 01 000106 0001

Charge Details

Previous Balance		119.98
Payment - Thank You	02/01	-119.98
Remaining Balance		\$0.00

Payments received after 02/10/23 will appear on your next bill.

Service from 02/06/23 through 03/05/23

Spectrum Business™ Internet

Spectrum Business	129.99
Internet	
Promotional Discount	-30.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$119.98
Spectrum Business™ Internet Total	\$119.98
Current Charges	\$119.98
Total Due by 02/27/23	\$119.98

Billing Information

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

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

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)



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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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.

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-51183
Invoice Date: 2/1/2023

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

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

Ship Via
Ship Date 2/1/2023
Due Date 3/3/2023
Terms Net 30

Customer ID 8108
P.O. Number
P.O. Date 2/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2023 - 2/28/2023 Mirabella-Lake-ALL		1	1	213.97	213.97

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 213.97

Subtotal: 213.97
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 213.97

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details
Invoice no.: 72997
Invoice date: 2/1/23
Terms: Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for February.	\$1,795.20
2. Fuel Surcharge	\$53.85
Total	\$1,849.05

Note to customer
Thank you for your business!



Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 15, 2023
INVOICE #5170
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
		February pool cleaning		\$850.00
SUBTOTAL				
SALES TAX				
TOTAL				\$850.00

Comments:

MIRABELLA CDD

MEETING DATE: February 2, 2023

DMS Staff Signature: BRYAN RAICLIZAF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00
Vacant GAIL REESE	✓	SALARY ACCEPTED	\$200.00
Vacant MIKE PANNULLO	✓	SALARY ACCEPTED	\$200.00

MH 020223

MIRABELLA CDD

MEETING DATE: February 2, 2023

DMS Staff Signature: BRYAN RAICLITZ

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00
Vacant GAIL REESE	✓	SALARY ACCEPTED	\$200.00
Vacant MIKE PANNULLO	✓	SALARY ACCEPTED	\$200.00

mp020223

MIRABELLA CDD

MEETING DATE: February 2, 2023

DMS Staff Signature: BRYAN RAICLIZZ?

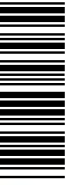
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00
Vacant GAIL REESE	✓	SALARY ACCEPTED	\$200.00
Vacant MIKE PANNULLO	✓	SALARY ACCEPTED	\$200.00

MJ 020223



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 02/13/2023	DUE DATE 03/06/2023
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	01/11/2023	10980	02/10/2023	11699	71900 GAL	ACTUAL	WATER

Service Address Charges

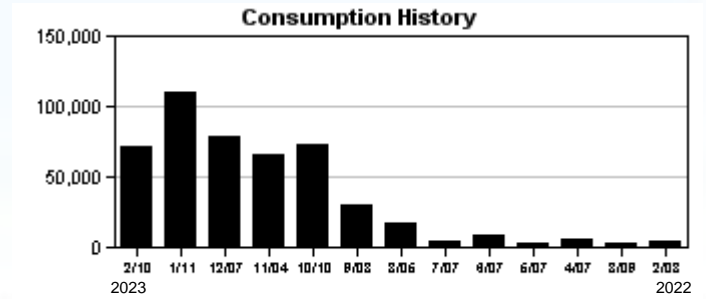
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$217.14
Water Base Charge	\$18.34
Water Usage Charge	\$290.48
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$410.55

Summary of Account Charges

Previous Balance	\$1,553.89
Net Payments - Thank You	\$-1,553.89
Total Account Charges	\$986.14
AMOUNT DUE	\$986.14

Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.



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

437 8

DUE DATE	03/06/2023
AMOUNT DUE	\$986.14
AMOUNT PAID	

Statement Date: 02/15/2023
Account: 211003638973

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



Current month's charges:	\$144.24
Total amount due:	\$144.24
Payment Due By:	03/08/2023

Your Account Summary

Previous Amount Due	\$167.32
Payment(s) Received Since Last Statement	-\$167.32
Current Month's Charges	\$144.24
Total Amount Due	\$144.24



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

00000068-0000716-Page 15 of 18

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$144.24
Total amount due:	\$144.24
Payment Due By:	03/08/2023

Amount Enclosed \$ _____
622988882311

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: 02/15/2023
 Current month's charges due **03/08/2023**



Details of Charges – Service from 01/12/2023 to 02/09/2023

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

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

Meter Location: SIGN-IRR

00000068-0000717- Page 17 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	02/09/2023	19,042		18,171		871 kWh	1	29 Days

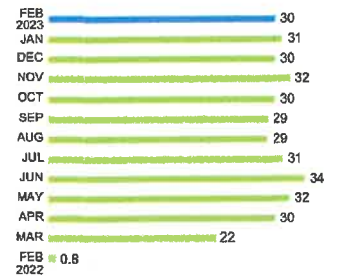
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	871 kWh @ \$0.07990/kWh	\$69.59
Fuel Charge	871 kWh @ \$0.04832/kWh	\$42.09
Storm Protection Charge	871 kWh @ \$0.00400/kWh	\$3.48
Clean Energy Transition Mechanism	871 kWh @ \$0.00427/kWh	\$3.72
Florida Gross Receipt Tax		\$3.61
Electric Service Cost		\$144.24

Total Current Month's Charges

\$144.24

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/15/2023
Account: 211003639179

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



Current month's charges:	\$1,478.90
Total amount due:	\$1,478.90
Payment Due By:	03/08/2023

Your Account Summary

Previous Amount Due	\$1,414.70
Payment(s) Received Since Last Statement	-\$1,414.70
Current Month's Charges	\$1,478.90
Total Amount Due	\$1,478.90

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

00000065-0000712-Page 7 of 18

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

More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,478.90
Total amount due:	\$1,478.90
Payment Due By:	03/08/2023
Amount Enclosed	\$

622988882312

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

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

Account: 211003639179
Statement Date: 02/15/2023
Current month's charges due 03/08/2023



Details of Charges – Service from 01/12/2023 to 02/09/2023

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 @ \$0.03511/kWh	\$17.20
Fixture & Maintenance Charge	35 Fixtures	\$714.70
Lighting Pole / Wire	35 Poles	\$715.05
Lighting Fuel Charge	490 kWh @ \$0.04767/kWh	\$23.36
Storm Protection Charge	490 kWh @ \$0.01466/kWh	\$7.18
Clean Energy Transition Mechanism	490 kWh @ \$0.00036/kWh	\$0.18
Florida Gross Receipt Tax		\$1.23
Lighting Charges		\$1,478.90

Total Current Month's Charges **\$1,478.90**

00000068-0000713-Page 8 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/15/2023
Account: 211003639344

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



Current month's charges:	\$529.21
Total amount due:	\$529.21
Payment Due By:	03/08/2023

Your Account Summary

Previous Amount Due	\$571.20
Payment(s) Received Since Last Statement	-\$571.20
Current Month's Charges	\$529.21
Total Amount Due	\$529.21



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

00000669-0000710-Page 3 of 18

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$529.21
Total amount due:	\$529.21
Payment Due By:	03/08/2023
Amount Enclosed	\$

622988882313

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: 02/15/2023
Current month's charges due 03/08/2023



Details of Charges – Service from 01/12/2023 to 02/09/2023

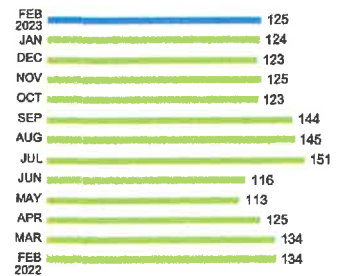
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	02/09/2023	57,030	53,409		3,621 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,621 kWh @ \$0.07990/kWh	\$289.32
Fuel Charge	3,621 kWh @ \$0.04832/kWh	\$174.97
Storm Protection Charge	3,621 kWh @ \$0.00400/kWh	\$14.48
Clean Energy Transition Mechanism	3,621 kWh @ \$0.00427/kWh	\$15.46
Florida Gross Receipt Tax		\$13.23
Electric Service Cost		\$529.21

Total Current Month's Charges

\$529.21

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/15/2023
Account: 211003639526

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



Current month's charges:	\$824.42
Total amount due:	\$824.42
Payment Due By:	03/08/2023

Your Account Summary

Previous Amount Due	\$816.02
Payment(s) Received Since Last Statement	-\$816.02
Current Month's Charges	\$824.42
Total Amount Due	\$824.42



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

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.



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$824.42
Total amount due:	\$824.42
Payment Due By:	03/08/2023

Amount Enclosed \$ _____

622988882314

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

6229888823142110036395260000000824429

Account: **211003639526**
 Statement Date: 02/15/2023
 Current month's charges due **03/08/2023**



Details of Charges – Service from 01/12/2023 to 02/09/2023

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 @ \$0.03511/kWh	\$28.30
Fixture & Maintenance Charge	19 Fixtures	\$355.40
Lighting Pole / Wire	19 Poles	\$388.17
Lighting Fuel Charge	806 kWh @ \$0.04767/kWh	\$38.42
Storm Protection Charge	806 kWh @ \$0.01466/kWh	\$11.82
Clean Energy Transition Mechanism	806 kWh @ \$0.00036/kWh	\$0.29
Florida Gross Receipt Tax		\$2.02
Lighting Charges		\$824.42

Total Current Month's Charges **\$824.42**

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

MIRABELLA
Community Development District
Check Request

Date: 02/07/2023

Date Needed By:

Amount: \$ 100.00

Payable To: Caitlin Jones

Address: 10702 Aldo Moro

City, State, Zip: Wimauma, FL 33598

Coding: _____

Requested By: Monica

Authorized by: ___Bryan Radcliff_____

Additional Directions:

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Received
NOV 30 2022

Clubhouse Rental Form

Today's Date: 11 / 21 / 2022

Event Date: 2 / 4 / 2023

8am to Noon	1pm - 5 pm - \$25.00	6pm - 10pm - \$50.00	Full Day \$75.00	X
-------------	----------------------	----------------------	------------------	---

Type of Event: Baby Shower

Maximum Number of People Attending: 63

Resident's Name: Caitlin Jones

Resident's Address: 10704 Aldo Moro Dr. Wimauma, FL 33598

Resident's Home Phone: Cell: 813-419-9876

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

Check Received for Deposit of \$100.00 Check # 257 Employee:

Check Received for Rental of \$25.00/\$50.00/\$75.00 Check # 257 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 Resident

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.

2

Caitlin Taylor Jones
13527 Padron Ct
Riverview, FL 33579-2315

11/28/2022

257
63-4/630 FL
1473

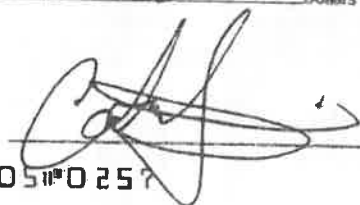
Pay To The Order Of Mirabella CDD \$ 17500

one Hundred + Seventy five Dollars Dollars

Bank of America

ACH R/T 063100277

For club house rental 2/4/23



⑆063000047⑆ 8980618896051⑆025⑆

Forward Clings

Invoice

Lerner Reporting Services, Inc.
 5711 Yeats Manor Dr, #401
 Tampa, FL 33616
 (813) 786-2094

Date	Invoice #
12/13/2022	320

Bill To
Mirabella CDD c/o Bryan Radcliff, Meritus Districts 5680 W. Cypress Street, Suite A Tampa, FL 33607

P.O. No.	Terms	Project

Quantity	Description	Amount
	Mirabella CDD FY23 Annual Disclosure Fee	5,000.00

Total	\$5,000.00
--------------	-------------------

Please wire to:
 Valley National Bank
 P.O. Box 558
 Wayne, NJ 07474-0558
 Routing #: 021201383
 Lerner Reporting Services, Inc.
 Account #: 5000074414

Or mail to:
 5711 Yeats Manor Drive, # 401
 Tampa, FL 33616
 Direct all questions to:
 Leah Popelka
 lpopelka@lerneradvisors.com
 (813) 786-2094

CHECK REQUEST FORM
Mirabella

Date: 2/7/2023

Invoice#: 02032023-1

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2013 - FY 23 Tax Dist. ID 610

Code to: 202.103200.1000

Amount: \$2,898.75

Requested By: Toni Campbell 2/7/2023

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 2/3/2023
Check Amount \$2,898.75
Payable To Mirabella CDD
Check Description Series 2013 - FY 23 Tax Dist. ID 610
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 171,980.54	51.27%	0.512700
Net DS 13	\$ 140,323.20	41.83%	0.418300
Net DS 15	\$ 23,147.50	6.90%	0.069000
Net Total	335,451.24	100.00%	1.000000

Date Received	Amount Received	51.27%	51.27%	41.83%	41.83%	6.90%	6.90%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2013 Debt Service Revenue	Rounded 2013 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/3/2022	7,124.92	3,652.83	3,652.83	2,980.44	2,980.44	491.65	491.65	-	595	2730/2734
11/16/2022	2,325.28	1,192.13	1,192.13	972.69	972.69	160.45	160.45	0.01	598	2733/2734
11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	2763/2764
1/5/2023	4,627.74	2,372.57	2,372.57	1,935.84	1,935.84	319.33	319.33	-	606	2778/2779
2/3/2023	6,929.65	3,552.72	3,552.72	2,898.75	2,898.75	478.17	478.17	0.01	610	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	332,966.74	170,706.78	170,706.76	139,283.90	139,283.91	22,976.06	22,976.05	0.02		
Net Total on Roll	335,451.24		171,980.54		140,323.20		23,147.50			
Collection Surplus / (Deficit)	(2,484.50)		(1,273.78)		(1,039.29)		(171.45)			

CHECK REQUEST FORM

Mirabella

Date: 2/7/2023

Invoice#: 02032023-2

Vendor#: V00066

Vendor Name: Mirabella

Pay From: Truist Acct# 2062

Description: Series 2015 - FY 23 Tax Dist. ID 610

Code to: 203.103200.1000

Amount: \$478.17

Requested By: Toni Campbell 2/7/2023

MIRABELLA CDD

DISTRICT CHECK REQUEST

Today's Date 2/3/2023
Check Amount \$478.17
Payable To Mirabella CDD
Check Description Series 2015 - FY 23 Tax Dist. ID 610
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

MIRABELLA CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 171,980.54	51.27%	0.512700
Net DS 13	\$ 140,323.20	41.83%	0.418300
Net DS 15	\$ 23,147.50	6.90%	0.069000
Net Total	335,451.24	100.00%	1.000000

Date Received	Amount Received	51.27%	51.27%	41.83%	41.83%	6.90%	6.90%	Proof	Date Transferred / Distribution ID	Notes / CDD checks #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2013 Debt Service Revenue	Rounded 2013 Debt Service Revenue	Raw Numbers 2015 Debt Service Revenue	Rounded 2015 Debt Service Revenue			
11/3/2022	7,124.92	3,652.83	3,652.83	2,980.44	2,980.44	491.65	491.65	-	595	2730/2734
11/16/2022	2,325.28	1,192.13	1,192.13	972.69	972.69	160.45	160.45	0.01	598	2733/2734
11/22/2022	4,784.29	2,452.83	2,452.83	2,001.32	2,001.32	330.14	330.14	-	599	2730/2734
11/28/2022	18,500.81	9,485.07	9,485.07	7,739.11	7,739.11	1,276.63	1,276.63	0.00	600	
12/6/2022	275,769.45	141,382.63	141,382.63	115,357.61	115,357.61	19,029.21	19,029.21	-	602	
12/13/2022	\$12,904.60	6,615.98	6,615.98	5,398.15	5,398.15	890.47	890.47	0.00	604	2763/2764
1/5/2023	4,627.74	2,372.57	2,372.57	1,935.84	1,935.84	319.33	319.33	-	606	2778/2779
2/3/2023	6,929.65	3,552.72	3,552.72	2,898.75	2,898.75	478.17	478.17	0.01	610	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	332,966.74	170,706.78	170,706.76	139,283.90	139,283.91	22,976.06	22,976.05	0.02		
Net Total on Roll Collection Surplus / (Deficit)	335,451.24		171,980.54		140,323.20		23,147.50			
	(2,484.50)		(1,273.78)		(1,039.29)		(171.45)			

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5569
DATE 12/23/2022
TERMS Net 15
DUE DATE 01/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/2-12/23/2022: 4 weeks empty all garbage cans including mail slot can and bring to curb 1 time per week	4	50.00	200.00

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

BALANCE DUE \$200.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5641
DATE 02/20/2023
TERMS Net 15
DUE DATE 03/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 1-27-2023 thru 2-17-2023: 4 weeks empty all garbage cans including mail slot can and bring to curb 1 time per week	4	50.00	200.00

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

BALANCE DUE **\$200.00**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 08, 2023
Client: 001295
Matter: 000001
Invoice #: 22686

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2022 RE SERIES 2013 BONDS; PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2022 RE SERIES 2015 BONDS.	0.3	\$49.50
		Total Professional Services	0.3	\$49.50
		Total Services	\$49.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$49.50
		Previous Balance		\$61.00
		Less Payments		(\$61.00)
		PAY THIS AMOUNT		\$49.50

Please Include Invoice Number on all Correspondence

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

Invoice

Date: 1/31/2023

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 1/31/2023 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/7/2023

To: Meritus **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

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

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/7/2023 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/14/2023

To: Meritus **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/14/2023 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/21/2023

To: Meritus **Via Email:** inframark@avidbill.com

From: Suzanna M. Kimball

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

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 2/21/2023 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Bryan Radcliff Mirabella c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22470	02/17/2023	\$310.00	03/17/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 2/6/2023 Provided service per customer request, to checkout report of women's bathroom not unlocking with fob. Troubleshoot equipment, finding electric strike vandalized and in need of replacement. Communicated findings with customer, ordered parts and will return to replace.	2	125.00	250.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$310.00

Thank you, we appreciate your business!

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Bryan Radcliff Mirabella c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22477	02/20/2023	\$885.00	03/20/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 2/7/2023 Provided service to replace electric strike at women's restroom previously found defective. Installed, wired and secured. Tested, verified and left operational.	2	125.00	250.00
Electric Strike	1	575.00	575.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$885.00

Thank you, we appreciate your business!

Hillsborough County Sheriff's Office
 2008 East 8th Street
 Tampa, FL 33605



CONSOLIDATED INVOICE

accountsreceivable@hcsotampa.fl.us
 https://www.teamhcsotampa.com/
 (813) 247-8000

Date	Consolidated Invoice Number
02/03/2023	CCI-2023-00158
Payment Terms	Due Date
Net 30	03/05/2023
Customer ID	
CID-261243	

Bill To
Mirabella CDD 2002 Pan Am Circle Tampa, FL 33607 United States of America

Remit-To
Hillsborough County Sheriff's Office 2008 East 8th Street Tampa, FL 33605 United States of America

Page 1 of 1

Invoice #	Invoice Date	PO #	Memo	Net Amount	Tax	Amount Due
CI-2023-03185	01/31/2023		0223-404362	16.50	0.00	16.50
CI-2023-03186	01/31/2023		0223-404363	16.75	0.00	16.75

Net Amount	33.25
Tax	0.00
Total Amount	USD 33.25

If you would like to pay this invoice by credit card, please provide the following information and return a copy of this invoice to the attention of the Accounts Receivable Department at the "Remit To" address above:

Credit Card Type (please VISA MasterCard American Express Discover check one)

Credit Card Number _____ Expiration Date (MM/YY) _____

CSV Number _____

Card Holder Name (please print) _____ Signature _____

Customer Name	Shift Type	Shift Start Time	Shift End Time	Shift		Actual			Engine	Assigned To Name	Status	Date Confirmed
				Duration	Actual Start Time	Actual End Time	Duration	Hours	Mileage			
Mirabella CDD (CID-261243)	Traffic	1/16/2023 7:00	1/16/2023 10:00	3 hours	1/16/2023 7:00	1/16/2023 10:00	3:00	3	6	Abromavicius Andrius	Confirmed	1/16/2023 10:36
Mirabella CDD (CID-261243)	Traffic	1/16/2023 14:00	1/16/2023 17:00	3 hours	1/16/2023 14:00	1/16/2023 17:00	3:00	3	7	Abromavicius Andrius	Confirmed	1/16/2023 17:28

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 200,297	\$ -	\$ -	\$ -	\$ -	200,297
Cash in Transit	-	137,348	-	-	-	137,348
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	3,120	195	-	-	3,315
Investments:						
Interest Account	-	178	-	-	-	178
Prepayment Account	-	30,552	-	-	-	30,552
Reserve Fund	-	151,088	11,255	-	-	162,343
Revenue Fund	-	135,386	25,857	-	-	161,243
Sinking fund	-	9	-	-	-	9
Deposits	2,857	-	-	-	-	2,857
Fixed Assets						
Construction Work In Process	-	-	-	1,603,412	-	1,603,412
Amount Avail In Debt Services	-	-	-	-	278,309	278,309
Amount To Be Provided	-	-	-	-	1,481,691	1,481,691
TOTAL ASSETS	\$ 204,821	\$ 457,681	\$ 37,307	\$ 1,603,412	\$ 1,760,000	\$ 4,063,221
<u>LIABILITIES</u>						
Accounts Payable	\$ 3,896	\$ -	\$ -	\$ -	\$ -	3,896
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	3,315	-	-	-	-	3,315
TOTAL LIABILITIES	7,211	-	-	-	1,760,000	1,767,211

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	457,681	37,307	-	-	494,988
Unassigned:	197,610	-	-	1,603,412	-	1,801,022
TOTAL FUND BALANCES	197,610	457,681	37,307	1,603,412	-	2,296,010
TOTAL LIABILITIES & FUND BALANCES	\$ 204,821	\$ 457,681	\$ 37,307	\$ 1,603,412	\$ 1,760,000	\$ 4,063,221

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 171,980	\$ 172,158	\$ 178	100.10%
Other Miscellaneous Revenues	-	92	92	0.00%
TOTAL REVENUES	171,980	172,250	270	100.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,400	600	80.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	-	3,500	0.00%
Disclosure Report	5,000	5,000	-	100.00%
District Counsel	4,000	989	3,011	24.73%
District Engineer	1,750	-	1,750	0.00%
District Manager	27,000	11,250	15,750	41.67%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	1,569	(369)	130.75%
Postage, Phone, Faxes, Copies	250	37	213	14.80%
Public Officials Insurance	2,905	2,603	302	89.60%
Legal Advertising	900	-	900	0.00%
Misc-Taxes	-	567	(567)	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,800	750	1,050	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	57,905	25,340	32,565	43.76%
<u>Electric Utility Services</u>				
Utility - Electric	28,000	16,296	11,704	58.20%
Total Electric Utility Services	28,000	16,296	11,704	58.20%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	5,515	(3,515)	275.75%
Total Water-Sewer Comb Services	2,000	5,515	(3,515)	275.75%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	3,000	1,070	1,930	35.67%
Clubhouse - Facility Janitorial Service	12,000	2,292	9,708	19.10%
Contracts-Security Services	1,500	258	1,242	17.20%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	3,400	6,800	33.33%
Contracts-Other Landscape	3,500	1,070	2,430	30.57%
Insurance -Property & Casualty	6,823	6,314	509	92.54%
R&M-Pools	1,000	218	782	21.80%
Landscape Maintenance	24,000	9,246	14,754	38.53%
Clubhouse Facility - Other	2,500	6,540	(4,040)	261.60%
Irrigation Maintenance	2,000	-	2,000	0.00%
Capital Outlay	8,000	-	8,000	0.00%
Total Other Physical Environment	76,523	30,408	46,115	39.74%
<u>Reserves</u>				
Capital Reserve	7,552	-	7,552	0.00%
Total Reserves	7,552	-	7,552	0.00%
TOTAL EXPENDITURES & RESERVES	171,980	77,559	94,421	45.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,691	94,691	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		102,919		
FUND BALANCE, ENDING		\$ 197,610		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
Series 2013 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,942	\$ 1,942	0.00%
Special Assmnts- Tax Collector	130,850	274,917	144,067	210.10%
TOTAL REVENUES	130,850	276,859	146,009	211.59%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	30,000	30,000	-	100.00%
Interest Expense	100,850	51,050	49,800	50.62%
Total Debt Service	130,850	81,050	49,800	61.94%
TOTAL EXPENDITURES	130,850	81,050	49,800	61.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	195,809	195,809	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		261,872		
FUND BALANCE, ENDING		\$ 457,681		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 291	\$ 291	0.00%
Special Assmnts- Tax Collector	22,500	23,171	671	102.98%
TOTAL REVENUES	22,500	23,462	962	104.28%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	16,500	8,400	8,100	50.91%
Total Debt Service	22,500	14,400	8,100	64.00%
TOTAL EXPENDITURES	22,500	14,400	8,100	64.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,062	9,062	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		28,245		
FUND BALANCE, ENDING		\$ 37,307		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,603,412		
FUND BALANCE, ENDING		<u>\$ 1,603,412</u>		

MIRABELLA CDD

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	200,297.24	Statement Balance	204,654.63
G/L Balance	200,297.24	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	204,654.63
Subtotal	200,297.24	Outstanding Checks	4,357.39
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	200,297.24	Ending Balance	200,297.24
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/24/2023	Payment	2776	SUZANNA M. KIMBALL	90.00	90.00	0.00
2/2/2023	Payment	2777	TECO	2,969.24	2,969.24	0.00
2/3/2023	Payment	2778	MIRABELLA CDD	1,935.84	1,935.84	0.00
2/3/2023	Payment	2779	MIRABELLA CDD	319.33	319.33	0.00
2/3/2023		JE000063	CK#1017### Clubhouse	25.00	25.00	0.00
2/10/2023	Payment	2780	MIRABELLA CDD	2,898.75	2,898.75	0.00
2/10/2023	Payment	2781	SPEAREM ENTERPRISES	200.00	200.00	0.00
2/10/2023	Payment	2782	SUZANNA M. KIMBALL	45.00	45.00	0.00
2/10/2023	Payment	2783	MIRABELLA CDD	478.17	478.17	0.00
2/16/2023	Payment	2784	MINDY ROBYN JACOBSON	200.00	200.00	0.00
2/16/2023	Payment	2785	SOLITUDE LAKE MANAGEMENT, LLC	213.97	213.97	0.00
2/16/2023	Payment	2786	SOUTH SHORE LANDSCAPE & LAWN	1,849.05	1,849.05	0.00
2/16/2023	Payment	2787	SPEAREM ENTERPRISES	200.00	200.00	0.00
2/16/2023	Payment	2788	SUZANNA M. KIMBALL	90.00	90.00	0.00
2/16/2023	Payment	2789	TRIVIA M. KIMBROUGH	200.00	200.00	0.00
2/23/2023	Payment	2790	BOCC	986.14	986.14	0.00
2/23/2023	Payment	2792	HILLSBOROUGH COUNTY	33.25	33.25	0.00
2/23/2023	Payment	2797	SUZANNA M. KIMBALL	45.00	45.00	0.00
Total Checks				12,778.74	12,778.74	0.00
Deposits						
1/30/2023		JE000062	CK #257## Clubhouse Rental	G/L Ac 175.00	175.00	0.00
2/3/2023		JE000063	CK#1017### Clubhouse	G/L Ac 25.00	25.00	0.00
2/28/2023		JE000123	Debt Service/ Tax Revenue	G/L Ac 6,929.65	6,929.65	0.00
Total Deposits				7,129.65	7,129.65	0.00
Outstanding Checks						
10/1/2022		JE000023	Outstanding check#712###; BOCC	99.32	0.00	99.32
10/1/2022		JE000024	Outstanding check# 0712; BOCC	237.43	0.00	237.43
2/23/2023	Payment	2791	CHARTER COMMUNICATIONS	119.98	0.00	119.98
2/23/2023	Payment	2793	INFRAMARK LLC	3,651.16	0.00	3,651.16

MIRABELLA CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
2/23/2023	Payment	2795	MERCEDES JERESSA HARRISON	200.00	0.00	200.00
2/23/2023	Payment	2796	STRALEY ROBIN VERICKER	49.50	0.00	49.50
Total Outstanding Checks.....				4,357.39		4,357.39



Work Order
 Work Order Number 00138735
 Created Date 3/14/2023

Account Mirabella
 Contact Nicole Hicks
 Address 14306 Romeo Boulevard
 Riverview, FL 33579

Work Details

Specialist Comments to Customer Treated invasive shoreline weeds on both ponds by spot treating due to high winds
 Prepared By Bethany O'Donnell

Work Order Assets

Asset	Status	Product Work Type
Mirabella-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Mirabella-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Mirabella-Lake-ALL	SHORELINE WEED CONTROL	
Mirabella-Lake-ALL	LAKE WEED CONTROL	
Mirabella-Lake-ALL	ALGAE CONTROL	
Mirabella-Lake-ALL		