

# 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  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Thursday, June 01, 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 **June 01, 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. BUSINESS ITEMS

- A. Consideration of Resolution 2023-02; Approving FY 2024 Proposed Budget & Setting Public Hearing .....Tab 01
- B. General Matters of the District

#### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor’s Meeting Minutes of the Regular Meeting April 13, 2023, ..... Tab 02
- B. Consideration of Operation and Maintenance Expenditures April 2023 ..... Tab 03
- C. Review of Financial Statements Month Ending April 30, 2023, ..... Tab 04

#### 5. STAFF REPORTS

- A. District Manager
- 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 Radeliff*

District Manager

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 3, 2023  
HOUR: 6:00 pm  
LOCATION: Mirabella Clubhouse  
14306 Romeo Blvd.  
Wimauma, Florida 33598

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

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

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

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

**PASSED AND ADOPTED ON JUNE 1<sup>ST</sup>, 2023.**

Attest:

**Mirabella Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

2024

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024  
FINAL ANNUAL OPERATING BUDGET



June 1, 2023

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET

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June 1, 2023

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

|   | Fiscal Year 2023 Final<br>Operating Budget | Current Period<br>Actuals<br>10/1/22 - 02/28/23 | Projected Revenues &<br>Expenditures<br>3/1/23 to 9/30/23 | Total Actuals and<br>Projections Through<br>9/30/23 | Over/(Under) Budget<br>Through 9/30/23 |
|---|--|---|---|---|--|
| <b>REVENUES</b>                                     |  |   |   |   |  |
| <b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>        |  |   |   |   |  |
| Operations & Maintenance Assmts-Tax Roll            | 171,980.00                                 | 172,158.00                                      | (178.00)  | 171,980.00  | 0.00                                   |
| <b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>  | <b>\$171,980.00</b>                        | <b>\$172,158.00</b>                             | <b>(\$178.00)</b>   | <b>\$171,980.00</b>                                 | <b>\$0.00</b>                          |
| <b>OTHER MISCELLANEOUS REVENUES</b>                 |  |   |   |   |  |
| Other Miscellaneous Revenues                        | 0.00                                       | 92.00   | 0.00  | 92.00   | 92.00                                  |
| <b>TOTAL OTHER MISCELLANEOUS REVENUES</b>           | <b>\$0.00</b>                              | <b>\$92.00</b>                                  | <b>\$0.00</b>   | <b>\$92.00</b>                                      | <b>\$92.00</b>                         |
| <b>TOTAL REVENUES</b>                               | <b>\$171,980.00</b>                        | <b>\$172,250.00</b>                             | <b>(\$178.00)</b>   | <b>\$172,072.00</b>                                 | <b>\$92.00</b>                         |
| <b>EXPENDITURES</b>                                 |  |   |   |   |  |
| <b>LEGISLATIVE</b>                                  |  |   |   |   |  |
| Supervisor Fees                                     | 3,000.00                                   | 2,400.00  | 1,600.00  | 4,000.00  | 1,000.00                               |
| <b>TOTAL LEGISLATIVE</b>                            | <b>\$3,000.00</b>                          | <b>\$2,400.00</b>                               | <b>\$1,600.00</b>   | <b>\$4,000.00</b>                                   | <b>\$1,000.00</b>                      |
| <b>FINANCIAL &amp; ADMINISTRATIVE</b>               |  |   |   |   |  |
| District Manager                                    | 27,000.00                                  | 11,250.00                                       | 15,750.00   | 27,000.00   | 0.00                                   |
| District Engineer                                   | 1,750.00                                   | 0.00  | 1,750.00  | 1,750.00  | 0.00                                   |
| Disclosure Report                                   | 5,000.00                                   | 5,000.00  | 0.00  | 5,000.00  | 0.00                                   |
| Trustees Fees                                       | 3,500.00                                   | 0.00  | 3,500.00  | 3,500.00  | 0.00                                   |
| Auditing Services                                   | 5,200.00                                   | 0.00  | 5,000.00  | 5,000.00  | (200.00)                               |
| Arbitrage Rebate Calculation                        | 650.00                                     | 0.00  | 650.00  | 650.00  | 0.00                                   |
| Postage, Phone, Faxes, Copies                       | 250.00                                     | 37.00   | (37.00)   | 0.00  | (250.00)                               |
| Public Officials Insurance                          | 2,905.00                                   | 2,603.00  | (2,253.00)  | 350.00  | (2,555.00)                             |
| Legal Advertising                                   | 900.00                                     | 0.00  | 3,256.00  | 3,256.00  | 2,356.00                               |
| Misc-Taxes  | 0.00                                       | 567.00  | 933.00  | 1,500.00  | 1,500.00                               |
| Bank Fees   | 150.00                                     | 0.00  | 150.00  | 150.00  | 0.00                                   |
| Dues, Licenses & Fees                               | 500.00                                     | 175.00  | 525.00  | 700.00  | 200.00                                 |
| Office Supplies                                     | 100.00                                     | 0.00  | 100.00  | 100.00  | 0.00                                   |
| ADA Website Compliance                              | 1,200.00                                   | 1,569.00  | (369.00)  | 1,200.00  | 0.00                                   |
| Website Administration                              | 1,800.00                                   | 750.00  | 1,050.00  | 1,800.00  | 0.00                                   |
| <b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>         | <b>\$50,905.00</b>                         | <b>\$21,951.00</b>                              | <b>\$30,005.00</b>  | <b>\$51,956.00</b>                                  | <b>\$1,051.00</b>                      |
| <b>LEGAL COUNSEL</b>                                |  |   |   |   |  |
| District Counsel                                    | 4,000.00                                   | 989.00  | 5,011.00  | 6,000.00  | 2,000.00                               |
| <b>TOTAL LEGAL COUNSEL</b>                          | <b>\$4,000.00</b>                          | <b>\$989.00</b>                                 | <b>\$5,011.00</b>   | <b>\$6,000.00</b>                                   | <b>\$2,000.00</b>                      |
| <b>ELECTRIC UTILITY SERVICES</b>                    |  |   |   |   |  |
| Electric Utility Services                           | 28,000.00                                  | 16,296.00                                       | 11,704.00   | 28,000.00   | 0.00                                   |
| <b>TOTAL ELECTRIC UTILITY SERVICES</b>              | <b>\$28,000.00</b>                         | <b>\$16,296.00</b>                              | <b>\$11,704.00</b>  | <b>\$28,000.00</b>                                  | <b>\$0.00</b>                          |
| <b>WATER-SEWER COMBINATION SERVICES</b>             |  |   |   |   |  |
| Water Utility Services                              | 2,000.00                                   | 5,515.00  | (5,515.00)  | 0.00  | (2,000.00)                             |
| <b>TOTAL WATER-SEWER COMBINATION SERVICES</b>       | <b>\$2,000.00</b>                          | <b>\$5,515.00</b>                               | <b>(\$5,515.00)</b>                                       | <b>\$0.00</b>                                       | <b>(\$2,000.00)</b>                    |
| <b>OTHER PHYSICAL ENVIRONMENT</b>                   |  |   |   |   |  |
| Waterway Management Program                         | 3,000.00                                   | 1,070.00  | 1,930.00  | 3,000.00  | 0.00                                   |
| Clubhouse - Facility Janitorial Service             | 12,000.00                                  | 2,292.00  | 6,764.00  | 9,056.00  | (2,944.00)                             |
| Holiday Lighting                                    | 0.00                                       | 0.00  | 0.00  | 0.00  | 0.00                                   |
| Property & Casualty Insurance                       | 6,823.00                                   | 6,314.00  | (6,314.00)  | 0.00  | (6,823.00)                             |
| Clubhouse Facility - Other                          | 2,500.00                                   | 6,540.00  | (6,540.00)  | 0.00  | (2,500.00)                             |
| Landscape Maintenance - Contract                    | 24,000.00                                  | 9,246.00  | 14,754.00   | 24,000.00   | 0.00                                   |
| Landscape Maintenance - Other                       | 3,500.00                                   | 1,070.00  | 430.00  | 1,500.00  | (2,000.00)                             |
| Plant Replacement Program                           | 2,000.00                                   | 0.00  | 1,000.00  | 1,000.00  | (1,000.00)                             |
| Irrigation Maintenance                              | 2,000.00                                   | 0.00  | 1,000.00  | 1,000.00  | (1,000.00)                             |
| R&M-Clubhouse                                       | 0.00                                       | 0.00  | 0.00  | 0.00  | 0.00                                   |
| R&M-Pools   | 1,000.00                                   | 218.00  | (218.00)  | 0.00  | (1,000.00)                             |
| Pool Maintenance - Contract                         | 10,200.00                                  | 400.00  | (3,400.00)  | 0.00  | (10,200.00)                            |
| Security System - Contract                          | 1,500.00                                   | 58.00   | 4,742.00  | 5,000.00  | 3,500.00                               |
| Capital Outlay                                      | 8,000.00                                   | 0.00  | 0.00  | 0.00  | (8,000.00)                             |
| <b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>             | <b>\$76,523.00</b>                         | <b>\$30,408.00</b>                              | <b>\$14,148.00</b>  | <b>\$44,556.00</b>                                  | <b>(\$31,967.00)</b>                   |
| <b>CAPITAL RESERVE</b>                              |  |   |   |   |  |
| Capital Reserve                                     | 7,552.00                                   | 0.00  | 0.00  | 0.00  | (7,552.00)                             |
| <b>TOTAL CAPITAL RESERVE</b>                        | <b>\$7,552.00</b>                          | <b>\$0.00</b>                                   | <b>\$0.00</b>   | <b>\$0.00</b>                                       | <b>(\$7,552.00)</b>                    |
| <b>TOTAL EXPENDITURES</b>                           | <b>\$171,980.00</b>                        | <b>\$77,559.00</b>                              | <b>\$56,953.00</b>  | <b>\$134,512.00</b>                                 | <b>(\$37,468.00)</b>                   |
| <b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>\$0.00</b>                              | <b>\$94,691.00</b>                              | <b>(\$57,131.00)</b>                                      | <b>\$37,560.00</b>                                  | <b>\$37,560.00</b>                     |

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

|   | Fiscal Year 2023 Final<br>Operating Budget | Current Period<br>Actuals<br>10/1/22 - 02/28/23 | Projected Revenues &<br>Expenditures<br>3/1/23 to 9/30/23 | Total Actuals and<br>Projections Through<br>9/30/23 | Over/(Under) Budget<br>Through 9/30/23 | Fiscal Year 2024 Final<br>Operating Budget | Increase / (Decrease)<br>from<br>FY 2023 to FY 2024 |
|---|--|---|---|---|--|--|---|
| <b>REVENUES</b>                                     |  |   |   |   |  |  |   |
| <b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>        |  |   |   |   |  |  |   |
| Operations & Maintenance Assmts-Tax Roll            | 171,980.00                                 | 172,158.00                                      | (178.00)  | 171,980.00  | 0.00                                   | 199,617.68                                 | 27,637.68   |
| <b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>  | <b>\$171,980.00</b>                        | <b>\$172,158.00</b>                             | <b>(\$178.00)</b>   | <b>\$171,980.00</b>                                 | <b>\$0.00</b>                          | <b>\$199,617.68</b>                        | <b>\$27,637.68</b>                                  |
| <b>OTHER MISCELLANEOUS REVENUES</b>                 |  |   |   |   |  |  |   |
| Other Miscellaneous Revenues                        | 0.00                                       | 92.00   | 0.00  | 92.00   | 92.00                                  | 0.00                                       | 0.00  |
| <b>TOTAL OTHER MISCELLANEOUS REVENUES</b>           | <b>\$0.00</b>                              | <b>\$92.00</b>                                  | <b>\$0.00</b>   | <b>\$92.00</b>                                      | <b>\$92.00</b>                         | <b>\$0.00</b>                              | <b>\$0.00</b>                                       |
| <b>TOTAL REVENUES</b>                               | <b>\$171,980.00</b>                        | <b>\$172,250.00</b>                             | <b>(\$178.00)</b>   | <b>\$172,072.00</b>                                 | <b>\$92.00</b>                         | <b>\$199,617.68</b>                        | <b>\$27,637.68</b>                                  |
| <b>EXPENDITURES</b>                                 |  |   |   |   |  |  |   |
| <b>LEGISLATIVE</b>                                  |  |   |   |   |  |  |   |
| Supervisor Fees                                     | 3,000.00                                   | 2,400.00  | 1,600.00  | 4,000.00  | 1,000.00                               | 6,000.00                                   | 3,000.00  |
| <b>TOTAL LEGISLATIVE</b>                            | <b>\$3,000.00</b>                          | <b>\$2,400.00</b>                               | <b>\$1,600.00</b>   | <b>\$4,000.00</b>                                   | <b>\$1,000.00</b>                      | <b>\$6,000.00</b>                          | <b>\$3,000.00</b>                                   |
| <b>FINANCIAL &amp; ADMINISTRATIVE</b>               |  |   |   |   |  |  |   |
| District Manager                                    | 27,000.00                                  | 11,250.00                                       | 15,750.00   | 27,000.00   | 0.00                                   | 27,000.00                                  | 0.00  |
| District Engineer                                   | 1,750.00                                   | 0.00  | 1,750.00  | 1,750.00  | 0.00                                   | 1,750.00                                   | 0.00  |
| Disclosure Report                                   | 5,000.00                                   | 5,000.00  | 0.00  | 5,000.00  | 0.00                                   | 5,000.00                                   | 0.00  |
| Trustees Fees                                       | 3,500.00                                   | 0.00  | 3,500.00  | 3,500.00  | 0.00                                   | 3,500.00                                   | 0.00  |
| Auditing Services                                   | 5,200.00                                   | 0.00  | 5,000.00  | 5,000.00  | (200.00)                               | 5,200.00                                   | 0.00  |
| Arbitrage Rebate Calculation                        | 650.00                                     | 0.00  | 650.00  | 650.00  | 0.00                                   | 650.00                                     | 0.00  |
| Postage, Phone, Faxes, Copies                       | 250.00                                     | 37.00   | (37.00)   | 0.00  | (250.00)                               | 250.00                                     | 0.00  |
| Public Officials Insurance                          | 2,905.00                                   | 2,603.00  | (2,253.00)  | 350.00  | (2,555.00)                             | 2,905.00                                   | 0.00  |
| Legal Advertising                                   | 900.00                                     | 0.00  | 3,256.00  | 3,256.00  | 1,200.00                               | 300.00                                     | 300.00  |
| Misc-Taxes  | 0.00                                       | 567.00  | 933.00  | 1,500.00  | 1,500.00                               | 900.00                                     | 900.00  |
| Bank Fees   | 150.00                                     | 0.00  | 150.00  | 150.00  | 0.00                                   | 150.00                                     | 0.00  |
| Dues, Licenses & Fees                               | 500.00                                     | 175.00  | 525.00  | 700.00  | 200.00                                 | 500.00                                     | 0.00  |
| Office Supplies                                     | 100.00                                     | 0.00  | 100.00  | 100.00  | 0.00                                   | 100.00                                     | 0.00  |
| ADA Website Compliance                              | 1,200.00                                   | 1,569.00  | (369.00)  | 1,200.00  | 0.00                                   | 1,200.00                                   | 0.00  |
| Website Administration                              | 1,800.00                                   | 750.00  | 1,050.00  | 1,800.00  | 0.00                                   | 1,800.00                                   | 0.00  |
| <b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>         | <b>\$50,905.00</b>                         | <b>\$21,951.00</b>                              | <b>\$30,005.00</b>  | <b>\$51,956.00</b>                                  | <b>\$1,051.00</b>                      | <b>\$52,105.00</b>                         | <b>\$1,200.00</b>                                   |
| <b>LEGAL COUNSEL</b>                                |  |   |   |   |  |  |   |
| District Counsel                                    | 4,000.00                                   | 989.00  | 5,011.00  | 6,000.00  | 2,000.00                               | 4,000.00                                   | 0.00  |
| <b>TOTAL LEGAL COUNSEL</b>                          | <b>\$4,000.00</b>                          | <b>\$989.00</b>                                 | <b>\$5,011.00</b>   | <b>\$6,000.00</b>                                   | <b>\$2,000.00</b>                      | <b>\$4,000.00</b>                          | <b>\$0.00</b>                                       |
| <b>ELECTRIC UTILITY SERVICES</b>                    |  |   |   |   |  |  |   |
| Electric Utility Services                           | 28,000.00                                  | 16,296.00                                       | 11,704.00   | 28,000.00   | 0.00                                   | 29,400.00                                  | 1,400.00  |
| <b>TOTAL ELECTRIC UTILITY SERVICES</b>              | <b>\$28,000.00</b>                         | <b>\$16,296.00</b>                              | <b>\$11,704.00</b>  | <b>\$28,000.00</b>                                  | <b>\$0.00</b>                          | <b>\$29,400.00</b>                         | <b>\$1,400.00</b>                                   |
| <b>WATER-SEWER COMBINATION SERVICES</b>             |  |   |   |   |  |  |   |
| Water Utility Services                              | 2,000.00                                   | 5,515.00  | (5,515.00)  | 0.00  | (2,000.00)                             | 7,500.00                                   | 5,500.00  |
| <b>TOTAL WATER-SEWER COMBINATION SERVICES</b>       | <b>\$2,000.00</b>                          | <b>\$5,515.00</b>                               | <b>(\$5,515.00)</b>                                       | <b>\$0.00</b>                                       | <b>(\$2,000.00)</b>                    | <b>\$7,500.00</b>                          | <b>\$5,500.00</b>                                   |
| <b>OTHER PHYSICAL ENVIRONMENT</b>                   |  |   |   |   |  |  |   |
| Waterway Management Program                         | 3,000.00                                   | 1,070.00  | 1,930.00  | 3,000.00  | 0.00                                   | 3,000.00                                   | 0.00  |
| Clubhouse - Facility Janitorial Service             | 12,000.00                                  | 2,292.00  | 6,764.00  | 9,056.00  | (2,944.00)                             | 12,000.00                                  | 0.00  |
| Holiday Lighting                                    | 0.00                                       | 0.00  | 0.00  | 0.00  | 0.00                                   | 2,500.00                                   | 2,500.00  |
| Property & Casualty Insurance                       | 6,823.00                                   | 6,314.00  | (6,314.00)  | 0.00  | (6,823.00)                             | 8,500.00                                   | 1,677.00  |
| Clubhouse Facility - Other                          | 2,500.00                                   | 6,540.00  | (6,540.00)  | 0.00  | (2,500.00)                             | 2,500.00                                   | 0.00  |
| Landscape Maintenance - Contract                    | 24,000.00                                  | 9,246.00  | 14,754.00   | 24,000.00   | 0.00                                   | 24,000.00                                  | 0.00  |
| Landscape Maintenance - Other                       | 3,500.00                                   | 1,070.00  | 430.00  | 1,500.00  | (2,000.00)                             | 3,500.00                                   | 0.00  |
| Plant Replacement Program                           | 2,000.00                                   | 0.00  | 1,000.00  | 1,000.00  | (1,000.00)                             | 2,000.00                                   | 0.00  |
| Irrigation Maintenance                              | 2,000.00                                   | 0.00  | 1,000.00  | 1,000.00  | (1,000.00)                             | 2,000.00                                   | 0.00  |
| R&M-Clubhouse                                       | 0.00                                       | 0.00  | 0.00  | 0.00  | 0.00                                   | 5,000.00                                   | 5,000.00  |
| R&M-Pools   | 1,000.00                                   | 218.00  | (218.00)  | 0.00  | (1,000.00)                             | 2,000.00                                   | 1,000.00  |
| Pool Maintenance - Contract                         | 10,200.00                                  | 3,400.00  | (3,400.00)  | 0.00  | (10,200.00)                            | 10,200.00                                  | 0.00  |
| Security System - Contract                          | 1,500.00                                   | 258.00  | 4,742.00  | 5,000.00  | 3,500.00                               | 1,500.00                                   | 0.00  |
| Capital Outlay                                      | 8,000.00                                   | 0.00  | 0.00  | 0.00  | (8,000.00)                             | 8,000.00                                   | 0.00  |
| <b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>             | <b>\$76,523.00</b>                         | <b>\$30,408.00</b>                              | <b>\$14,148.00</b>  | <b>\$44,556.00</b>                                  | <b>(\$31,967.00)</b>                   | <b>\$86,700.00</b>                         | <b>\$10,177.00</b>                                  |
| <b>CAPITAL RESERVE</b>                              |  |   |   |   |  |  |   |
| Capital Reserve                                     | 7,552.00                                   | 0.00  | 0.00  | 0.00  | (7,552.00)                             | 13,912.68                                  | 6,360.68  |
| <b>TOTAL CAPITAL RESERVE</b>                        | <b>\$7,552.00</b>                          | <b>\$0.00</b>                                   | <b>\$0.00</b>   | <b>\$0.00</b>                                       | <b>(\$7,552.00)</b>                    | <b>\$13,912.68</b>                         | <b>\$6,360.68</b>                                   |
| <b>TOTAL EXPENDITURES</b>                           | <b>\$171,980.00</b>                        | <b>\$77,559.00</b>                              | <b>\$56,953.00</b>  | <b>\$134,512.00</b>                                 | <b>(\$37,468.00)</b>                   | <b>\$199,617.68</b>                        | <b>\$27,637.68</b>                                  |
| <b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>\$0.00</b>                              | <b>\$94,691.00</b>                              | <b>(\$57,131.00)</b>                                      | <b>\$37,560.00</b>                                  | <b>\$37,560.00</b>                     | <b>(\$0.00)</b>                            | <b>(\$0.00)</b>                                     |



# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

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

##### District Engineer

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

##### Disclosure Reporting

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

##### Trustees Fees

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

##### Auditing Services

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

##### Postage, Phone, Fax, Copies

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

##### Miscellaneous Administration

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

##### Public Officials Insurance

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

##### Legal Advertising

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

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

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

#### **Office Supplies**

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

#### **Technology Services**

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

#### **Website Administration**

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

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

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

### **Electric Utility Services**

#### **Electric Utility Services**

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

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

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

### **Water-Sewer Combination Services**

#### **Water Utility Services**

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

### **Other Physical Environment**

#### **Waterway Management System**

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

#### **Property & Casualty Insurance**

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

#### **Entry & Walls Maintenance**

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

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

#### **Miscellaneous Landscape**

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

#### **Plant Replacement Program**

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

#### **Property Taxes**

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

#### **Irrigation Maintenance**

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

#### **Pool Maintenance**

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

#### **Clubhouse Maintenance**

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

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### SERIES 2013

| <b>REVENUES</b>                                    |           |                  |
|--|-----------|------------------|
| CDD Debt Service Assessments                       | \$        | 132,900          |
| <b>TOTAL REVENUES</b>                              | <b>\$</b> | <b>132,900</b>   |
| <b>EXPENDITURES</b>                                |           |                  |
| Series 2013 May Bond Interest Payment              | \$        | 48,950           |
| Series 2013 November Bond Principal Payment        | \$        | 35,000           |
| Series 2013 November Bond Interest Payment         | \$        | 48,950           |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$</b> | <b>132,900</b>   |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b>        | <b>\$</b> | <b>-</b>         |
| <b>ANALYSIS OF BONDS OUTSTANDING</b>               |           |                  |
| Bonds Outstanding - Period Ending 11/1/2023        | \$        | 1,415,000        |
| Principal Payment Applied Toward Series 2013 Bonds | \$        | 35,000           |
| <b>Bonds Outstanding - Period Ending 11/1/2024</b> | <b>\$</b> | <b>1,380,000</b> |

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2015

| <b>REVENUES</b>                                    |           |                |
|--|-----------|----------------|
| CDD Debt Service Assessments                       | \$        | 22,080         |
| <b>TOTAL REVENUES</b>                              | <b>\$</b> | <b>22,080</b>  |
| <b>EXPENDITURES</b>                                |           |                |
| Series 2015 May Bond Interest Payment              | \$        | 8,040          |
| Series 2015 November Bond Principal Payment        | \$        | 6,000          |
| Series 2015 November Bond Interest Payment         | \$        | 8,040          |
| <b>TOTAL EXPENDITURES</b>                          | <b>\$</b> | <b>22,080</b>  |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b>        | <b>\$</b> | <b>-</b>       |
| <b>ANALYSIS OF BONDS OUTSTANDING</b>               |           |                |
| Bonds Outstanding - Period Ending 11/1/2023        | \$        | 268,000        |
| Principal Payment Applied Toward Series 2015 Bonds | \$        | 6,000          |
| <b>Bonds Outstanding - Period Ending 11/1/2024</b> | <b>\$</b> | <b>262,000</b> |

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS

|   |               |            | Fiscal Year 2023      |   |   | Fiscal Year 2024      |                       |   | Total Increase / (Decrease) in Annual Assmt | Percentage of Increase / (Decrease) in Annual Assmt |
|---|---------------|------------|-----------------------|---|---|-----------------------|-----------------------|---|---|---|
| Lot Size                                | EBU Value     | Unit Count | Debt Service Per Unit | O&M Per Unit                            | FY 2023 Total Assessment <sup>(1)</sup> | Debt Service Per Unit | O&M Per Unit          | FY 2024 Total Assessment <sup>(1)</sup>             |   |   |
| <b>MIRABELLA PHASE 1 - SERIES 2013</b>  |               |            |                       |   |   |                       |                       |   |   |   |
| Single Family 50'                       | 1.00          | 71         | \$1,200.00            | \$1,221.60                              | <b>\$2,421.60</b>                       | \$1,200.00            | \$1,425.63            | <b>\$2,625.63</b>                                   | \$204.03                                    | 8.43%   |
| Single Family 55'                       | 1.10          | 14         | \$1,320.00            | \$1,343.76                              | <b>\$2,663.76</b>                       | \$1,320.00            | \$1,568.20            | <b>\$2,888.20</b>                                   | \$224.44                                    | 8.43%   |
| Single Family 60'                       | 1.20          | 2          | \$1,440.00            | \$1,465.92                              | <b>\$2,905.92</b>                       | \$1,440.00            | \$1,710.76            | <b>\$3,150.76</b>                                   | \$244.84                                    | 8.43%   |
| <b>MIRABELLA PHASE 2B - SERIES 2013</b> |               |            |                       |   |   |                       |                       |   |   |   |
| Single Family 50'                       | 1.00          | 26         | \$1,200.00            | \$1,221.60                              | <b>\$2,421.60</b>                       | \$1,200.00            | \$1,425.63            | <b>\$2,625.63</b>                                   | \$204.03                                    | 8.43%   |
| Single Family 60'                       | 1.20          | 8          | \$1,440.00            | \$1,465.92                              | <b>\$2,905.92</b>                       | \$1,440.00            | \$1,710.76            | <b>\$3,150.76</b>                                   | \$244.84                                    | 8.43%   |
| <b>MIRABELLA PHASE 2A - SERIES 2015</b> |               |            |                       |   |   |                       |                       |   |   |   |
| Single Family 50'                       | 1.00          | 12         | \$1,250.00            | \$1,221.60                              | <b>\$2,471.60</b>                       | \$1,250.00            | \$1,425.63            | <b>\$2,675.63</b>                                   | \$204.03                                    | 8.26%   |
| Single Family 55'                       | 1.10          | 7          | \$1,375.00            | \$1,343.76                              | <b>\$2,718.76</b>                       | \$1,375.00            | \$1,568.20            | <b>\$2,943.20</b>                                   | \$224.44                                    | 8.26%   |
| Landowner                               | Gross Acreage | Parcel ID  |                       | FY 2023 Total Assessment <sup>(2)</sup> | FY 2024 Total Assessment <sup>(2)</sup> |                       | Increase / (Decrease) | Percentage of Increase / (Decrease) in Annual Assmt |   |   |
| LAND DAWN                               | 5.03          | 0777790200 |                       | <b>\$6,925.46</b>                       | <b>\$6,925.46</b>                       |                       | \$0.00                | 0.00%   |   |   |

**Notations:**

- <sup>(1)</sup> Annual assessments are adjusted for discounts associated with early payment and County collection costs.
- <sup>(2)</sup> Maintenance assessment included in platted parcel totals. Unplatted parcels are assessed for administrative costs of the District only.

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, April 13, 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, April 13, 2023, at 6:04 p.m.**

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

|                   |            |
|-------------------|------------|
| Mindy Jacobson    | Vice-Chair |
| Mercedes Harrison | Supervisor |
| Gail Reese        | Supervisor |
| Mike Pannullo     | Supervisor |

**Staff Members Present:**

|                       |                             |
|-----------------------|-----------------------------|
| Bryan Radcliff        | District Manager, Inframark |
| Officer Brian Sherman | Deputy                      |

There were several audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no resident comments.

**3. DEPUTY SHERIFF SHERMAN PRESENTATION**

Officer Sherman addressed the Board and residents regarding parking and trespassing issues within the community. A conversation ensued between the residents, Board and Officer Sherman.

**4. BUSINESS ITEMS**

**A. General Matters of the District**

There were no general matters of the District currently.

- 48 **5. CONSENT AGENDA**
- 49 **A. Consideration of Board of Supervisor’s Meeting Minutes of the**
- 50 **Regular Meeting February 02, 2023**
- 51 **B. Consideration of Operation and Maintenance Expenditures January 2023**
- 52 **C. Consideration of Operation and Maintenance Expenditures February 2023**
- 53 **D. Review of Financial Statements Month Ending February 28, 2023**

54

55 The Board Approved the Consent Agenda Items (Minutes from the Regular meeting held on

56 02/02/2023, O & M Expenditures for February 2023 and Financial Statements for the month

57 ending 02/28/2023).

58

|              |   |
|--------------|---|
| MOTION TO:   | Approve Consent Agenda Items A through D. |
| MADE BY:     | Supervisor Pannullo                       |
| SECONDED BY: | Supervisor Jacobson                       |
| DISCUSSION:  | None Further                              |
| RESULT:      | Called to Vote: Motion PASSED             |
|              | 4/0 – Motion Passed Unanimously           |

- 65
- 66 **6. STAFF REPORTS**
- 67 **A. District Counsel**
- 68 **B. District Engineer**
- 69 **C. District Manager**

70

71 There were no vendor nor staff reports currently.

72

73 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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75 Supervisor Jacobson requested District Manager follow up on the repair of the entrance way

76 monuments.

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78 Supervisor Reese requested follow up on the maintenance of the mail kiosk garbage can.

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80 There were no additional resident comments.

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90 **8. ADJOURNMENT**

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|--------------|--|
| MOTION TO:   | Adjourn the meeting at 7:13 PM.                                  |
| MADE BY:     | Supervisor Reese   |
| SECONDED BY: | Supervisor Jacobson  |
| DISCUSSION:  | None Further   |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 – Motion Passed Unanimously |

*\*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**

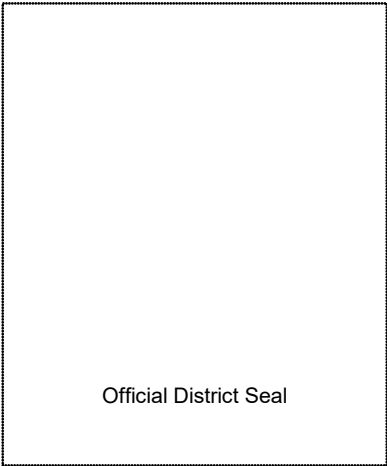
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**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**  
 **Chairman**  
 **Vice Chairman**

**Title:**  
 **Secretary**  
 **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

|   |
|---|
| <b>MIRABELLA CDD</b><br><b>Summary of Operations and Maintenance Invoices</b> |
|---|

| Vendor                            | Invoice/Account Number | Amount            | Vendor Total | Comments/Description                        |
|-----------------------------------|------------------------|-------------------|--------------|---|
| <b>Monthly Contract</b>           |                        |                   |              |   |
| CHARTER COMMUNICATIONS            | 0083320040623          | \$119.98          |              | INTERNET SERVICES 04/06/23-05/05/23         |
| SOLITUDE LAKE MANAGEMENT, LLC     | PSI-60857              | \$213.97          |              | LAKE MAINT - APRIL 2023                     |
| SOUTH SHORE LANDSCAPE & LAWN      | 73092                  | \$1,849.05        |              | LANDSCAPE MAINT. APRIL 2023                 |
| <b>Monthly Contract Subtotal</b>  |                        | <b>\$2,183.00</b> |              |   |
| <b>Variable Contract</b>          |                        |                   |              |   |
| GAIL REESE                        | GR 041323              | \$200.00          |              | SUPERVISOR FEE 04/13/23                     |
| MERCEDES JERESSA HARRISON         | MH 041323              | \$200.00          |              | SUPERVISOR FEE 04/13/23                     |
| MICHAEL PANNULLO                  | MP 041323              | \$200.00          |              | SUPERVISOR FEE 04/13/23                     |
| MINDY ROBYN JACOBSON              | MJ 041323              | \$200.00          |              | SUPERVISOR FEE 04/13/23                     |
| <b>Variable Contract Subtotal</b> |                        | <b>\$800.00</b>   |              |   |
| <b>Utilities</b>                  |                        |                   |              |   |
| BOCC                              | 0712968155 041223      | \$897.76          |              | WATER SERVICE 03/13/23-04/11/23             |
| TECO                              | 211003638973 041723    | \$225.41          |              | ELECTRICITY SERVICES 03/11/23-04/11/23      |
| TECO                              | 211003639179 041723    | \$1,482.56        |              | ELECTRICITY SERVICES 03/11/23-04/11/23      |
| TECO                              | 211003639344 041723    | \$645.57          |              | ELECTRICITY SERVICES 03/11/23-04/11/23      |
| TECO                              | 211003639526 041723    | \$830.44          | \$3,183.98   | ELECTRICITY SERVICES 03/11/23-04/11/23      |
| <b>Utilities Subtotal</b>         |                        | <b>\$4,081.74</b> |              |   |
| <b>Regular Services</b>           |                        |                   |              |   |
| MIRABELLA CDD                     | 04052023-1             | \$992.72          |              | SERIES 2013 FY23 TAX DIST ID 616            |
| MIRABELLA CDD                     | 04052023-2             | \$163.76          | \$1,156.48   | SERIES 2015 FY23 TAX DIST ID 616            |
| SPEAREM ENTERPRISES               | 5702                   | \$200.00          |              | LABOR - 03/24/23-04/14/23                   |
| SUZANNA M. KIMBALL                | SK 040723              | \$115.00          |              | POOL BATHROOM/CLUBHOUSE CLEANING - 04/07/23 |
| SUZANNA M. KIMBALL                | SK 041123              | \$45.00           |              | POOL BATHROOM CLEANING - 04/11/23           |
| SUZANNA M. KIMBALL                | SK 042023              | \$45.00           |              | POOL BATHROOM CLEANING - 04/20/23           |
| SUZANNA M. KIMBALL                | SK 042523              | \$45.00           | \$250.00     | POOL BATHROOM CLEANING - 04/25/23           |
| <b>Regular Services Subtotal</b>  |                        | <b>\$1,606.48</b> |              |   |

|   |
|---|
| <b>MIRABELLA CDD</b><br><b>Summary of Operations and Maintenance Invoices</b> |
|---|

| Vendor                       | Invoice/Account Number | Amount            | Vendor Total | Comments/Description |
|------------------------------|------------------------|-------------------|--------------|----------------------|
| Additional Services          |                        | \$0.00            |              |                      |
| Additional Services Subtotal |                        | \$0.00            |              |                      |
|                              |                        |                   |              |                      |
| <b>TOTAL</b>                 |                        | <b>\$8,671.22</b> |              |                      |

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

**Title (Check one):**

Chariman    Vice Chariman    Assistant Secretary

April 6, 2023  
 Invoice Number: 0083320040623  
 Account Number: **8338 12 029 0083320**  
 Security Code: **3706**  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA FL 33598-0016

**Received**  
 APR 13 2023

**NEWS AND INFORMATION**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

**IMPORTANT NOTICE ABOUT YOUR ACCOUNT:** Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to [www.SpectrumBusiness.net/](http://www.SpectrumBusiness.net/) and create a username.

**When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.**

For more information, visit [www.spectrumbusiness.net/support/category/my-account](http://www.spectrumbusiness.net/support/category/my-account) or call **1-800-314-7195**.

**NEW!** Get a **FREE** mobile unlimited line when you buy Spectrum Business Voice! Call **1-866-281-2298** to learn how.

**Summary** *Service from 04/06/23 through 05/05/23 details on following pages*

|                               |                 |
|-------------------------------|-----------------|
| Previous Balance              | 119.98          |
| Payments Received -Thank You! | -119.98         |
| <b>Remaining Balance</b>      | <b>\$0.00</b>   |
| Spectrum Business™ Internet   | 119.98          |
| Current Charges               | \$119.98        |
| <b>Total Due by 04/23/23</b>  | <b>\$119.98</b> |



**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 06 04072023 NNNNNYNN 01 000137 0001

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



April 6, 2023

**Mirabella CDD**

Invoice Number: 0083320040623  
 Account Number: 8338 12 029 0083320  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA FL 33598-0016

**Total Due by 04/23/23** **\$119.98**  
 Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



Invoice Number: Mirabella CDD  
 0083320040623  
 Account Number: 8338 12 029 0083320  
 Security Code: 3706

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1200 NO RP 06 04072023 NNNNNYNN 01 000137 0001

**Charge Details**

|                          |       |               |
|--------------------------|-------|---------------|
| Previous Balance         |       | 119.98        |
| Payment - Thank You      | 04/05 | -119.98       |
| <b>Remaining Balance</b> |       | <b>\$0.00</b> |

Payments received after 04/06/23 will appear on your next bill.

Service from 04/06/23 through 05/05/23

**Spectrum Business™ Internet**

|                            |                 |
|----------------------------|-----------------|
| Spectrum Business Internet | 129.99          |
| 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           |
|                            | <b>\$119.98</b> |

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

**Current Charges \$119.98**

**Total Due by 04/23/23 \$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](http://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](http://spectrumbusiness.net/payment)

(My Account login required)



**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://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](http://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-60857  
Invoice Date: 4/1/2023

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 4/1/2023  
Due Date 5/1/2023  
Terms Net 30

Customer ID 8108  
P.O. Number  
P.O. Date 4/1/2023  
Our Order No.

| Item/Description  | Unit | Order Qty | Quantity | Unit Price | Total Price |
|---|------|-----------|----------|------------|-------------|
| Annual Maintenance<br>April Billing<br>4/1/2023 - 4/30/2023<br>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.: 73092  
Invoice date: 04/01/2023  
Terms: Net 30

| Product or service  | Amount            |
|---|-------------------|
| 1. <b>Maintenance</b><br>Landscape maintenance for April. | \$1,795.20        |
| 2. <b>Fuel Surcharge</b>                                  | \$53.85           |
| <b>Total</b>  | <b>\$1,849.05</b> |






**Note to customer**  
Thank you for your business!

**MIRABELLA CDD**

MEETING DATE: April 13, 2023

DMS Staff Signature: DYAN RADCLIFFE



| SUPERVISORS         | CHECK IF IN ATTENDANCE  | STATUS             | PAYMENT AMOUNT |
|---------------------|---|--------------------|----------------|
| Trivia M. Kimbrough | <br>ABSENT | SALARY<br>ACCEPTED | \$200.00       |
| Mindy Jacobson      |            | SALARY<br>ACCEPTED | \$200.00       |
| Gail Reese          |            | SALARY<br>ACCEPTED | \$200.00       |
| Michael Pannullo    |            | SALARY<br>ACCEPTED | \$200.00       |
| Mercedes Harrison   |            | SALARY<br>ACCEPTED | \$200.00       |

GR 041323








**MIRABELLA CDD**

MEETING DATE: April 13, 2023

DMS Staff Signature: RYAN RADELOFF



| SUPERVISORS         | CHECK IF IN ATTENDANCE   | STATUS          | PAYMENT AMOUNT |
|---------------------|--|-----------------|----------------|
| Trivia M. Kimbrough |  ABSENT | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      |         | SALARY ACCEPTED | \$200.00       |
| Gail Reese          |         | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    |         | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   |         | SALARY ACCEPTED | \$200.00       |

MH 041323

**MIRABELLA CDD**

MEETING DATE: April 13, 2023

DMS Staff Signature: DYAN RADCLIFF



| SUPERVISORS         | CHECK IF IN ATTENDANCE | STATUS          | PAYMENT AMOUNT |
|---------------------|------------------------|-----------------|----------------|
| Trivia M. Kimbrough | <del>✓</del> ABSENT    | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      | ✓                      | SALARY ACCEPTED | \$200.00       |
| Gail Reese          | ✓                      | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    | ✓                      | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   | ✓                      | SALARY ACCEPTED | \$200.00       |






MP 041323

**MIRABELLA CDD**

MEETING DATE: April 13, 2023

DMS Staff Signature: DYAN RADCLIFF



| SUPERVISORS         | CHECK IF IN ATTENDANCE   | STATUS          | PAYMENT AMOUNT |
|---------------------|--|-----------------|----------------|
| Trivia M. Kimbrough |  ABSENT | SALARY ACCEPTED | \$200.00       |
| Mindy Jacobson      |         | SALARY ACCEPTED | \$200.00       |
| Gail Reese          |         | SALARY ACCEPTED | \$200.00       |
| Michael Pannullo    |         | SALARY ACCEPTED | \$200.00       |
| Mercedes Harrison   |         | SALARY ACCEPTED | \$200.00       |

MJ 041323



Hillsborough County Florida

|                                       |                                     |                                |                               |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|
| <b>CUSTOMER NAME</b><br>MIRABELLA CDD | <b>ACCOUNT NUMBER</b><br>0712968155 | <b>BILL DATE</b><br>04/12/2023 | <b>DUE DATE</b><br>05/03/2023 |
|---------------------------------------|-------------------------------------|--------------------------------|-------------------------------|



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

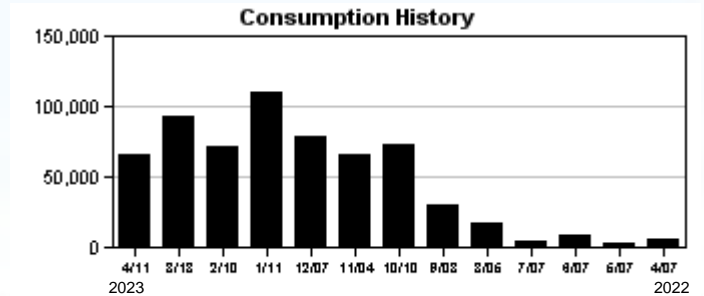
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 53136726     | 03/13/2023    | 12634         | 04/11/2023   | 13294        | 66000 GAL   | ACTUAL    | WATER             |

**Service Address Charges**

|                          |          |
|--------------------------|----------|
| Customer Service Charge  | \$5.28   |
| Purchase Water Pass-Thru | \$199.32 |
| Water Base Charge        | \$18.34  |
| Water Usage Charge       | \$253.61 |
| Sewer Base Charge        | \$44.35  |
| Sewer Usage Charge       | \$376.86 |

**Summary of Account Charges**

|                              |                 |
|------------------------------|-----------------|
| Previous Balance             | \$1,309.71      |
| Net Payments - Thank You     | \$-1,309.71     |
| <b>Total Account Charges</b> | <b>\$897.76</b> |
| <b>AMOUNT DUE</b>            | <b>\$897.76</b> |



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](http://HCFLGov.net/WaterBill)  
 Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)

**THANK YOU!**



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

437 8

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 05/03/2023 |
| <b>AMOUNT DUE</b>  | \$897.76   |
| <b>AMOUNT PAID</b> |            |

0007129681552 00000897769

Rec'd 4.21.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/17/2023  
Account: 211003638973

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



|                          |            |
|--------------------------|------------|
| Current month's charges: | \$225.41   |
| Total amount due:        | \$225.41   |
| Payment Due By:          | 05/08/2023 |

## Your Account Summary

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$191.70        |
| Payment(s) Received Since Last Statement | -\$191.70       |
| <b>Current Month's Charges</b>           | <b>\$225.41</b> |
| <b>Total Amount Due</b>                  | <b>\$225.41</b> |

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## A one-stop shop to manage your account.



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

Log in at [TECOaccount.com](https://TECOaccount.com) today!

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

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](https://TampaElectric.com/811)



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: | \$225.41   |
| Total amount due:        | \$225.41   |
| Payment Due By:          | 05/08/2023 |

**Amount Enclosed** \$ \_\_\_\_\_  
632865457708

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

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

**Account:** 211003638973  
**Statement Date:** 04/17/2023  
**Current month's charges due** 05/08/2023



## Details of Charges – Service from 03/11/2023 to 04/11/2023

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

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

Meter Location: SIGN-IRR

00000146-0001526-Page 23 of 26

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000551750   | 04/11/2023 | 21,547          |   | 20,252           |   | 1,295 kWh  | 1          | 32 Days        |

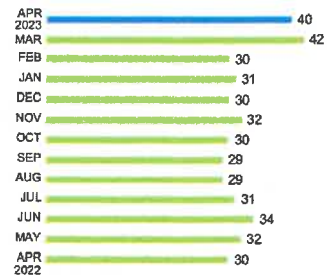
|                                   |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 32 days @ \$0.75000       | \$24.00         |
| Energy Charge                     | 1,295 kWh @ \$0.07990/kWh | \$103.47        |
| Fuel Charge                       | 1,295 kWh @ \$0.05239/kWh | \$67.85         |
| Storm Protection Charge           | 1,295 kWh @ \$0.00400/kWh | \$5.18          |
| Clean Energy Transition Mechanism | 1,295 kWh @ \$0.00427/kWh | \$5.53          |
| Storm Surcharge                   | 1,295 kWh @ \$0.01061/kWh | \$13.74         |
| Florida Gross Receipt Tax         |                           | \$5.64          |
| <b>Electric Service Cost</b>      |                           | <b>\$225.41</b> |

**Total Current Month's Charges**

**\$225.41**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



*Rec'd 4/21/23*

**ACCOUNT INVOICE**

tampaelectric.com | f t p g in

Statement Date: 04/17/2023  
Account: 211003639179

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



|                          |            |
|--------------------------|------------|
| Current month's charges: | \$1,482.56 |
| Total amount due:        | \$1,482.56 |
| Payment Due By:          | 05/08/2023 |

**Your Account Summary**

|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$1,478.90        |
| Payment(s) Received Since Last Statement | -\$1,478.90       |
| <b>Current Month's Charges</b>           | <b>\$1,482.56</b> |
| <b>Total Amount Due</b>                  | <b>\$1,482.56</b> |

**A one-stop shop to manage your account.**



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

Log in at **TECOaccount.com** today!

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

**Yard project?**  
**Avoid damage and fines**

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



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: | \$1,482.56 |
| Total amount due:        | \$1,482.56 |
| Payment Due By:          | 05/08/2023 |
| <b>Amount Enclosed</b>   | \$ _____   |

632865457709

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

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

**Account:** 211003639179  
**Statement Date:** 04/17/2023  
**Current month's charges due** 05/08/2023



## Details of Charges – Service from 03/11/2023 to 04/11/2023

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.05169/kWh | \$25.33  |
| Storm Protection Charge           | 490 kWh @ \$0.01466/kWh | \$7.18   |
| Clean Energy Transition Mechanism | 490 kWh @ \$0.00036/kWh | \$0.18   |
| Storm Surcharge                   | 490 kWh @ \$0.00326/kWh | \$1.60   |
| Florida Gross Receipt Tax         |                         | \$1.32   |

**Lighting Charges**

**\$1,482.56**

**Total Current Month's Charges**

**\$1,482.56**

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*Recd 4/21/23*

**ACCOUNT INVOICE**

tampaelectric.com



Statement Date: 04/17/2023  
Account: 211003639344

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



|                          |            |
|--------------------------|------------|
| Current month's charges: | \$645.57   |
| Total amount due:        | \$645.57   |
| Payment Due By:          | 05/08/2023 |

**Your Account Summary**

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$539.01        |
| Payment(s) Received Since Last Statement | -\$539.01       |
| <b>Current Month's Charges</b>           | <b>\$645.57</b> |
| <b>Total Amount Due</b>                  | <b>\$645.57</b> |

**A one-stop shop to manage your account.**



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

Log in at [TECOaccount.com](http://TECOaccount.com) today!

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

**Yard project?**  
**Avoid damage and fines**

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



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: 211003639344

|                          |                 |
|--------------------------|-----------------|
| Current month's charges: | \$645.57        |
| Total amount due:        | \$645.57        |
| Payment Due By:          | 05/08/2023      |
| <b>Amount Enclosed</b>   | <b>\$</b> _____ |

632865457710

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

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

**Account:** 211003639344  
**Statement Date:** 04/17/2023  
**Current month's charges due** 05/08/2023



## Details of Charges – Service from 03/11/2023 to 04/11/2023

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   | 04/11/2023 | 64,726          | 60,721           | 4,005 kWh  | 1          | 32 Days        |

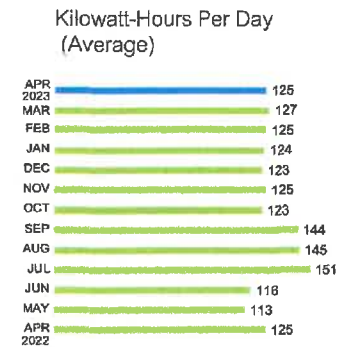
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|                                   |                           |                 |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge        | 32 days @ \$0.75000       | \$24.00         |
| Energy Charge                     | 4,005 kWh @ \$0.07990/kWh | \$320.00        |
| Fuel Charge                       | 4,005 kWh @ \$0.05239/kWh | \$209.82        |
| Storm Protection Charge           | 4,005 kWh @ \$0.00400/kWh | \$16.02         |
| Clean Energy Transition Mechanism | 4,005 kWh @ \$0.00427/kWh | \$17.10         |
| Storm Surcharge                   | 4,005 kWh @ \$0.01061/kWh | \$42.49         |
| Florida Gross Receipt Tax         |                           | \$16.14         |
| <b>Electric Service Cost</b>      |                           | <b>\$645.57</b> |

### Total Current Month's Charges

**\$645.57**

### Tampa Electric Usage History



Rec'd 4.21.23

# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/17/2023

Account: 211003639526

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



|                          |            |
|--------------------------|------------|
| Current month's charges: | \$830.44   |
| Total amount due:        | \$830.44   |
| Payment Due By:          | 05/08/2023 |

## Your Account Summary

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$824.42        |
| Payment(s) Received Since Last Statement | -\$824.42       |
| <b>Current Month's Charges</b>           | <b>\$830.44</b> |
| <b>Total Amount Due</b>                  | <b>\$830.44</b> |

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## A one-stop shop to manage your account.



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

Log in at [TECOaccount.com](http://TECOaccount.com) today!

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

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



CALL



WAIT two business days



Start DIGGING!

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: | \$830.44   |
| Total amount due:        | \$830.44   |
| Payment Due By:          | 05/08/2023 |
| <b>Amount Enclosed</b>   | <b>\$</b>  |

632865457711

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

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

**Account:** 211003639526  
**Statement Date:** 04/17/2023  
**Current month's charges due** 05/08/2023



## Details of Charges – Service from 03/11/2023 to 04/11/2023

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.05169/kWh | \$41.66  |
| Storm Protection Charge           | 806 kWh @ \$0.01466/kWh | \$11.82  |
| Clean Energy Transition Mechanism | 806 kWh @ \$0.00036/kWh | \$0.29   |
| Storm Surcharge                   | 806 kWh @ \$0.00326/kWh | \$2.63   |
| Florida Gross Receipt Tax         |                         | \$2.17   |

**Lighting Charges**

**\$830.44**

**Total Current Month's Charges**

**\$830.44**

00000145-0001520-Page 11 of 26

**CHECK REQUEST FORM**  
**Mirabella**

**Date:** 4/7/2023

**Invoice#:** 04052023-1

**Vendor#:** V00066

**Vendor Name:** Mirabella

**Pay From:** Truist Acct# 2062

**Description:** Series 2013 - FY 23 Tax Dist. ID 616

**Code to:** 202.103200.1000

**Amount:** \$992.72

**Requested By:** 4/7/2023  
Teresa Farlow

---

# MIRABELLA CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/5/2023  
**Check Amount** \$992.72  
**Payable To** Mirabella CDD  
**Check Description** Series 2013 - FY 23 Tax Dist. ID 616  
**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                                | 2758/2759            |
| 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                                | 2756/2757            |
| 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            |
| 1/23/2023                             | 140.73            | 72.15                          | 72.15                      | 58.87                                 | 58.87                             | 9.71                                  | 9.71                              | (0.00) | Int                                |                      |
| 2/3/2023                              | 6,929.65          | 3,552.72                       | 3,552.73                   | 2,898.75                              | 2,898.75                          | 478.17                                | 478.17                            | -      | 610                                | 2780/2783            |
| 4/5/2023                              | 2,373.17          | 1,216.69                       | 1,216.69                   | 992.72                                | 992.72                            | 163.76                                | 163.76                            | -      | 616                                |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
| <b>TOTAL</b>                          | <b>335,480.64</b> | <b>171,995.61</b>              | <b>171,995.61</b>          | <b>140,335.50</b>                     | <b>140,335.50</b>                 | <b>23,149.53</b>                      | <b>23,149.52</b>                  | 0.01   |                                    |                      |
| <b>Net Total on Roll</b>              | 335,451.24        |                                | 171,980.54                 |                                       | 140,323.20                        |                                       | 23,147.50                         |        |                                    |                      |
| <b>Collection Surplus / (Deficit)</b> | 29.40             |                                | 15.07                      |                                       | 12.30                             |                                       | 2.02                              |        |                                    |                      |

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

| Distribution ID | Act System Num | Agency Code | Funding Agency              | Tax        | Fees | Penalty | Interest | Discount | Allocated  | Commission | Distributed Amt |
|-----------------|----------------|-------------|-----------------------------|------------|------|---------|----------|----------|------------|------------|-----------------|
| 616             | DN022103       | FNSD 00103  | MIRABELLA CDD               | 2,421.60   | 0.00 | 0.00    | 0.00     | 0.00     | 2,421.60   | 48.43      | 2,373.17        |
| 616             | DN022105       | FNSD 00105  | K-BAR RANCH CDD             | 35,958.28  | 0.00 | 0.00    | 0.00     | -60.08   | 35,898.20  | 717.96     | 35,180.24       |
| 616             | DN022106       | FNSD 00106  | EASTON PARK CDD             | 27,714.86  | 0.00 | 0.00    | 0.00     | 0.00     | 27,714.86  | 554.30     | 27,160.56       |
| 616             | DN022107       | FNSD 00107  | THE HEIGHTS CDD             | 26,598.64  | 0.00 | 0.00    | 0.00     | 0.00     | 26,598.64  | 531.97     | 26,066.67       |
| 616             | DN022108       | FNSD 00108  | WATERLEAF CDD               | 22,912.16  | 0.00 | 0.00    | 0.00     | 0.00     | 22,912.16  | 458.24     | 22,453.92       |
| 616             | DN022110       | FNSD 00110  | HAWK'S POINT CDD            | 14,789.96  | 0.00 | 0.00    | 0.00     | -21.67   | 14,768.29  | 295.37     | 14,472.92       |
| 616             | DN022112       | FNSD 00112  | CHANNING PARK CDD           | 4,189.79   | 0.00 | 0.00    | 0.00     | 0.00     | 4,189.79   | 83.80      | 4,105.99        |
| 616             | DN022114       | FNSD 00114  | FOREST BROOKE CDD           | 25,459.39  | 0.00 | 0.00    | 0.00     | -27.76   | 25,431.63  | 508.63     | 24,923.00       |
| 616             | DN022115       | FNSD 00115  | SPRING LAKE CDD             | 23,901.62  | 0.00 | 0.00    | 0.00     | -33.17   | 23,868.45  | 477.37     | 23,391.08       |
| 616             | DN022116       | FNSD 00116  | WATERSET NORTH CDD          | 53,267.14  | 0.00 | 0.00    | 0.00     | 0.00     | 53,267.14  | 1,065.34   | 52,201.80       |
| 616             | DN022118       | FNSD 00118  | MAGNOLIA PARK CDD           | 3,400.28   | 0.00 | 0.00    | 0.00     | 0.00     | 3,400.28   | 68.00      | 3,332.28        |
| 616             | DN022120       | FNSD 00119  | TRIPLE CREEK CDD            | 458,504.27 | 0.00 | 0.00    | 0.00     | -465.08  | 458,039.19 | 9,160.79   | 448,878.40      |
| 616             | DN022121       | FNSD 00096  | CORDOBA RANCH CDD           | 24,948.29  | 0.00 | 0.00    | 0.00     | 0.00     | 24,948.29  | 498.96     | 24,449.33       |
| 616             | DN022124       | FNSD 00124  | FISHHAWK IV CDD             | 56,202.33  | 0.00 | 0.00    | 0.00     | 0.00     | 56,202.33  | 1,124.05   | 55,078.28       |
| 616             | DN022125       | FNSD 00125  | PARK CREEK CDD              | 14,904.13  | 0.00 | 0.00    | 0.00     | 0.00     | 14,904.13  | 298.08     | 14,606.05       |
| 616             | DN022126       | FNSD 00126  | HIDDEN CREEK CDD            | 11,994.34  | 0.00 | 0.00    | 0.00     | 0.00     | 11,994.34  | 239.88     | 11,754.46       |
| 616             | DN022128       | FNSD 00128  | BULLFROG CREEK CDD          | 14,551.13  | 0.00 | 0.00    | 0.00     | 0.00     | 14,551.13  | 291.02     | 14,260.11       |
| 616             | DN022129       | FNSD 00129  | DG FARMS CDD                | 16,462.74  | 0.00 | 0.00    | 0.00     | 0.00     | 16,462.74  | 329.26     | 16,133.48       |
| 616             | DN022130       | FNSD 00130  | ENCORE CDD                  | 9,848.99   | 0.00 | 0.00    | 0.00     | 0.00     | 9,848.99   | 196.98     | 9,652.01        |
| 616             | DN022131       | FNSD 00131  | LA COLLINA CDD              | 10,888.74  | 0.00 | 0.00    | 0.00     | 0.00     | 10,888.74  | 217.77     | 10,670.97       |
| 616             | DN022132       | FNSD 00132  | BALLENTRAE HILLSBOROUGH CDD | 9,606.11   | 0.00 | 0.00    | 0.00     | 0.00     | 9,606.11   | 192.12     | 9,413.99        |
| 616             | DN022133       | FNSD 00133  | WYNNMERE WEST CDD           | 4,907.32   | 0.00 | 0.00    | 0.00     | 0.00     | 4,907.32   | 98.15      | 4,809.17        |



**CHECK REQUEST FORM**  
**Mirabella**

**Date:** 4/7/2023

**Invoice#:** 04052023-2

**Vendor#:** V00066

**Vendor Name:** Mirabella

**Pay From:** Truist Acct# 2062

**Description:** Series 2015 - FY 23 Tax Dist. ID 616

**Code to:** 203.103200.1000

**Amount:** \$163.76

**Requested By:** 4/7/2023  
Teresa Farlow

# MIRABELLA CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/5/2023  
**Check Amount** \$163.76  
**Payable To** Mirabella CDD  
**Check Description** Series 2015 - FY 23 Tax Dist. ID 616  
**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                                | 2758/2759            |
| 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                                | 2756/2757            |
| 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            |
| 1/23/2023                             | 140.73            | 72.15                          | 72.15                      | 58.87                                 | 58.87                             | 9.71                                  | 9.71                              | (0.00) | Int                                |                      |
| 2/3/2023                              | 6,929.65          | 3,552.72                       | 3,552.73                   | 2,898.75                              | 2,898.75                          | 478.17                                | 478.17                            | -      | 610                                | 2780/2783            |
| 4/5/2023                              | 2,373.17          | 1,216.69                       | 1,216.69                   | 992.72                                | 992.72                            | 163.76                                | 163.76                            | -      | 616                                |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
|                                       |                   | -                              | -                          | -                                     | -                                 | -                                     | -                                 | -      |                                    |                      |
| <b>TOTAL</b>                          | <b>335,480.64</b> | <b>171,995.61</b>              | <b>171,995.61</b>          | <b>140,335.50</b>                     | <b>140,335.50</b>                 | <b>23,149.53</b>                      | <b>23,149.52</b>                  | 0.01   |                                    |                      |
| <b>Net Total on Roll</b>              | 335,451.24        |                                | 171,980.54                 |                                       | 140,323.20                        |                                       | 23,147.50                         |        |                                    |                      |
| <b>Collection Surplus / (Deficit)</b> | 29.40             |                                | 15.07                      |                                       | 12.30                             |                                       | 2.02                              |        |                                    |                      |

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

| Distribution ID | Act System Num | Agency Code | Funding Agency              | Tax        | Fees | Penalty | Interest | Discount | Allocated  | Commission | Distributed Amt |
|-----------------|----------------|-------------|-----------------------------|------------|------|---------|----------|----------|------------|------------|-----------------|
| 616             | DN022103       | FNSD 00103  | MIRABELLA CDD               | 2,421.60   | 0.00 | 0.00    | 0.00     | 0.00     | 2,421.60   | 48.43      | 2,373.17        |
| 616             | DN022105       | FNSD 00105  | K-BAR RANCH CDD             | 35,958.28  | 0.00 | 0.00    | 0.00     | -60.08   | 35,898.20  | 717.96     | 35,180.24       |
| 616             | DN022106       | FNSD 00106  | EASTON PARK CDD             | 27,714.86  | 0.00 | 0.00    | 0.00     | 0.00     | 27,714.86  | 554.30     | 27,160.56       |
| 616             | DN022107       | FNSD 00107  | THE HEIGHTS CDD             | 26,598.64  | 0.00 | 0.00    | 0.00     | 0.00     | 26,598.64  | 531.97     | 26,066.67       |
| 616             | DN022108       | FNSD 00108  | WATERLEAF CDD               | 22,912.16  | 0.00 | 0.00    | 0.00     | 0.00     | 22,912.16  | 458.24     | 22,453.92       |
| 616             | DN022110       | FNSD 00110  | HAWK'S POINT CDD            | 14,789.96  | 0.00 | 0.00    | 0.00     | -21.67   | 14,768.29  | 295.37     | 14,472.92       |
| 616             | DN022112       | FNSD 00112  | CHANNING PARK CDD           | 4,189.79   | 0.00 | 0.00    | 0.00     | 0.00     | 4,189.79   | 83.80      | 4,105.99        |
| 616             | DN022114       | FNSD 00114  | FOREST BROOKE CDD           | 25,459.39  | 0.00 | 0.00    | 0.00     | -27.76   | 25,431.63  | 508.63     | 24,923.00       |
| 616             | DN022115       | FNSD 00115  | SPRING LAKE CDD             | 23,901.62  | 0.00 | 0.00    | 0.00     | -33.17   | 23,868.45  | 477.37     | 23,391.08       |
| 616             | DN022116       | FNSD 00116  | WATERSET NORTH CDD          | 53,267.14  | 0.00 | 0.00    | 0.00     | 0.00     | 53,267.14  | 1,065.34   | 52,201.80       |
| 616             | DN022118       | FNSD 00118  | MAGNOLIA PARK CDD           | 3,400.28   | 0.00 | 0.00    | 0.00     | 0.00     | 3,400.28   | 68.00      | 3,332.28        |
| 616             | DN022120       | FNSD 00119  | TRIPLE CREEK CDD            | 458,504.27 | 0.00 | 0.00    | 0.00     | -465.08  | 458,039.19 | 9,160.79   | 448,878.40      |
| 616             | DN022121       | FNSD 00096  | CORDOBA RANCH CDD           | 24,948.29  | 0.00 | 0.00    | 0.00     | 0.00     | 24,948.29  | 498.96     | 24,449.33       |
| 616             | DN022124       | FNSD 00124  | FISHHAWK IV CDD             | 56,202.33  | 0.00 | 0.00    | 0.00     | 0.00     | 56,202.33  | 1,124.05   | 55,078.28       |
| 616             | DN022125       | FNSD 00125  | PARK CREEK CDD              | 14,904.13  | 0.00 | 0.00    | 0.00     | 0.00     | 14,904.13  | 298.08     | 14,606.05       |
| 616             | DN022126       | FNSD 00126  | HIDDEN CREEK CDD            | 11,994.34  | 0.00 | 0.00    | 0.00     | 0.00     | 11,994.34  | 239.88     | 11,754.46       |
| 616             | DN022128       | FNSD 00128  | BULLFROG CREEK CDD          | 14,551.13  | 0.00 | 0.00    | 0.00     | 0.00     | 14,551.13  | 291.02     | 14,260.11       |
| 616             | DN022129       | FNSD 00129  | DG FARMS CDD                | 16,462.74  | 0.00 | 0.00    | 0.00     | 0.00     | 16,462.74  | 329.26     | 16,133.48       |
| 616             | DN022130       | FNSD 00130  | ENCORE CDD                  | 9,848.99   | 0.00 | 0.00    | 0.00     | 0.00     | 9,848.99   | 196.98     | 9,652.01        |
| 616             | DN022131       | FNSD 00131  | LA COLLINA CDD              | 10,888.74  | 0.00 | 0.00    | 0.00     | 0.00     | 10,888.74  | 217.77     | 10,670.97       |
| 616             | DN022132       | FNSD 00132  | BALLENTRAE HILLSBOROUGH CDD | 9,606.11   | 0.00 | 0.00    | 0.00     | 0.00     | 9,606.11   | 192.12     | 9,413.99        |
| 616             | DN022133       | FNSD 00133  | WYNNMERE WEST CDD           | 4,907.32   | 0.00 | 0.00    | 0.00     | 0.00     | 4,907.32   | 98.15      | 4,809.17        |

# 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 5702  
DATE 04/17/2023  
TERMS Net 15  
DUE DATE 05/02/2023

| ACTIVITY  | QTY | RATE  | AMOUNT |
|---|-----|-------|--------|
| Labor<br>3/24/-2023 thru 4/14/2023<br>4 weeks empty all garbage cans including mail slot can and bring to curb 1<br>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 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

**Invoice**

---

**Date: 4/7/2023**

**To:** Meritus **Via Email:** [inframark@avidbill.com](mailto: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 Friday 4/7/2023 | _____ | \$45.00 |
| <u>Clubhouse Cleaning Services</u> Friday 4/7/2023     | _____ | \$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 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## Invoice

---

**Date:** 4/11/2023

**To:** Meritus **Via Email:** [inframark@avidbill.com](mailto:inframark@avidbill.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 4/11/2023 \_\_\_\_\_ \$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 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## Invoice

---

**Date:** 4/20/2023

**To:** Meritus **Via Email:** [inframark@avidbill.com](mailto:inframark@avidbill.com)

**From:** Suzanna M. Kimball

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

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**Mirabella CDD**

**Pool Bathroom Cleaning** Services Thursday 4/20/2023 \_\_\_\_\_ \$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 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## Invoice

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**Date:** 4/25/2023

**To:** Meritus **Via Email:** [inframark@avidbill.com](mailto:inframark@avidbill.com)

**From:** Suzanna M. Kimball

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

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**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 4/25/2023 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

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

**THANK YOU!**

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 April 30, 2023

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>    | <b>GENERAL FUND</b> | <b>SERIES 2013 DEBT SERVICE FUND</b> | <b>SERIES 2015 DEBT SERVICE FUND</b> | <b>GENERAL FIXED ASSETS FUND</b> | <b>GENERAL LONG-TERM DEBT FUND</b> | <b>TOTAL</b>        |
|-------------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|---------------------|
| <b>ASSETS</b>                 |                     |                                      |                                      |                                  |                                    |                     |
| Cash - Operating Account      | \$ 171,073          | \$ -                                 | \$ -                                 | \$ -                             | \$ -                               | \$ 171,073          |
| Cash in Transit               | 1,936               | 138,341                              | 164                                  | -                                | -                                  | 140,441             |
| 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                               | 15                                   | -                                | -                                  | 30,567              |
| Reserve Fund                  | -                   | 151,088                              | 11,240                               | -                                | -                                  | 162,328             |
| Revenue Fund                  | -                   | 937                                  | 25,970                               | -                                | -                                  | 26,907              |
| 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           |
| <b>TOTAL ASSETS</b>           | <b>\$ 177,533</b>   | <b>\$ 324,225</b>                    | <b>\$ 37,584</b>                     | <b>\$ 1,603,412</b>              | <b>\$ 1,760,000</b>                | <b>\$ 3,902,754</b> |

**LIABILITIES**

|                          |              |          |          |          |                  |                  |
|--------------------------|--------------|----------|----------|----------|------------------|------------------|
| Accounts Payable         | \$ 2,952     | \$ -     | \$ -     | \$ -     | \$ -             | \$ 2,952         |
| Bonds Payable            | -            | -        | -        | -        | 1,760,000        | 1,760,000        |
| Due To Other Funds       | 3,315        | -        | -        | -        | -                | 3,315            |
| <b>TOTAL LIABILITIES</b> | <b>6,267</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>1,760,000</b> | <b>1,766,267</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2023

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>                   | <b>GENERAL<br/>FUND</b> | <b>SERIES 2013<br/>DEBT SERVICE<br/>FUND</b> | <b>SERIES 2015<br/>DEBT SERVICE<br/>FUND</b> | <b>GENERAL<br/>FIXED ASSETS<br/>FUND</b> | <b>GENERAL<br/>LONG-TERM<br/>DEBT FUND</b> | <b>TOTAL</b>        |
|--|-------------------------|--|--|--|--|---------------------|
| <b><u>FUND BALANCES</u></b>                  |                         |  |  |  |  |                     |
| Restricted for:                              |                         |  |  |  |  |                     |
| Debt Service                                 | -                       | 324,225                                      | 37,584                                       | -  | -  | 361,809             |
| Unassigned:                                  | 171,266                 | -  | -  | 1,603,412                                | -  | 1,774,678           |
| <b>TOTAL FUND BALANCES</b>                   | <b>171,266</b>          | <b>324,225</b>                               | <b>37,584</b>                                | <b>1,603,412</b>                         | <b>-</b>                                   | <b>2,136,487</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 177,533</b>       | <b>\$ 324,225</b>                            | <b>\$ 37,584</b>                             | <b>\$ 1,603,412</b>                      | <b>\$ 1,760,000</b>                        | <b>\$ 3,902,754</b> |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                     | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|---|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                  |                             |                        |                             |  |
| Special Assmnts- Tax Collector          | \$ 171,980                  | \$ 173,375             | \$ 1,395                    | 100.81%                                |
| Other Miscellaneous Revenues            | -                           | 242                    | 242                         | 0.00%                                  |
| <b>TOTAL REVENUES</b>                   | <b>171,980</b>              | <b>173,617</b>         | <b>1,637</b>                | <b>100.95%</b>                         |
| <b><u>EXPENDITURES</u></b>              |                             |                        |                             |  |
| <b><u>Administration</u></b>            |                             |                        |                             |  |
| Supervisor Fees                         | 3,000                       | 3,200                  | (200)                       | 106.67%                                |
| ProfServ-Arbitrage Rebate               | 650                         | -                      | 650                         | 0.00%                                  |
| ProfServ-Trustee Fees                   | 3,500                       | -                      | 3,500                       | 0.00%                                  |
| Disclosure Report                       | 5,000                       | 5,833                  | (833)                       | 116.66%                                |
| District Counsel                        | 4,000                       | 989                    | 3,011                       | 24.73%                                 |
| District Engineer                       | 1,750                       | -                      | 1,750                       | 0.00%                                  |
| District Manager                        | 27,000                      | 15,783                 | 11,217                      | 58.46%                                 |
| Auditing Services                       | 5,200                       | -                      | 5,200                       | 0.00%                                  |
| Website Compliance                      | 1,200                       | 1,569                  | (369)                       | 130.75%                                |
| Postage, Phone, Faxes, Copies           | 250                         | 60                     | 190                         | 24.00%                                 |
| Public Officials Insurance              | 2,905                       | 2,603                  | 302                         | 89.60%                                 |
| Legal Advertising                       | 900                         | 402                    | 498                         | 44.67%                                 |
| Misc-Taxes                              | -                           | 567                    | (567)                       | 0.00%                                  |
| Bank Fees                               | 150                         | 35                     | 115                         | 23.33%                                 |
| Website Administration                  | 1,800                       | 1,050                  | 750                         | 58.33%                                 |
| Office Supplies                         | 100                         | -                      | 100                         | 0.00%                                  |
| Dues, Licenses, Subscriptions           | 500                         | 175                    | 325                         | 35.00%                                 |
| <b>Total Administration</b>             | <b>57,905</b>               | <b>32,266</b>          | <b>25,639</b>               | <b>55.72%</b>                          |
| <b><u>Electric Utility Services</u></b> |                             |                        |                             |  |
| Utility - Electric                      | 28,000                      | 22,514                 | 5,486                       | 80.41%                                 |
| <b>Total Electric Utility Services</b>  | <b>28,000</b>               | <b>22,514</b>          | <b>5,486</b>                | <b>80.41%</b>                          |
| <b><u>Water-Sewer Comb Services</u></b> |                             |                        |                             |  |
| Utility - Water                         | 2,000                       | 7,723                  | (5,723)                     | 386.15%                                |
| <b>Total Water-Sewer Comb Services</b>  | <b>2,000</b>                | <b>7,723</b>           | <b>(5,723)</b>              | <b>386.15%</b>                         |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Waterway Management                          | 3,000                       | 1,498                  | 1,502                       | 49.93%                                 |
| Clubhouse - Facility Janitorial Service      | 12,000                      | 3,122                  | 8,878                       | 26.02%                                 |
| Contracts-Security Services                  | 1,500                       | 258                    | 1,242                       | 17.20%                                 |
| Contracts-Plant Replacement                  | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Contracts-Pools                              | 10,200                      | 4,250                  | 5,950                       | 41.67%                                 |
| 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                      | 12,944                 | 11,056                      | 53.93%                                 |
| Clubhouse Facility - Other                   | 2,500                       | 6,780                  | (4,280)                     | 271.20%                                |
| Irrigation Maintenance                       | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Capital Outlay                               | 8,000                       | -                      | 8,000                       | 0.00%                                  |
| <b>Total Other Physical Environment</b>      | <b>76,523</b>               | <b>36,454</b>          | <b>40,069</b>               | <b>47.64%</b>                          |
| <b><u>Reserves</u></b>                       |                             |                        |                             |  |
| Capital Reserve                              | 7,552                       | -                      | 7,552                       | 0.00%                                  |
| <b>Total Reserves</b>                        | <b>7,552</b>                | <b>-</b>               | <b>7,552</b>                | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>171,980</b>              | <b>98,957</b>          | <b>73,023</b>               | <b>57.54%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 74,660                 | 74,660                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b> |                             | <b>96,606</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 171,266</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2013 Debt Service Fund (202)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 1,942               | \$ 1,942                    | 0.00%                                  |
| Special Assmnts- Tax Collector               | 130,850                     | 141,461                | 10,611                      | 108.11%                                |
| <b>TOTAL REVENUES</b>                        | <b>130,850</b>              | <b>143,403</b>         | <b>12,553</b>               | <b>109.59%</b>                         |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 30,000                      | 30,000                 | -                           | 100.00%                                |
| Interest Expense                             | 100,850                     | 51,050                 | 49,800                      | 50.62%                                 |
| <b>Total Debt Service</b>                    | <b>130,850</b>              | <b>81,050</b>          | <b>49,800</b>               | <b>61.94%</b>                          |
| <b>TOTAL EXPENDITURES</b>                    | <b>130,850</b>              | <b>81,050</b>          | <b>49,800</b>               | <b>61.94%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 62,353                 | 62,353                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b> |                             | <b>261,872</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 324,225</b>      |                             |  |

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2015 Debt Service Fund (203)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 404                 | \$ 404                      | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 22,500                      | 23,335                 | 835                         | 103.71%                                |
| <b>TOTAL REVENUES</b>  | <b>22,500</b>               | <b>23,739</b>          | <b>1,239</b>                | <b>105.51%</b>                         |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                             |  |
| Principal Debt Retirement                                    | 6,000                       | 6,000                  | -                           | 100.00%                                |
| Interest Expense   | 16,500                      | 8,400                  | 8,100                       | 50.91%                                 |
| <b>Total Debt Service</b>                                    | <b>22,500</b>               | <b>14,400</b>          | <b>8,100</b>                | <b>64.00%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>22,500</b>               | <b>14,400</b>          | <b>8,100</b>                | <b>64.00%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 9,339                  | 9,339                       | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>                 |                             | <b>28,245</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 37,584</b>       |                             |  |



**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

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

# MIRABELLA CDD

## Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING  
 Statement No. 04\_23  
 Statement Date 4/30/2023

|                             |            |                             |            |
|-----------------------------|------------|-----------------------------|------------|
| <b>G/L Balance (LCY)</b>    | 171,073.44 | <b>Statement Balance</b>    | 178,620.96 |
| <b>G/L Balance</b>          | 171,073.44 | <b>Outstanding Deposits</b> | 0.00       |
| <b>Positive Adjustments</b> | 0.00       |                             |            |
|                             |            | <b>Subtotal</b>             | 178,620.96 |
| <b>Subtotal</b>             | 171,073.44 | <b>Outstanding Checks</b>   | 7,547.52   |
| <b>Negative Adjustments</b> | 0.00       | <b>Differences</b>          | 0.00       |
|                             |            |                             |            |
| <b>Ending G/L Balance</b>   | 171,073.44 | <b>Ending Balance</b>       | 171,073.44 |
| <b>Difference</b>           | 0.00       |                             |            |

| Posting Date              | Document Type | Document No. | Description                    | Amount       | Cleared Amount | Difference |
|---------------------------|---------------|--------------|--------------------------------|--------------|----------------|------------|
| <b>Checks</b>             |               |              |                                |              |                |            |
| 3/23/2023                 | Payment       | 2810         | ADA SITE COMPLIANCE            | 1,568.52     | 1,568.52       | 0.00       |
| 3/30/2023                 | Payment       | 2814         | BOCC                           | 1,309.71     | 1,309.71       | 0.00       |
| 3/30/2023                 | Payment       | 2815         | CHARTER COMMUNICATIONS         | 119.98       | 119.98         | 0.00       |
| 3/30/2023                 | Payment       | 2817         | SPEAREM ENTERPRISES            | 200.00       | 200.00         | 0.00       |
| 3/30/2023                 | Payment       | 2818         | SUZANNA M. KIMBALL             | 45.00        | 45.00          | 0.00       |
| 3/30/2023                 | Payment       | 2819         | TECO                           | 3,034.03     | 3,034.03       | 0.00       |
| 4/13/2023                 | Payment       | 2820         | SOLITUDE LAKE MANAGEMENT, LLC  | 213.97       | 213.97         | 0.00       |
| 4/13/2023                 | Payment       | 2821         | SUZANNA M. KIMBALL             | 45.00        | 45.00          | 0.00       |
| 4/13/2023                 | Payment       | 2822         | TIMES PUBLISHING COM           | 401.50       | 401.50         | 0.00       |
| 4/13/2023                 | Payment       | 2823         | MIRABELLA CDD                  | 163.76       | 163.76         | 0.00       |
| 4/13/2023                 | Payment       | 2824         | MIRABELLA CDD                  | 992.72       | 992.72         | 0.00       |
| Total Checks              |               |              |                                | 8,094.19     | 8,094.19       | 0.00       |
| <b>Deposits</b>           |               |              |                                |              |                |            |
| 4/6/2023                  |               | JE000134     | MO##### - Clubhouse Rental     | G/L 75.00    | 75.00          | 0.00       |
| 4/21/2023                 |               | JE000135     | CK#224## - Clubhouse           | G/L 75.00    | 75.00          | 0.00       |
| 4/28/2023                 |               | JE000148     | Tax Collector Payment          | G/L 2,373.17 | 2,373.17       | 0.00       |
| Total Deposits            |               |              |                                | 2,523.17     | 2,523.17       | 0.00       |
| <b>Outstanding Checks</b> |               |              |                                |              |                |            |
| 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     |
| 4/27/2023                 | Payment       | 2825         | BOCC                           | 897.76       | 0.00           | 897.76     |
| 4/27/2023                 | Payment       | 2826         | CHARTER COMMUNICATIONS         | 119.98       | 0.00           | 119.98     |
| 4/27/2023                 | Payment       | 2827         | GAIL REESE                     | 200.00       | 0.00           | 200.00     |
| 4/27/2023                 | Payment       | 2828         | MERCEDES JERESSA HARRISON      | 200.00       | 0.00           | 200.00     |
| 4/27/2023                 | Payment       | 2829         | MICHAEL PANNULLO               | 200.00       | 0.00           | 200.00     |
| 4/27/2023                 | Payment       | 2830         | MINDY ROBYN JACOBSON           | 200.00       | 0.00           | 200.00     |
| 4/27/2023                 | Payment       | 2831         | SOUTH SHORE LANDSCAPE & LAWN   | 1,849.05     | 0.00           | 1,849.05   |
| 4/27/2023                 | Payment       | 2832         | SPEAREM ENTERPRISES            | 200.00       | 0.00           | 200.00     |
| 4/27/2023                 | Payment       | 2833         | SUZANNA M. KIMBALL             | 160.00       | 0.00           | 160.00     |

**MIRABELLA CDD**

Bank Reconciliation

| Posting Date                         | Document Type | Document No. | Description | Amount          | Cleared Amount | Difference      |
|--------------------------------------|---------------|--------------|-------------|-----------------|----------------|-----------------|
| 4/27/2023                            | Payment       | 2834         | TECO        | 3,183.98        | 0.00           | 3,183.98        |
| <b>Total Outstanding Checks.....</b> |               |              |             | <b>7,547.52</b> |                | <b>7,547.52</b> |