

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 5, 2016**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA

May 05, 2016 at 2:15 p.m.

The Offices of Meritus.

Located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Ed Dean Andrews Gary Jernigan Ryan Motko Vacant
District Manager	Meritus Meritus	Brian Lamb Brian Howell
District Attorney	Straley & Robin	Mark Straley
District Engineer	Stantec	Tonja Stewart

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

The District Agenda is comprised of four different sections:

The meeting will begin at **2:15p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **the Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

May 08, 2015

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, May 5, 2016 at 2:15 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-01; Re-Designating Officers Tab 01
 - B. Consideration of Resolution 2016-02; Approving Proposed Fiscal Year 2017 Budget & Setting Public Hearing Tab 02
 - C. Annual Disclosure of Qualified Electors Tab 03
 - D. Announcement of Landowners Election..... Tab 04
 - i. Sample Ballot and Proxy Tab 05
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes August 5, 2015 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures May 2016..... Tab 07
 - C. Review of Financial Statements Month Ending March 31, 2016 Tab 08
 - D. General Matters of the District
- 5. STAFF REPORTS**
 - A. District Counsel
 - i. 2016 Legislative Update Memorandum Tab 09
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

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

- Section 1.** _____ is appointed Chairman.
_____ is appointed Vice Chairman.
Brian Lamb is appointed Secretary.
Walter X. Morales is appointed Treasurer.
Brian Howell is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 3. This Resolution shall become effective on May 5, 2016.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2016.

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2016-02

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING A PROPOSED BUDGET FOR THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2017, SETTING A HEARING FOR PUBLIC CONSIDERATION OF THE SAME

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

WHEREAS, the District now believes it appropriate to make reasonable provision with respect to the manner in which the District’s Board of Supervisors (hereinafter the “Board”) will incur expenses and provide revenues necessary for its operation and any proposed improvement; and

WHEREAS, the District Manager has heretofore prepared and submitted to the District’s Board, a proposed operating budget for Fiscal Year 2017; and

WHEREAS, the Board has considered the proposed budget and now desires to set the required public hearing thereon.

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

Section 1. The **Proposed Budget** for the Mirabella Community Development District for Fiscal Year 2017, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt the same.

Section 2. A Public Hearing on the proposed budget as approved by the District’s Board is hereby declared and set for **August 04, 2016 at 2:15 PM at the offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.**

Section 3. Notice of this Public Hearing shall be published in accordance with Section 190.008(2)(a), Florida Statutes.

Section 4. The District’s Secretary is directed to submit the proposed budget to Hillsborough County not less than sixty (60) days prior to its scheduled final adoption (Public Hearing).

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2016.

ATTEST:

MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

2017



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

MAY 5, 2016



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 5, 2016

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 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

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 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	119,775.00	77,232.93	0.00	77,232.93	(42,542.07)
Operations & Maintenance Assmts-Off Roll	0.00	5,000.00	60,157.10	65,157.10	65,157.10
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$119,775.00	\$82,232.93	\$60,157.10	\$142,390.03	\$22,615.03
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	75.00	0.00	75.00	75.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$0.00	\$75.00	\$75.00
TOTAL REVENUES	\$119,775.00	\$82,307.93	\$60,157.10	\$142,465.03	\$22,690.03
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	2,500.00	2,510.00	2,500.00	5,010.00	2,510.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	4,500.00	3,500.00	0.00	3,500.00	(1,000.00)
Auditing Services	4,600.00	0.00	4,600.00	4,600.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	141.24	250.00	391.24	(608.76)
Public Officials Insurance	2,000.00	730.97	700.00	1,430.97	(569.03)
Legal Advertising	1,000.00	40.80	500.00	540.80	(459.20)
Bank Fees	250.00	109.34	110.00	219.34	(30.66)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	75.00	75.00	(175.00)
Website Administration	0.00	196.00	0.00	196.00	196.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,275.00	\$25,903.35	\$22,235.00	\$48,138.35	(\$136.65)
LEGAL COUNSEL					
District Counsel	3,000.00	2,201.50	2,200.00	4,401.50	1,401.50
TOTAL LEGAL COUNSEL	\$3,000.00	\$2,201.50	\$2,200.00	\$4,401.50	\$1,401.50
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	10,882.99	11,971.29	22,854.28	(145.72)
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$10,882.99	\$11,971.29	\$22,854.28	(\$145.72)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	250.00	250.00	(250.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$250.00	\$250.00	(\$250.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	481.65	602.06	1,083.71	(916.29)
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$481.65	\$602.06	\$1,083.71	(\$916.29)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	0.00	2,000.00	2,000.00	(2,000.00)
Property & Casualty Insurance	6,500.00	0.00	6,500.00	6,500.00	0.00
Club Facility Maintenance	3,000.00	1,869.50	1,500.00	3,369.50	369.50
Landscape Maintenance - Contract	15,200.00	4,842.50	4,842.50	9,685.00	(5,515.00)
Landscape Maintenance - Other	3,000.00	15,649.39	1,500.00	17,149.39	14,149.39
Plant Replacement Program	1,200.00	0.00	650.00	650.00	(550.00)
Irrigation Maintenance	2,000.00	5,512.82	2,500.00	8,012.82	6,012.82
Pool Maintenance	8,100.00	4,950.60	4,000.00	8,950.60	850.60
TOTAL OTHER PHYSICAL ENVIRONMENT	\$43,000.00	\$32,824.81	\$23,492.50	\$56,317.31	\$13,317.31
PARKS & RECREATION					
Off Duty Deputy Services	0.00	4,669.88	4,750.00	9,419.88	9,419.88
TOTAL PARKS & RECREATION	\$0.00	\$4,669.88	\$4,750.00	\$9,419.88	\$9,419.88
TOTAL EXPENDITURES	\$119,775.00	\$76,964.18	\$65,500.85	\$142,465.03	\$22,690.03
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$5,343.75	(\$5,343.75)	\$0.00	\$0.00

FISCAL YEAR 2016 BUDGET ANALYSIS

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	119,775.00	77,232.93	(42,542.07)	132,675.00	12,900.00
Operations & Maintenance Assmts-Off Roll	0.00	65,157.10	65,157.10	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$119,775.00	\$142,390.03	\$22,615.03	\$132,675.00	\$12,900.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	75.00	75.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00
TOTAL REVENUES	\$119,775.00	\$142,465.03	\$22,690.03	\$132,675.00	\$12,900.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	2,500.00	5,010.00	2,510.00	4,100.00	1,600.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	4,500.00	3,500.00	(1,000.00)	3,500.00	(1,000.00)
Auditing Services	4,600.00	4,600.00	0.00	5,100.00	500.00
Postage, Phone, Faxes, Copies	1,000.00	391.24	(608.76)	500.00	(500.00)
Public Officials Insurance	2,000.00	1,430.97	(569.03)	1,500.00	(500.00)
Legal Advertising	1,000.00	540.80	(459.20)	750.00	(250.00)
Bank Fees	250.00	219.34	(30.66)	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	75.00	(175.00)	200.00	(50.00)
Website Administration	0.00	196.00	196.00	200.00	200.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,275.00	\$48,138.35	(\$136.65)	\$48,275.00	\$0.00
LEGAL COUNSEL					
District Counsel	3,000.00	4,401.50	1,401.50	5,000.00	2,000.00
TOTAL LEGAL COUNSEL	\$3,000.00	\$4,401.50	\$1,401.50	\$5,000.00	\$2,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	22,854.28	(145.72)	23,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$22,854.28	(\$145.72)	\$23,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	250.00	(250.00)	500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$250.00	(\$250.00)	\$500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	1,083.71	(916.29)	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$1,083.71	(\$916.29)	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	2,000.00	(2,000.00)	4,000.00	0.00
Property & Casualty Insurance	6,500.00	6,500.00	0.00	6,500.00	0.00
Club Facility Maintenance	3,000.00	3,369.50	369.50	3,000.00	0.00
Landscape Maintenance - Contract	15,200.00	9,685.00	(5,515.00)	15,200.00	0.00
Landscape Maintenance - Other	3,000.00	17,149.39	14,149.39	3,000.00	0.00
Plant Replacement Program	1,200.00	650.00	(550.00)	1,200.00	0.00
Irrigation Maintenance	2,000.00	8,012.82	6,012.82	2,000.00	0.00
Pool Maintenance	8,100.00	8,950.60	850.60	9,000.00	900.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$43,000.00	\$56,317.31	\$13,317.31	\$43,900.00	\$900.00
PARKS & RECREATION					
Off Duty Deputy Services	0.00	9,419.88	9,419.88	10,000.00	10,000.00
TOTAL PARKS & RECREATION	\$0.00	\$9,419.88	\$9,419.88	\$10,000.00	\$10,000.00
TOTAL EXPENDITURES	\$119,775.00	\$142,465.03	\$22,690.03	\$132,675.00	\$12,900.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2016 BUDGET ANALYSIS

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 Districts 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

REVENUES

CDD Debt Service Assessments	\$	148,800
TOTAL REVENUES	\$	148,800

EXPENDITURES

Series 2013 November Bond Principal Payment	\$	25,000
Series 2013 May Bond Interest Payment	\$	61,900
Series 2013 November Bond Interest Payment	\$	61,900
TOTAL EXPENDITURES	\$	148,800
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	1,815,000
Principal Payment Applied Toward Series 2013 Bonds	\$	25,000
Bonds Outstanding - Period Ending 11/1/2017	\$	1,790,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	22,390
TOTAL REVENUES	\$	22,390

EXPENDITURES

Series 2015 November Bond Principal Payment	\$	4,000
Series 2015 May Bond Interest Payment	\$	9,195
Series 2015 November Bond Interest Payment	\$	9,195
TOTAL EXPENDITURES	\$	22,390
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	306,500
Principal Payment Applied Toward Series 2015 Bonds	\$	4,000
Bonds Outstanding - Period Ending 11/1/2017	\$	302,500

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2016			Fiscal Year 2017			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2017 Total Assessment ⁽¹⁾	Total Increase / (Decrease) in Annual Asmt
MIRABELLA PHASE 1									
Single Family 50'	1.00	71	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$797.49	\$1,997.49	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$877.24	\$2,197.24	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$956.99	\$2,396.99	\$0.00
MIRABELLA PHASE 2A									
Single Family 50'	1.00	0	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$797.49	\$1,997.49	\$0.00
Single Family 55'	1.10	1	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$877.24	\$2,197.24	\$0.00
Single Family 60'	1.20	39	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$956.99	\$2,396.99	\$0.00
MIRABELLA PHASE 2B									
Single Family 50'	1.00	12	\$1,250.00	\$797.49	\$2,047.49	\$1,250.00	\$797.49	\$2,047.49	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$877.24	\$2,252.24	\$1,375.00	\$877.24	\$2,252.24	\$0.00
Single Family 60'	1.20	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landowner	Gross Acreage		Acreage %		FY 2016 Total Assessment				
PINEDA ROMUALDO	8.93		41.69%		\$8,774.04				
LE THANG DUC	2.50		11.67%		\$2,456.34				
SAENZ BALTAZAR	4.96		23.16%		\$4,873.37				
LAND DAWN	5.03		23.48%		\$4,942.15				

Notations:

⁽¹⁾ Annual assessments are adjusted 8% for discounts associated with early payment and County collection costs.

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

FISCAL YEAR 2017

PROPOSED ANNUAL OPERATING BUDGET



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2016

Brian Lamb
Meritus
2005 Pan Am Cir. Suite 120
Tampa, FL 33607

Dear Brian Lamb,

As per F.S. 190.006, below is the number of qualified registered electors for the listed Community Development District as of April 15, 2016.

Community Development District	Number of Registered Electors
Mirabella CDD	22

If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ccampbell@hcsoe.org.

Sincerely,

Chelsea Campbell
Candidate Services Liaison
Representing Craig Latimer, Hillsborough County Supervisor of Elections
Governor's Sterling Award Recipient

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian Lamb
Re: Landowner Election November 2016
Date: May 5, 2016

A Landowner's Election will be held in November 2016 with a date and time to be determined at the August 4, 2016 meeting.

The seats that are expiring November 2016 are Seats 1 and 2.

Seat 1 is currently held by Jeff Hills and Seat 2 is currently held by Ed Andrews.

Thank you.

**OFFICIAL BALLOT
MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNER'S ELECTION**

The undersigned certifies that they are the owner or authorized representative of the owner (by proxy) of the noted property in the Mirabella Community Development District:

Street Address or Folio Numbers:

or

Legal Description of Property (May Be Attached):

and casts their vote(s) for the following:

The two candidates will each receive a four (4) year term

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____

Dated: _____

Signed: _____

Name: _____

PROXY

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, as the owner of that certain real property identified below, does hereby constitute, and appoint _____, as the duly authorized proxy for the undersigned and in the undersigned’s name and stead, to vote for the undersigned and on the undersigned’s behalf all of the votes to which the undersigned may be entitled at **only** that meeting of the owners of real property situated within the jurisdictional boundaries of the **Mirabella Community Development District**, to be held on **TBD** or any subsequent adjournment thereof in Hillsborough County , Florida, at **Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607** for the purpose of electing Supervisors and transacting such other business necessary and to do and perform all and any act or thing in the undersigned’s name and stead that the undersigned could do as a landowner at such meeting.

Executed this ____ day of _____, 2016.

(A) The street address or tax parcel ID number for your real property (or attach the legal description of the real property):

Signature of Landowner

Printed Name of Landowner

Entity Name

(B) The number of votes for your real property, which is calculated as one vote per acre or fraction thereof for the acreage contained within your real property identified in (A) above:

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 5, 2015 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Mirabella Community Development District was held at the offices of Meritus, located at 5680 W. Cypress Street, Suite A, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing and Public Hearing of the Mirabella Community Development District to order on Wednesday August 5, 2015 at 3:05 pm.

Board Members Present:

Jeff Hills	Chairman
Ed Andrews	Vice Chairman
Ryan Motko	Supervisor
Gary Jernigan	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Brian Howell	District Manager
John Vericker	District Counsel

There is a vacant Supervisor seat, and at this time there aren't any individuals or nominees that have been considered, but the Board will continue to canvas the eligible candidates for the position.

2. PUBLIC COMMENT ON AGENDA ITEMS

No member of the general public present.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2016 BUDGET

A. Open the Public Hearing on Proposed Fiscal Year 2016 Budget

MOTION TO:	Open the Public Hearing on Proposed Fiscal Year 2016 Budget
MADE BY:	Supervisor Andrews
SECOND BY	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the Budget with the Board. He explained that the budget will contain essentially the same assessments as last year, with the exception of the additional lots that were added to the District as a result to the expansion for next year. However there will be additional revenue created as a result of the

48 additional lots. The majority of that revenue will be applied towards a street lighting line item that is still
49 stabilizing.

50 *(Entire discussion is available on audio)*

51

52 **C. Public Comment**

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54 None

55

56 **D. Close the Public Hearing on Proposed Fiscal Year 2016 Budget**

57

MOTION TO:	Close the Public Hearing on Proposed Fiscal Year 2016 Budget
MADE BY:	Supervisor Andrews
SECOND BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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66 **E. Consideration of Resolution 2015-11; Adopting Fiscal Year 2016 Budget**

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The Board reviewed this Resolution.

MOTION TO:	Approve Resolution 2015-11; Adopting Fiscal Year 2016 Budget
MADE BY:	Supervisor Hills
SECOND BY:	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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80 **4. BUSINESS ADMINISTRATIVE**

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A. Consideration of Resolution 2015-12; Setting Fiscal Year 2016 Meeting Schedule

The Board reviewed this Resolution, and agreed to amend the schedule to be consistent with existing schedules.

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MOTION TO:	Approve Resolution 2015-12; Setting Fiscal Year 2016 Meeting Schedule to amend and run consistent.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Jernigan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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B. Consideration of Minutes of the Board of Supervisors Meeting June 23, 2015

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MOTION TO:	Approve Minutes of the Board of Supervisors Meeting June 23, 2015
MADE BY:	Supervisor Andrews
SECOND BY	Supervisor Jernigan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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C. Consideration of Operations and Maintenance Expenditures August 2015

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Question: Will there be units/mailboxes for 2A and 2B at this time? Yes, everything is being filled out and handled.

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MOTION TO:	Approve Operations and Maintenance Expenditures for August 2015
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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D. Review of Financial Statements Month Ending May 31, 2015

E. Acceptance of Fiscal Year 2014 Audit

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MOTION TO:	Approve Fiscal Year 2014 Audit
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously

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F. General Matters of the District

Consideration of warranty deeds, there were two common properties conveyed from 617 Mirabella LLC to the Mirabella CDD that were presented to accounting, and recorded on August 3, 2015

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MOTION TO:	Accept the two Common Properties
MADE BY:	Supervisor Motko
SECOND BY	Supervisor Jernigan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously

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Consideration for approving a Plat for Mirabella Phase Two A; Authorizing the Chair to sign on behalf of the District.

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MOTION TO:	Approve Plat for Mirabella Phase Two A; Authorizing the Chair to sign on behalf of the District.
MADE BY:	Supervisor Motko
SECOND BY	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously

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5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

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6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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Question: Now that we have transferred, when will the project be built and it was answered that it would be in about a month

162 It was told to UGS, the contractor on Phase Two A to proceed with construction on 2B. The contract
163 signed was for both 2A and 2B, so they will need to get with Mr. Paleveda and Ms. Stewart to determine
164 how best to fund that improvement.

165 *(Entire discussion is available on audio)*

166
167 **7. ADJOURNMENT**
168

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

175
176 **These minutes were done in summary format.*

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

180
181 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
182 **meeting held on _____.**

183
184 _____
185 **Signature**

186
187 _____
188 **Printed Name**

189
190 **Title:**
191 **Chairman**
192 **Vice Chairman**

184 _____
185 **Signature**

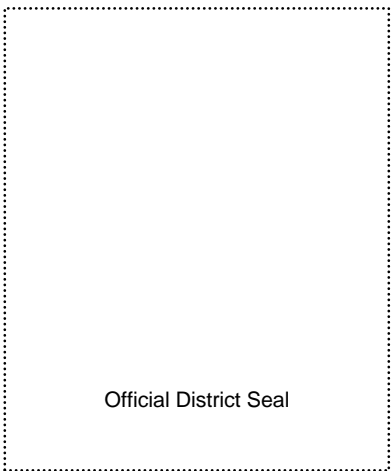
186
187 _____
188 **Printed Name**

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190 **Title:**
191 **Secretary**
192 **Assistant Secretary**

193
194 *Recorded by Records Administrator*

195
196 _____
197 *Signature*

198
199 _____
200 *Date*



Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	7036	\$ 2,255.82		Management Services - September
Meritus Districts	7071	2,250.00		Management Services - October
Meritus Districts	7108	2,256.31		Management Services - November
Meritus Districts	7149	2,323.48		Management Services - December
Meritus Districts	7228	2,266.86		Management Services - January
Meritus Districts	7262	2,259.22		Management Services - February
Meritus Districts	7305	2,285.37		Management Services - March
Meritus Districts	7343	2,257.28	\$ 18,154.34	Management Services - April
Patricia A. Morris	80	49.00		Website Maintenance - September
Patricia A. Morris	94	49.00		Website Maintenance - October
Patricia A. Morris	145	49.00		Website Maintenance - December
Patricia A. Morris	170	49.00	\$ 196.00	Website Maintenance - January
Yellowstone Landscape	95553	872.50		Landscape Maintenance - August
Yellowstone Landscape	98219	872.50		Landscape Maintenance - September
Yellowstone Landscape	101634	872.50		Landscape Maintenance - October
Yellowstone Landscape	103384	872.50		Landscape Maintenance - November
Yellowstone Landscape	106234	872.50		Landscape Maintenance - December
Yellowstone Landscape	109591	872.50		Landscape Maintenance - January
Yellowstone Landscape	111370	872.50		Landscape Maintenance - February
Yellowstone Landscape	115032	872.50		Landscape Maintenance - March
Yellowstone Landscape	117709	872.50	\$ 7,852.50	Landscape Maintenance - April
Zebra Cleaning Team, Inc.	918	750.00		Pool Maintenance - October
Zebra Cleaning Team, Inc.	850	750.00		Pool Maintenance - August
Zebra Cleaning Team, Inc.	879	750.00		Pool Maintenance - September
Zebra Cleaning Team, Inc.	940	750.00		Pool Maintenance - November
Zebra Cleaning Team, Inc.	1011	650.00		Pool Maintenance - December
Zebra Cleaning Team, Inc.	1031	650.00		Pool Maintenance - January

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Zebra Cleaning Team, Inc.	1051	650.00		Pool Maintenance - February
Zebra Cleaning Team, Inc.	1073	750.00		Pool Maintenance - March
Zebra Cleaning Team, Inc.	1091	750.00	\$ 6,450.00	Pool Maintenance - April
Monthly Contract Sub-Total		\$ 32,652.84		
Variable Contract				
Spear Security Services	64	\$ 91.30		Security Services - July
Spear Security Services	72	504.00		Security Services - August
Spear Security Services	80	730.40		Security Services - September
Spear Security Services	90	913.00		Security Services - October
Spear Security Services	97	730.40		Security Services - November
Spear Security Services	104	645.90		Security Services - December
Spear Security Services	119	730.40		Security Services - February
Spear Security Services	124	730.40	\$ 5,075.80	Security Services - March
Stantec Consulting Services, Inc.	957820	217.50		Professional Services - thru 09/11/15
Stantec Consulting Services, Inc.	976967	1,920.00		Professional Services - thru 11/06/2015
Stantec Consulting Services, Inc.	988483	250.00		Professional Services - thru 12/04/15
Stantec Consulting Services, Inc.	968491	340.00	\$ 2,727.50	Professional Services - thru 10/16/15
Straley & Robin	12369	1,274.20		Professional Services - General - thru 07/15/15
Straley & Robin	12433	616.60		Professional Services - thru 08/15/15 - General
Straley & Robin	12626	892.50		Professional Services - thru 10/15/15 - General
Straley & Robin	12752	1,112.50		Professional Services - thru 11/15/15 - General
Straley & Robin	12934	196.50	\$ 4,092.30	Professional Services - thru 01/15/16 - General

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Times Publishing Company	121446 072315	97.92		Notice of FY2016 Meeting - 07/23/15
Times Publishing Company	121446 100915	40.80	\$ 138.72	Notice of FY2016 Meeting - 10/09/15
Wells Fargo Bank	1242974	3,500.00		Trusee Fees - 10/30/15-10/02/16
Variable Contract Sub-Total		\$ 15,534.32		

Utilities				
BOCC	0712968155 011516	\$ 72.94		Water Service - thru 01/13/16
BOCC	0712968155 021516	68.94		Water Service - thru 02/11/16
BOCC	0712968155 031516	87.34		Water Service - thru 03/11/16
BOCC	0712968155 081715	16.07		Water Service - thru 08/13/15
BOCC	0712968155 091615	61.75		Water Service - thru 09/14/15
BOCC	0712968155 101515	73.74		Water Service - thru 10/13/15
BOCC	0712968155 111615	101.75		Water Service - thru 11/10/15
BOCC	0712968155 121515	76.94	\$ 559.47	Water Service - thru 12/11/15
Tampa Electric	1076 0542970 011816	51.38		Irrigation Electric Service - thru 01/13/16
Tampa Electric	1076 0542970 021616	92.77		Irrigation Electric Service - thru 02/11/16
Tampa Electric	1076 0542970 031616	4.08		Irrigation Electric Service - thru 03/11/16
Tampa Electric	1076 0542970 081415	21.22		Electric Service - thru 08/13/15
Tampa Electric	1076 0542970 091515	21.44		Irrigation Electric Service - thru 09/14/15
Tampa Electric	1076 0542970 101515	21.75		Irrigation Electric Service - thru 10/14/15
Tampa Electric	1076 0542970 111315	21.55		Irrigation Electric Service - thru 11/12/15
Tampa Electric	1076 0542970 121515	55.56		Irrigation Electric Service - thru 12/11/15
Tampa Electric	1076 0557730 011816	1,078.07		Street Light Electric Service - thru 01/13/16
Tampa Electric	1076 0557730 021616	1,078.07		Electric Service - thru 03/11/16
Tampa Electric	1076 0557730 031616	1,078.07		Electric Service - thru 03/11/16
Tampa Electric	1076 0557730 081415	1,082.23		Street Light Electric Service - thru 08/12/15
Tampa Electric	1076 0557730 091515	1,082.23		Street Light Electric Service - 09/11/15
Tampa Electric	1076 0557730 101515	1,082.23		Street Light Electric Service - thru 10/13/15

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	1076 0557730 111315	1,082.23		Street Light Electric Service - 11/11/15
Tampa Electric	1076 0557730 121515	1,055.66		Street Light Electric Service - thru 12/11/15
Tampa Electric	1076 0559190 011816	686.88		Clubhouse Electric Service - thru 01/13/16
Tampa Electric	1076 0559190 021616	580.83		Clubhouse Electric Service - thru 02//11/16
Tampa Electric	1076 0559190 031616	591.54		Clubhouse Electric Service - thru 03/11/16
Tampa Electric	1076 0559190 081415	580.25		Clubhouse Electric Service - 08/11/15
Tampa Electric	1076 0559190 091515	693.80		Clubhouse Electric Service - thru 09/14/15
Tampa Electric	1076 0559190 101515	652.71		Clubhouse Electric Service - thru 10/14/15
Tampa Electric	1076 0559190 111315	627.20		Clubhouse Electric Service - thru 11/12/15
Tampa Electric	1076 0559190 121515	611.38		Clubhouse Electric Service - 12/11/15
Tampa Electric	1076 06218040 021616	154.02		Electric Service - thru 02/11/16
Tampa Electric	1076 0621840 011116	280.00		Deposit - Electric
Tampa Electric	1076 0621840 011816	215.76		Street Light Electric Service - thru 01/13/16
Tampa Electric	1076 0621840 031616	154.02		Electric Service - thru 02/11/16
Tampa Electric	300123	0.00	\$ 14,736.93	Electric Service - thru 01/29/16
Utilities Sub-Total		\$ 15,296.40		

Regular Services				
Department of Economic Opportunity	33721	\$ 175.00		Special District Fee - FY2016
Spearem Enterprises, LLC	1499	325.00		Clear Debris/Install Safety Lock on Pool Gate - 08/19/15
Spearem Enterprises, LLC	1577	120.00		Clear Debris Around Pool, Lot, Grounds - thru 09/21/15
Spearem Enterprises, LLC	1643	120.00		Clear Debris Around Pool, Lot, Grounds - thru 10/25/15
Spearem Enterprises, LLC	1724	120.00		Clear Debris Around Pool, Lot, Grounds - thru 11/16/15
Spearem Enterprises, LLC	1764	120.00		Clear Debris Around Pool, Lot, Grounds - thru 12/28/15

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spearem Enterprises, LLC	1811	120.00		Clear Debris Around Pool, Lot, Grounds - thru 01/25/16
Spearem Enterprises, LLC	1869	120.00	\$ 1,045.00	Clear Debris Around Pool, Lot, Grounds - thru 02/22/16
Supervisor: Ed Andrews	EA080515	200.00		Supervisor Fees - 08/05/15
Supervisor: Gary Jernigan	GJ080515	200.00		Supervisor Fees - 08/05/15
Supervisor: Ryan Motko	RM080515	200.00	\$ 600.00	Supervisor Fees - 08/05/15
Suzanna M. Kimball	SMK080715	45.00		Bathroom Cleaning - 08/07/15
Suzanna M. Kimball	SMK081715	45.00		Bathroom Cleaning - 08/17/15
Suzanna M. Kimball	SMK083115	45.00		Bathroom Cleaning - 08/31/15
Suzanna M. Kimball	SMK091415	45.00		Bathroom Cleaning - 09/14/15
Suzanna M. Kimball	SMK100115	45.00		Pool Bathroom Cleaning - 10/01/15
Suzanna M. Kimball	SMK101515	120.00		Cleaning Services - 10/15/15
Suzanna M. Kimball	SMK102915	45.00		Pool Bathroom Cleaning - 10/29/15
Suzanna M. Kimball	SMK111215	45.00		Pool Bathroom Cleaning - 11/12/15
Suzanna M. Kimball	SMK112415	45.00		Pool Bathroom Cleaning - 11/24/15
Suzanna M. Kimball	SMK121015	45.00		Pool Bathroom Cleaning - 12/10/15
Suzanna M. Kimball	SMK122415	45.00		Pool Bathroom Cleaning - 12/24/15
Suzanna M. Kimball	SMK010416	45.00		Pool Bathroom Cleaning - 01/04/16
Suzanna M. Kimball	SMK011416	120.00		Clubhouse & Pool Cleaning Services - 01/14/16
Suzanna M. Kimball	SMK012916	45.00		Pool Bathroom Cleaning - 01/29/16
Suzanna M. Kimball	SK021616	45.00		Pool Bathroom Cleaning - 02/16/16
Suzanna M. Kimball	SMK030316	45.00		Pool Bathroom Cleaning - 03/03/16
Suzanna M. Kimball	SK031716	45.00		Pool Bathroom Cleaning - 03/17/16
Suzanna M. Kimball	SK033116	45.00		Pool Bathroom Cleaning - 03/31/16
Suzanna M. Kimball	SK041416	115.00	\$ 1,075.00	Pool Bathroom & Clubhouse Cleaning - 04/14/16

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 2,895.00		
Additional Services				
Ana Castro	AC120415	\$ 100.00		Refund Clubhouse Rental Deposit - Event 11/26/15
Don Harrison Enterprises	2288	305.00		Troubleshoot with Motor - 02/16/16
FastSigns	265-73573	50.55		No Trespassing Sign - 07/29/15
Lerner Reporting Services, Inc.	32	5,000.00		Annual Disclosure Fee - FY15/16
Meritus Districts	7059	957.17		Off-Roll Collections - Eisenhower Properties FY15 - 08/28/15
Patricia A. Morris	43	750.00		Website Domain Name - Annual Fee - 08/26/15
Southern Land Services of Southwest Florida, Inc.	052915-54	35.00		NSF Fee - 05/29/15
Spearem Enterprises, LLC	1483	80.00		Installed (3)"No Trespassing" Signs - 08/12/15
Spearem Enterprises, LLC	1794	332.00	\$ 412.00	Pressure Washed Storm Drain - 02/02/16
Yellowstone Landscape	105090	95.36		Irrigation Repairs - 10/06/15
Yellowstone Landscape	105601	410.36		Clean Up at 10705 Massimo - 11/13/15
Yellowstone Landscape	107859	5,300.00		Well Pump Install - 11/30/15
Yellowstone Landscape	0000113595	117.46		Irrigation Repairs - 02/17/16
Yellowstone Landscape	115577	4,769.03		Landscape Install - 02/29/16
Yellowstone Landscape	115578	9,120.00		Sod Install - 02/29/16
Yellowstone Landscape	115784	1,350.00	\$ 21,162.21	Mulch Install - 02/29/16
Zebra Cleaning Team, Inc.	935	78.60		Replace Water Valve - 11/10/15
Zebra Cleaning Team, Inc.	1062	132.00	\$ 210.60	Chemical Pump Roller Assembly - 02/16/16
Additional Services Sub-Total		\$ 28,982.53		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 95,361.09		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7036
Invoice Date: Sep 1, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD 5680 Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		9/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - September		2,250.00
	Postage	Postage - July		5.82
		<i>Handwritten initials</i>		

Subtotal	2,255.82
Sales Tax	
Total Invoice Amount	2,255.82
Payment/Credit Applied	
TOTAL	2,255.82

Check/Credit Memo No:

Approved 8/25/2015 by rios

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7071
Invoice Date: Oct 1, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD 5680 Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		10/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - October		2,250.00
Subtotal				2,250.00
Sales Tax				
Total Invoice Amount				2,250.00
Payment/Credit Applied				
TOTAL				2,250.00

Check/Credit Memo No:

Approved 9/30/2015 by rrios

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7108
Invoice Date: Nov 1, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD
5680 Cypress St.
Suite A
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		11/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - November		2,250.00
	Postage	Postage - September		6.31

B

Subtotal	2,256.31
Sales Tax	
Total Invoice Amount	2,256.31
Payment/Credit Applied	
TOTAL	2,256.31

Check/Credit Memo No:

Approved 12/28/2015 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7149
Invoice Date: Dec 1, 2015
Page: 1

Approved 4/25/2016 by janderson

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD 5680 Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		12/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - December		2,250.00
	Postage	Postage - October		4.37
	EXP	Express Delivery Services - 10/22/15		69.11

Subtotal	2,323.48
Sales Tax	
Total Invoice Amount	2,323.48
Payment/Credit Applied	
TOTAL	2,323.48

Check/Credit Memo No:

1 OF 1

0.5 LBS LTR

MIRABELLA CDD
8133975120
MERITUS CORPORATION
5680 W CYPRESS ST STE A
TAMPA FL 33607

SHIP TO:

SOUTHERN LAND SERVICES OF FLORIDA
8133975120
SOUTHERN LAND SERVICES OF FLORIDA
119 WHITAKER RD
LUTZ FL 33549

FL 336 3-03



UPS NEXT DAY AIR EARLY 1+

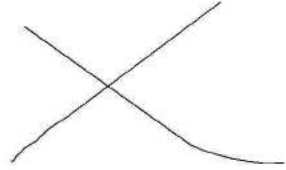
TRACKING #: 1Z A7E 454 15 9539 6573



BILLING: P/P



XOL 15.10.12 NVM 66.0A 10/2015



UPS No: 1ZA7E4541595396573	Sender	Receiver	Freight	33.60	24.89
Pickup Date: 10/22/2015	MERITUS CORPORATION	SOUTHERN LAND SERVICES OF	Early AM Surcharge	38.50	38.50
Service Level: Next Day Early AM	5680 W CYPRESS ST STE A	119 WHITAKER RD	Residential Surcharge	3.70	3.70
Weight: Letter	TAMPA	LUTZ	Fuel Surcharge	2.28	2.02
Zone: 102	FL 33607	FL 33549			
Origin/Dest:					
Payer: Sender	MIRABELLA CDD	SOUTHERN LAND SERVIC			
POD: FRONT DOOR 10/23/2015 08:54			Total	78.08	69.11

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7228
Invoice Date: Jan 1, 2016
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD 5680 Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		1/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - January		2,250.00
	Postage	Postage - November		0.49
	EXP	Express Delivery Services - 11/5/15		16.37
M				

Subtotal	2,266.86
Sales Tax	
Total Invoice Amount	2,266.86
Payment/Credit Applied	
TOTAL	2,266.86

Check/Credit Memo No:

Approved 12/28/2015 by wxavier

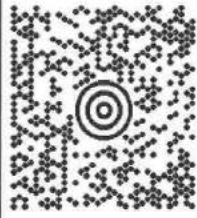
1 OF 1

0.5 LBS LTR

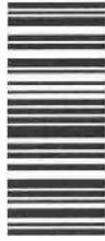
TARA HORVATH
8133975120
MERITUS CORPORATION
5680 W CYPRUS ST STE A
TAMPA FL 33607

SHIP TO:

BETH MACDONALD
2156706556
WELLS FARGO BANK, N.A.
SUITE 1500
123 S. BROAD ST.
CORPORATE TRUST SERVICES
PHILADELPHIA PA 19109



PA 191 9-30



UPS 2ND DAY AIR

2

TRACKING #: 1Z A7E 454 02 9285 0208

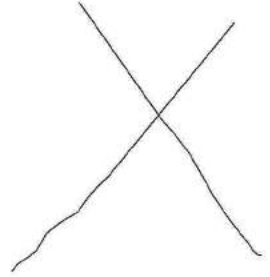


BILLING: P/P

Reference No. 1: Mirabella CDD



XBL35.10.12 NY45 69 0A 10/2015



16.37

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607

Voice: 813-873-7300
Fax: 813-873-7070



INVOICE

Invoice Number: 7262
Invoice Date: Feb 1, 2016
Page: 1

Bill To:
Mirabella CDD 5680 Cypress St. Suite A Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		2/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,250.00
	Postage	Postage - December		9.22
		<i>RS</i>		

Subtotal	2,259.22
Sales Tax	
Total Invoice Amount	2,259.22
Payment/Credit Applied	
TOTAL	2,259.22

Check/Credit Memo No:

Approved 1/21/2016 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7305
Invoice Date: Mar 1, 2016
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		2,250.00
	Postage	Postage - January		12.13
	EXP	Express Delivery Service - 1/20/16		23.24
<i>DS</i>				

Subtotal	2,285.37
Sales Tax	
Total Invoice Amount	2,285.37
Payment/Credit Applied	
TOTAL	2,285.37

Check/Credit Memo No:

Approved 2/25/2016 by wxavier

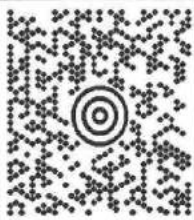
1 OF 1

0.5 LBS LTR

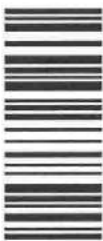
TARA HORVATH
8133975120
MERITUS CORPORATION
5680 W CYPRESS ST STE A
TAMPA FL 33607

SHIP TO:

SOUTHERN LAND SERVICES OF FLORIDA
8139950037
SOUTHERN LAND SERVICES OF FLORIDA
119 WHITTAKER RD.
LUTZ FL 33549

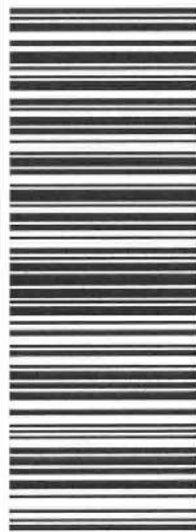


FL 336 3-03



UPS NEXT DAY AIR SAVER 1P

TRACKING #: 1Z A7E 454 13 9551 1343



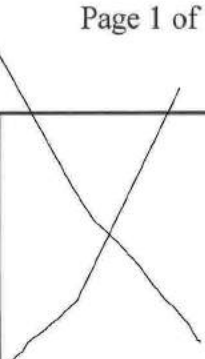
BILLING: P/P

Reference No. 1 : Mirabella CDD



N01.16.01.23 NVMS 72.0A 01/2016

23.24



Meritus Districts

5680 W. Cypress St.
 Suite A
 Tampa, FL 33607

Voice: 813-873-7300
 Fax: 813-873-7070



INVOICE

Invoice Number: 7343
 Invoice Date: Apr 1, 2016
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - April		2,250.00
	Postage	Postage - February		7.28

Subtotal	2,257.28
Sales Tax	
Total Invoice Amount	2,257.28
Payment/Credit Applied	
TOTAL	2,257.28

Check/Credit Memo No:

Approved 4/7/2016 by wxavier

INVOICE: 80

Make checks payable to Patricia Morris



The InfoScouter Virtual Business Solutions

31046 Creekridge Dr
Wesley Chapel, FL 33543
United States
Tel: 8134732692
www.theinfoscouter.com

Bill to:
Mirabella CDD
c/o Meritus Corp
5680 W Cypress St, Suite A
ATTN: District Invoicing
Tampa, FL 33607
United States
Tel: 813-397-5120
www.mirabellcdd.com
districtinvoices@meritusdistricts.com

Invoice number: 80
Invoice date: Sept. 30, 2015
Due date: Oct. 7, 2015
Amount due: \$49.00

Approved 10/16/2015 by rios

Service	Qty	Price	Amount
Maintenance Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

Total: \$49.00

Thank you for doing business with The InfoScouter! Referrals appreciated.

Amount due:
\$49.00

Pay online at:
<https://waveapps.com/ptu4p2-sstp4m>

Invoice: 94

Make checks payable to Patricia Morris



The InfoScouter Virtual Business Solutions

31046 Creekridge Dr
Wesley Chapel, Florida 33543
United States
Tel: 8134732692
www.theinfoscouter.com

Bill to:
Mirabella CDD
c/o Meritus Corp
5680 W Cypress St, Suite A
ATTN: District Invoicing
Tampa, Florida 33607
United States
Tel: 813-397-5120
www.mirabellcdd.com
districtinvoices@meritusdistricts.com

Invoice number: 94
Invoice date: October 31, 2015
Due date: November 07, 2015
Amount due (USD): \$49.00

SERVICE	QTY	PRICE	AMOUNT
Maintenance Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

Thank you for doing business with The InfoScouter!
Referrals appreciated.

Total (USD): \$49.00

Amount Due
\$49.00

Pay this invoice online at:
waveapps.com/hvcjz-fmyrpf



Invoice: 145
Make checks payable to Patricia Morris



The InfoScouter Virtual Business Solutions

31046 Creekridge Dr
Wesley Chapel, Florida 33543
United States
Tel: 8134732692
www.theinfoscouter.com

Bill to:
Mirabella CDD
c/o Meritus Corp
5680 W Cypress St, Suite A
ATTN: District Invoicing
Tampa, Florida 33607
United States
Tel: 813-397-5120
www.mirabellcdd.com
districtinvoices@meritusdistricts.com

Invoice Number: 145
Date Issued: 2015-12-31
Payment Due: 2016-01-07
Amount Due: \$49.00

SERVICE	QTY	PRICE	AMOUNT
Maintenance Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

Thank you for doing business with The InfoScouter!
Referrals appreciated.

Total (USD): \$49.00

Amount Due
\$49.00

Pay this invoice online at:
waveapps.com/tqsvdm-jpyk3q



Approved 1/7/2016 by wxavier



The InfoScouter
Virtual Assistant

INVOICE

Make checks payable to Patricia Morris

The InfoScouter Virtual Business Solutions
31046 Creekridge Dr
Wesley Chapel, Florida 33543
United States

8134732692
www.theinfoscouter.com

BILL TO
Mirabella CDD
c/o Meritus Corp
5680 W Cypress St, Suite A
ATTN: District Invoicing
Tampa, Florida 33607
United States

813-397-5120
districtinvoices@meritusdistricts.com

Invoice Number: 170
Invoice Date: January 31, 2016
Payment Due: February 7, 2016
Amount Due: \$49.00

Service	Qty	Price	Amount
Maintenance Monthly hosting, security, & maintenance	1	\$49.00	\$49.00

Total: \$49.00

Amount Due: \$49.00

Pay this invoice online at:
waveapps.com/yvkqzm-stxrvh



Notes

Thank you for doing business with The InfoScouter! Referrals appreciated.

Approved 2/10/2016 by wxavier



Landscape Professionals
 Post Office Box 849 || Bunnell, FL 32110
 Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000095553
Invoice Date: August 1, 2015

Account: 19524
PO Number:

Bill To:
 Mirabella CDD
 c/o Meritus Communities
 5680 W. Cypress St
 Suite A
 Tampa, FL 33607

Remit To:
 Austin Outdoor, LLC
 PO Box 101017
 Atlanta, GA 30392-1017

Please note our Remit To has changed

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: August 31, 2015
Invoice Amount: \$872.50
Month of Service: August 2015

Description	Current Amount
Monthly Landscape Maintenance	872.50

RECEIVED
 AUG 06 2015

Invoice Total 872.50

Approved 8/12/2015 by rios

Should you have any questions or inquiries please call (386) 437-6211.



RECEIVED
SEP 02 2015

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000098219
Invoice Date: September 1, 2015

Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
5680 W. Cypress St
Suite A
Tampa, FL 33607

Remit To:
Austin Outdoor, LLC
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: October 1, 2015
Invoice Amount: \$872.50
Month of Service: September 2015

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50



YELLOWSTONE
LANDSCAPE

We're pleased to announce that Austin Outdoor and BIO Landscape are uniting as Yellowstone Landscape.

Look for details regarding changes in remittance to be included with upcoming invoices.

Should you have any questions or inquiries please call (386) 437-6211.

Approved 9/9/2015 by rrios

RECEIVED

OCT 05 2015

RECEIVED

10 05 2015



YELLOWSTONE
LANDSCAPE
formerly Austin Outdoor

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000101634
Invoice Date: October 1, 2015

Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
5680 W. Cypress St
Suite A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Please note our remit to has changed

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: October 31, 2015
Invoice Amount: \$872.50
Month of Service: October 2015

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Approved 10/16/2015 by rios



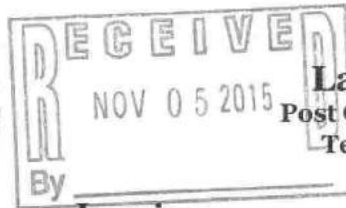
YELLOWSTONE
LANDSCAPE

Austin Outdoor and BIO Landscape are now united as
Yellowstone Landscape

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE
formerly Austin Outdoor



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000103384
Invoice Date: November 1, 2015

Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
5680 W. Cypress St
Suite A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Please note our remit to has changed

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: December 1, 2015
Invoice Amount: \$872.50
Month of Service: November 2015

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50



YELLOWSTONE
LANDSCAPE

Austin Outdoor and BIO Landscape are now united as
Yellowstone Landscape

Should you have any questions or inquiries please call (386) 437-6211.

Approved 12/28/2015 by wxavier



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000106234
Invoice Date: December 1, 2015



Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
5680 W. Cypress St.
Suite A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Please note our remit to has changed

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: December 31, 2015
Invoice Amount: \$872.50
Month of Service: December 2015

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50



Austin Outdoor and BIO Landscape are now united as
Yellowstone Landscape

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
 Post Office Box 849 || Bunnell, FL 32110
 Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000109591
Invoice Date: January 1, 2016

Account: 19524
PO Number:

Bill To:
 Mirabella CDD
 c/o Meritus Communities
 5680 W. Cypress St
 Suite A
 Tampa, FL 33607

Remit To:
 Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: January 31, 2016
Invoice Amount: \$872.50
Month of Service: January 2016

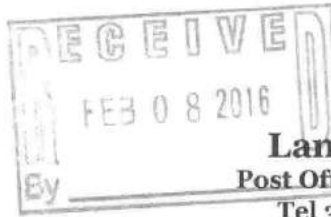
Description	Current Amount
Monthly Landscape Maintenance	872.50

Invoice Total 872.50



Approved 1/14/2016 by wxavier

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000111370
Invoice Date: February 1, 2016

Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
5680 W. Cypress St
Suite A
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: March 2, 2016
Invoice Amount: \$872.50
Month of Service: February 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Should you have any questions or inquiries please call (386) 437-6211.

Approved 2/19/2016 by wxavier



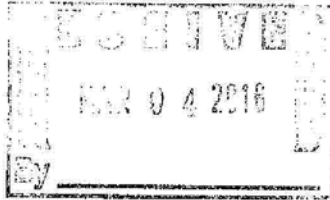
Landscape Professionals
 Post Office Box 849 || Bunnell, FL 32110
 Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000115032
Invoice Date: March 1, 2016

Account: 19524
PO Number:

Bill To:
 Mirabella CDD
 c/o Meritus Communities
 2005 Pan Am Circle, Ste 120
 Tampa, FL 33607



Remit To:
 Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: March 31, 2016
Invoice Amount: \$872.50
Month of Service: March 2016

Invoice Item	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Approved 3/17/2016 by wxavier

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000117709
Invoice Date: April 1, 2016

Account: 19524
PO Number:

Bill To:
Mirabella CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151089.101
Property Name: Mirabella CDD
Terms: NET 30

Invoice Due Date: May 1, 2016
Invoice Amount: \$872.50
Month of Service: April 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Should you have any questions or inquiries please call (386) 437-6211.



Thanks For Your Business!

INVOICE

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

DATE: MAY 18, 2015
INVOICE # 918
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		October pool cleaning		\$750.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$750.00

Comments:

Approved 12/28/2015 by wxavier



Thanks For Your Business!

INVOICE

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

DATE: AUGUST 20, 2015
INVOICE # 850
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		August pool cleaning		\$750.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$750.00

Comments:

Approved 8/25/2015 by rios



Thanks For Your Business!

INVOICE

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

DATE: SEPTEMBER 14, 2015
INVOICE # 879
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		September pool cleaning		\$750.00
SUBTOTAL				
SALES TAX				
TOTAL				\$750.00

Comments:

Approved 9/24/2015 by rios



Thanks For Your Business!

INVOICE

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

DATE: NOVEMBER 18, 2015
 INVOICE # 940
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		November pool cleaning		\$750.00
SUBTOTAL				
SALES TAX				
TOTAL				\$750.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 14, 2016
INVOICE # 1051
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

Approved 3/10/2016 by wxavier

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

53900 4617

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: MARCH 14, 2016
INVOICE # 1073
EXPIRATION DATE

TO Mirabella
2005 Pan Am Circle Ste 120
Tampa, FL 33607

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		March pool cleaning		\$750.00

SUBTOTAL
SALES TAX
TOTAL \$750.00

Comments:

Approved 4/7/2016 by wxavier

Approved 4/25/2016 by janderson



Thanks For Your Business!

APR 11 2016

INVOICE

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

DATE: APRIL 10, 2016
INVOICE # 1091
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		April pool cleaning		\$750.00

SUBTOTAL
SALES TAX
TOTAL \$750.00

Comments:



Dates of Service
July 1-31, 2015

Date	Invoice #
8/1/2015	64

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, Fl, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	7/31/2015	56.00
1	Vehicle Expense	35.30		35.30
Thank you for your business!!!			Total	\$91.30

Approved 8/12/2015 by howell



Dates of Service
Aug 1-31, 2015

Date	Invoice #
9/1/2015	72

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, FL, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	8/1/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/7/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/8/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/14/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/15/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/21/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/22/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/28/2015	56.00
4	Onsite Unarmed Security Guard	14.00	8/29/2015	56.00
Thank you for your business!!!			Total	\$504.00

Approved 9/15/2015 by howell



Dates of Service
September 1-30,2015

Date	Invoice #
10/5/2015	80

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, Fl, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	9/4/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/5/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/11/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/12/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/18/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/19/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/25/2015	56.00
4	Onsite Unarmed Security Guard	14.00	9/26/2015	56.00
8	Vehicle Expense	35.30		282.40

Thank you for your business!!!			Total	\$730.40
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Dates of Service
10/1-10/31,2015

Date	Invoice #
11/6/2015	90

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, FL, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	10/2/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/3/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/9/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/10/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/16/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/17/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/23/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/24/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/30/2015	56.00
4	Onsite Unarmed Security Guard	14.00	10/31/2015	56.00
10	Vehicle Expense	35.30		353.00

Thank you for your business!!!	Total	\$913.00
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Approved 11/19/2015 by bhowell



Dates of Service
11/1-11/30/2015

Date	Invoice #
12/4/2015	97

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, FL, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	11/6/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/7/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/13/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/14/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/20/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/21/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/27/2015	56.00
4	Onsite Unarmed Security Guard	14.00	11/28/2015	56.00
8	Vehicle Expense	35.30		282.40
Thank you for your business!!!			Total	\$730.40

Approved 12/9/2015 by howell

Dates of Service	Date	Invoice #
12/1-12/31/2015	1/1/2016	104

Bill To
Mirabella CDD c/o Meritus 5680 W. Cypress St Suite A, Tampa, FL, 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	12/5/2015	56.00
4	Onsite Unarmed Security Guard	14.00	12/11/2015	56.00
4	Onsite Unarmed Security Guard	14.00	12/12/2015	56.00
4	Onsite Unarmed Security Guard	14.00	12/18/2015	56.00
4	Onsite Unarmed Security Guard	14.00	12/19/2015	56.00
1	Onsite Unarmed Security Guard	21.00	12/25/2015	21.00
3	Onsite Unarmed Security Guard	14.00	12/25/2015	42.00
4	Onsite Unarmed Security Guard	13.95	12/26/2015	55.80
7	Vehicle Expense	35.30		247.10
Thank you for your business!!!			Total	\$645.90

Approved 1/6/2016 by phowell

Dates of Service	Date	Invoice #
2/1-2/29/2016	3/9/2016	119

Bill To
 Mirabella CDD
 c/o Meritus
 5680 W. Cypress St
 Suite A, Tampa, FL, 33607

Spear Security Services
 1105 Sagamore Dr
 Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	2/5/2016	56.00
4	Onsite Unarmed Security Guard	14.00	2/6/2016	56.00
4	Onsite Unarmed Security Guard	14.00	2/12/2016	56.00
1.5	Onsite Unarmed Security Guard	14.00	2/13/2016	21.00
2.5	Onsite Unarmed Security Guard	14.00	2/13/2016	35.00
4	Onsite Unarmed Security Guard	14.00	2/19/2016	56.00
4	Onsite Unarmed Security Guard	14.00	2/20/2016	56.00
4	Onsite Unarmed Security Guard	14.00	2/26/2016	56.00
4	Onsite Unarmed Security Guard	14.00	2/27/2016	56.00
8	Vehicle Expense	35.30		282.40

Thank you for your business!!!	Total	\$730.40
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Approved 3/25/2016 by wxavier

Approved 4/25/2016 by Janderson

Dates of Service	Date	Invoice #
3/1-3/31/2016	3/28/2016	124

Bill To
Mirabella CDD Meritus Associations, Inc. 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Spear Security Services
1105 Sagamore Dr
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	3/4/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/5/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/11/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/12/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/18/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/19/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/25/2016	56.00
4	Onsite Unarmed Security Guard	14.00	3/26/2016	56.00
8	Vehicle Expense	35.30		282.40
Thank you for your business!!!			Total	\$730.40



INVOICE

RECEIVED
SEP 24 2015

Invoice Number 957820
Invoice Date September 23, 2015
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

Mirabella Community Development District
Peter Altman
c/o Meritus Districts
5680 West Cypress Street, Suite A
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Mirabella CDD**
Project Manager Stewart, Tonja L For Period Ending **September 11, 2015**
Current Invoice Total (USD) 217.50

coordinate roadway inspection

Top Task **214** Engineering Consulting Servs

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	1.50	145.00	217.50
Subtotal Professional Services	<u>1.50</u>		<u>217.50</u>

Top Task Subtotal Engineering Consulting Servs 217.50

Total Fees & Disbursements 217.50

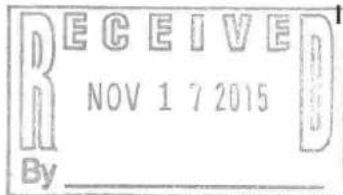
INVOICE TOTAL (USD) 217.50

Due on Receipt

RECEIVED

SEP 24 2015

Approved 9/30/2015 by howell



INVOICE

Invoice Number 976967
Invoice Date November 13, 2015
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

Mirabella Community Development District
 Peter Altman
 c/o Meritus Districts
 5680 West Cypress Street, Suite A
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project **Mirabella CDD**
 Project Manager Stewart, Tonja L For Period Ending **November 6, 2015**
 Current Invoice Total (USD) 1,920.00

process requisitions

Top Task **216** **2016 Fiscal Year General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	12.00	160.00	1,920.00
Subtotal Professional Services	12.00		1,920.00

Top Task Subtotal 2016 Fiscal Year General Consulting 1,920.00

Total Fees & Disbursements 1,920.00
INVOICE TOTAL (USD) 1,920.00

Due on Receipt

Approved 12/11/2015 by phowell



INVOICE

Invoice Number	988483
Invoice Date	December 11, 2015
Purchase Order	215612179
Customer Number	99870
Project Number	215612179

Bill To

Mirabella Community Development District
 Peter Altman
 c/o Meritus Districts
 5680 West Cypress Street, Suite A
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Mirabella CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	December 4, 2015
	Current Invoice Total (USD)	250.00		

finalize requisition file

Top Task **216** **2016 Fiscal Year General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.25	72.00	90.00
Stewart, Tonja L	1.00	160.00	160.00
Subtotal Professional Services	<u>2.25</u>		<u>250.00</u>

Top Task Subtotal	2016 Fiscal Year General Consulting	250.00
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Total Fees & Disbursements	250.00
INVOICE TOTAL (USD)	<u>250.00</u>

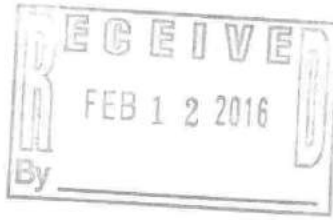
Due on Receipt

Approved 12/16/2015 by phowell



Stantec

61 Commercial St.
Rochester NY 14614



STATEMENT

Statement as of February 05, 2016
Customer Number 99870
Page 1 of 1

1383

Mirabella Community Development District
C/O Meritus Districts
5680 W Cypress St Ste A
Tampa FL 33607-1775



Project Invoice	Date	Description	Legacy Invoice No	Original Amount	Balance
Project 215612179 968491	10/16/15	Mirabella CDD Invoice		340.00	340.00
				Project Total	\$ 340.00
				Customer Total	\$ 340.00

Approved 2/19/2016 by wxavier

Total Balance Owing

USD \$ 340.00

Terms: Due on Receipt Remit To: 13980 Collections Center Drive Chicago, IL 60693 For questions concerning your account, please call the Stantec Collections Assistant at 239-263-6410

Design with community in mind

stantec.com

021716

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

Mirabella CDD
 c/o MERITUS DISTRICTS
 5680 W. CYPRESS STREET, STE AA
 TAMPA, FL 33607

July 25, 2015
 Client: 001295
 Matter: 000001
 Invoice #: 12369

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2015

SERVICES

Date	Person	Description of Services	Hours
6/16/2015	JMV	REVIEW EMAILS FROM R. MOTKO RE: CDD LEGAL DESCRIPTION; REVIEW EMAILS FROM J. KESSLER; TELEPHONE CALL TO T. STEWART.	0.6
6/16/2015	JMV	REVIEW EMAIL FROM J. KESSLER; DRAFT EMAIL TO J. KESSLER; CONFERENCE WITH V. BABBAR RE: CDD ASSESSMENTS.	0.3
6/17/2015	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL RE: CDD BOARD MEETING; REVIEW EMAIL FROM J. PALEVEDA; TELEPHONE CALL FROM J. PALEVEDA.	0.9
6/17/2015	LH	REVIEW RECORDED AMENDED NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO T. FARLOW AND N. CHAMBERLAIN TRANSMITTING COPY FOR DISTRICT RECORDS.	0.2
6/18/2015	VKB	REVIEW EMAIL FROM AND REPLY TO T. FARLOW RE: TENTATIVE AGENDA.	0.2
6/19/2015	VKB	REVIEW EMAIL FROM AND REPLY TO T. FARLOW RE: AGENDA PACKET.	0.1
6/23/2015	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.5
6/24/2015	VKB	DRAFT EMAIL TO B. LAMB AND T. STEWART RE: PREPARING DOCUMENTS FOR REQUISITIONS AND PAYMENTS FROM BOND PROCEEDS.	0.1

Approved 7/29/2015 by bhowell

July 25, 2015
 Client: 001295
 Matter: 000001
 Invoice #: 12369

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
7/1/2015	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING JUNE 30, 2015.	0.2	
7/2/2015	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BOND DISCLOSURE UPDATE.	0.3	
7/10/2015	LH	FINALIZE QUARTERLY REPORT FOR REPORTING PERIOD ENDING JUNE 30, 2015; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			3.6	\$955.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.1	\$640.50
VKB	Vivek K. Babbar	0.9	\$225.00
LH	Lynn Hoodless	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/1/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - Declaration of Consent	\$35.50
7/1/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - Notice of Lien etc.	\$35.50
7/1/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - Agreement to Convey or Dedicate	\$44.00
7/1/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - True-Up Agreement	\$86.50
7/1/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees - Collateral Assignment	\$69.50
7/1/2015	XPRESS DELIVERIES, LLC- Courier Service-	\$16.50
7/15/2015	Photocopies (208 @ \$0.15)	\$31.20
Total Disbursements		\$318.70

Approved 4/25/2016 by Janderson

July 25, 2015
Client: 001295
Matter: 000001
Invoice #: 12369

Page: 3

Total Services	\$955.50	
Total Disbursements	\$318.70	
Total Current Charges		\$1,274.20

PAY THIS AMOUNT		\$1,274.20
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Please Include Invoice Number on all Correspondence

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

Mirabella CDD
 c/o MERITUS DISTRICTS
 5680 W. CYPRESS STREET, STE AA
 TAMPA, FL 33607

August 18, 2015
 Client: 001295
 Matter: 000001
 Invoice #: 12433

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2015

SERVICES

Date	Person	Description of Services	Hours	
8/3/2015	JMV	REVIEW EMAIL FROM J. HILLS; REVIEW PROPOSED DEEDS; DRAFT EMAIL TO J. HILLS.	0.4	
8/4/2015	JMV	REVIEW AGENDA PACKET FOR CDD BOARD MEETING.	0.2	
8/5/2015	JMV	REVIEW EMAIL FROM R. MOTKO; REVIEW DRAFT PLAT; REVIEW WARRANTY DEES.	0.4	
8/5/2015	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.0	
Total Professional Services			2.0	\$610.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.0	\$610.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2015	Photocopies (44 @ \$0.15)	\$6.60
Total Disbursements		\$6.60

Approved 8/26/2015 by phowell

~~August 18, 2015
Client: 001295
Matter: 000001
Invoice #: 12433~~

Page: 2

Total Services	\$610.00	
Total Disbursements	\$6.60	
Total Current Charges		\$616.60

PAY THIS AMOUNT		\$616.60
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Please Include Invoice Number on all Correspondence

Straley & Robin

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Mirabella CDD
c/o MERITUS DISTRICTS
5680 W. CYPRESS STREET, STE AA
TAMPA, FL 33607

October 21, 2015

Client: 001295

Matter: 000001

Invoice #: 12626

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2015

SERVICES

Date	Person	Description of Services	Hours
9/29/2015	LH	PREPARE QUARTERLY REPORTS TO DISSEMINATION AGENTS FOR PERIOD ENDING SEPTEMBER 30, 2015 FOR SERIES 2013 BONDS (REPORT TO LERNER) AND FOR SERIES 2015 BONDS (REPORT TO MERITUS).	0.3
9/30/2015	JMV	REVIEW EMAILS FROM B. HOWELL RE: CDD CLUBHOUSE PROCEDURES; DRAFT EMAILS TO B. HOWELL.	0.3
10/1/2015	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BONDHOLDER DISCLOSURE REPORT.	0.3
10/8/2015	LH	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2015 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME; FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.3
10/12/2015	JMV	REVIEW EMAIL FROM S. CAMBELL RE: CDD BOND DISCLOSURE; REVIEW EMAIL FROM D. TYLER; REVIEW EMAIL FROM B. LAMB.	0.3

Approved 11/4/2015 by bhowell

October 21, 2015
 Client: 001295
 Matter: 000001
 Invoice #: 12626

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
10/12/2015	LH	REVIEW EMAIL FROM S. CAMPBELL RE CONTINUING DISCLOSURE AGREEMENT FOR 2015 BONDS; REVIEW BOND TRANSCRIPT RE SAME; PREPARE EMAIL TO S. CAMPBELL AND GROUP TRANSMITTING COPY OF SAME FROM BOND TRANSCRIPT.	0.3	
10/13/2015	JMV	REVIEW EMAIL FROM T. STEWART RE: PAYMENT REQUISITIONS; DRAFT EMAIL TO T. STEWART; TELEPHONE CALL TO T. STEWART.	0.4	
10/15/2015	JMV	REVIEW EMAIL FROM J. HILLS; REVIEW EMAIL FROM T. STEWART; DRAFT EMAIL TO J. PALEVEDA.	0.2	
10/15/2015	VKB	REVIEW EMAILS RE: PAYMENT REQUISITIONS, CONVEYANCE OF IMPROVEMENTS, AND ASSIGNMENT OF CONTRACTS; TELECONFERENCE WITH T. STEWART RE: SAME; TELEPHONE CALL TO J. PALEVEDA RE: SAME; DRAFT ASSIGNMENT OF QGS CONTRACT.	1.2	
Total Professional Services			3.6	\$892.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.5	\$457.50
VKB Vivek K. Babbar	1.2	\$300.00
LH Lynn Hoodless	0.9	\$135.00

~~October 21, 2015
Client: 001295
Matter: 000001
Invoice #: 12626~~

Page: 3

Total Services	\$892.50	
Total Disbursements	\$0.00	
Total Current Charges		\$892.50

PAY THIS AMOUNT	\$892.50
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Please Include Invoice Number on all Correspondence

Straley & Robin

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

Mirabella CDD
 c/o MERITUS DISTRICTS
 5680 W. CYPRESS STREET, STE AA
 TAMPA, FL 33607

November 22, 2015
 Client: 001295
 Matter: 000001
 Invoice #: 12752

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2015

SERVICES

Date	Person	Description of Services	Hours
10/22/2015	JMV	TELEPHONE CALL FROM T. STEWART RE: CDD PAYMENT REQUISITIONS; TELEPHONE CALL FROM J. PALEVEDA RE: CDD PROMISSORY NOTE.	0.4
10/22/2015	VKB	TELECONFERENCE WITH T. STEWART AND J. PALEVEDA RE: REQUISITION PROCESSING AND ASSIGNMENT OF CONTRACTS; REVIEW AND REPLY TO EMAILS RE: SAME.	0.8
10/23/2015	JMV	MEETING WITH T. STEWART AND J. PALEVEDA RE: PAYMENT REQUISITIONS; DRAFT EMAIL TO T. STEWART RE: DEVELOPMENT ACQUISITION AGREEMENT.	0.6
10/23/2015	VKB	TELECONFERENCE WITH T. STEWART RE: REQUISITIONS.	0.2
10/27/2015	JMV	TELEPHONE CALL WITH J. PALEVEDA AND T. STEWART; DRAFT EMAIL TO T. STEWART.	0.4
10/27/2015	VKB	DRAFT ENGINEER'S CERTIFICATE AND BILL OF SALE.	0.4
10/28/2015	JMV	REVIEW EMAIL FROM J. PALEVEDA; DRAFT EMAILS TO J. PALEVEDA.	0.3
10/29/2015	JMV	REVIEW EMAIL FROM T. STEWART; DRAFT EMAIL TO T. STEWART.	0.2
10/30/2015	JMV	TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH J. PALEVEDA; TELEPHONE CALL WITH B. LAMB.	0.6

November 22, 2015
Client: 001295
Matter: 000001
Invoice #: 12752

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	3.9	\$1,112.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.5	\$762.50
VKB	Vivek K. Babbar	1.4	\$350.00
	Total Services		\$1,112.50
	Total Disbursements		\$0.00
	Total Current Charges		\$1,112.50

PAY THIS AMOUNT \$1,112.50

Please Include Invoice Number on all Correspondence

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

Mirabella CDD
 c/o MERITUS DISTRICTS
 5680 W. CYPRESS STREET, STE AA
 TAMPA, FL 33607

January 25, 2016
 Client: 001295
 Matter: 000001
 Invoice #: 12934

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2016

SERVICES

Date	Person	Description of Services	Hours	
1/5/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING DECEMBER 31, 2015 RE 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING DECEMBER 31, 2015 RE 2015 BONDS..	0.3	
1/8/2016	LH	FINALIZE QUARTERLY REPORT FOR SERIES 2013 BONDS; PREPARE TRANSMITTAL EMAIL TO DISSEMINATION AGENT RE SAME.	0.2	
1/9/2016	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BOND DISCLOSURE REPORT.	0.3	
1/14/2016	LH	FINALIZE QUARTERLY REPORT FOR SERIES 2015 BONDS; PREPARE TRANSMITTAL EMAIL TO DISSEMINATION AGENT RE SAME.	0.2	
Total Professional Services			1.0	\$196.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LH	Lynn Hoodless	0.7	\$105.00

Approved 2/3/2016 by phowell



January 25, 2016
Client: 001295
Matter: 000001
Invoice #: 12934

Page: 2

Total Services	\$196.50	
Total Disbursements	\$0.00	
Total Current Charges		\$196.50

PAY THIS AMOUNT		\$196.50
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed,

please contact us prior to deadline at or email at spotts@tampabay.com.

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
REMAINDER OF FISCAL YEAR 2016
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Mirabella Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2016 to be held at 7:15 p.m., at the office of Meritus located at 5680 W Cypress Street, Suite A, Tampa, FL 33607.

November 5, 2015
May 5, 2016
August 4, 2016

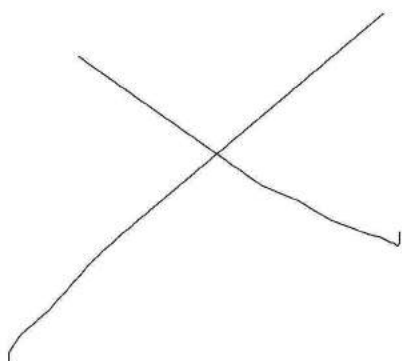
There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5126, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-555-8778, who can aid you in contacting the District Office.

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

Brian Lamb
District Manager
Run Date: 10/09/2015 200032

<p>Date: 10/20/15</p> <p>Account #: 121446</p> <p>Company: MIRABELLA</p> <p>COMMUNITY DEV. DISTRICT</p> <p>Contact:</p> <p>Address: C/O MERITUS 5680 W CYPRESS ST TAMPA, FL 33607</p> <p>STE A</p> <p>Telephone: (813) 397-5121</p> <p>Fax: (813) 873-7070</p> <p>Email:</p>	<p>Publications: Tampa Bay Times TampaBay.com</p> <p>Zones or Sections: Baylink Hillsborough</p> <p>Classification: Legal</p>
<p>Ad ID: 200032</p> <p>Start: 10/09/15</p> <p>Stop: 10/09/15</p> <p>Total Cost: \$40.80</p> <p>Billed Lines: 80.0</p> <p>Total Depth: 3.444</p> <p># of Inserts:</p> <p>Phone #</p> <p>Email: spotts@tampabay.com</p>	



102915

Fee Invoice

Corporate Trust Services



Invoice Number 1242974	Billing Date 10/07/2015	Due Date 11/06/2015	Amount Due \$3,500.00 <i>Please mail or wire payment to:</i>
Mirabella Community Development District 5680 W. Cypress Street Suite 5680A Tampa, FL 33607			Mailing Address: Wells Fargo Bank WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113
			Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Swift Code: WFBIUS6S Reference: Invoice #, Acct Name, Attn Name
			ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name
Please return this portion of the statement with your payment in the envelope provided: Please retain this portion for your records			

Account Number: 46663900

Mirabella CDD 2013

Administration Charges

Trustee Fee

For the Period 10/30/2015 through 10/02/2016

\$3,500.00

Total Amount Due:

\$3,500.00

Approved 1/6/2016 by phowell

Billings past due are subject to an 18% annual finance charge of the balance due.



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	01/15/2016	02/05/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	12/11/2015	1151	01/13/2016	1177	2600	ACTUAL	WATER



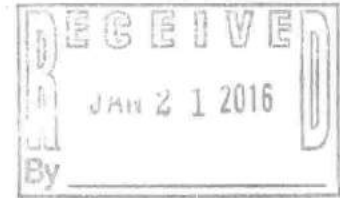
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$7.62
Water Base Charge	\$14.06
Water Consumption Charge	\$1.79
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$11.39
Total Service Address Charges	\$72.94

Summary of Account Charges

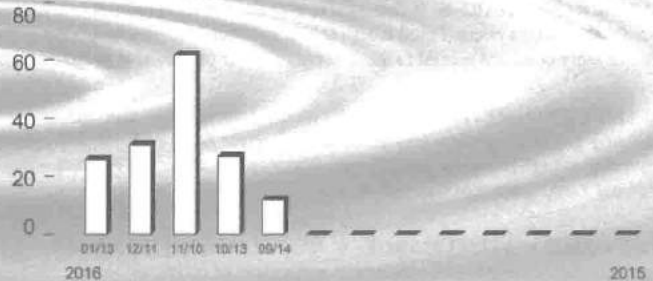
Previous Balance	\$76.94
Net Payments - Thank You	(\$76.94)
Total Account Charges	\$72.94

AMOUNT DUE	\$72.94
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Approved 1/27/2016 by wxavier

Consumption History x 100 Gallons



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities

10Z 3012294 00 00006524 00006620 I=12
 6524 1 AB 0.416 0.4160
 MIRABELLA CDD
 5680 W CYPRESS ST SUITE A
 TAMPA FL 33607-1775

DUE DATE	02/05/2016
AMOUNT DUE	\$72.94
AMOUNT PAID	

0007129681552 012216 00000072942



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	02/15/2016	03/07/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	01/13/2016	1177	02/11/2016	1198	2100	ACTUAL	WATER



Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$6.15
Water Base Charge	\$14.06
Water Consumption Charge	\$1.45
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$9.20
Total Service Address Charges	\$68.94

Summary of Account Charges

Previous Balance	\$72.94
Net Payments - Thank You	(\$72.94)
Total Account Charges	\$68.94

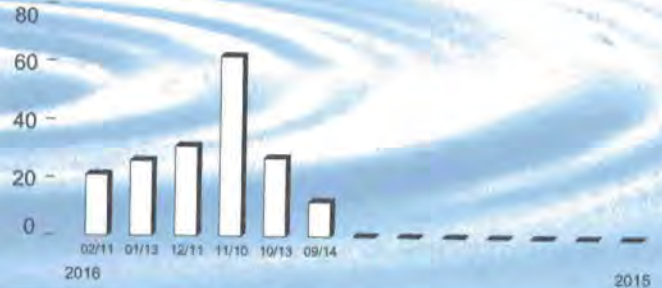
AMOUNT DUE	\$68.94
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53600 4302



Approved 3/10/2016 by wxavier

Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3023751 00 00007668 00007784 I=12

7668 1 MB 0.439 0.4390
 MIRABELLA CDD
 5680 W CYPRESS ST SUITE A
 TAMPA FL 33607-1775

DUE DATE	03/07/2016
AMOUNT DUE	\$68.94
AMOUNT PAID	

0007129681552

030416
 00000068941



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	03/15/2016	03/29/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	02/11/2016	1198	03/11/2016	1242	4400	ACTUAL	WATER

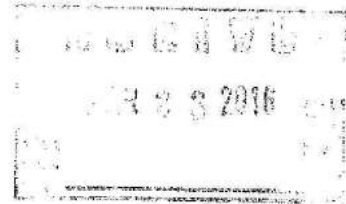
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$12.89
Water Base Charge	\$14.06
Water Consumption Charge	\$3.04
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$19.27
Total Service Address Charges	\$87.34

Summary of Account Charges

Previous Balance	\$68.94
Net Payments - Thank You	\$0.00
Past Due Amount	\$68.94
Total Account Charges	\$87.34

AMOUNT DUE	\$156.28
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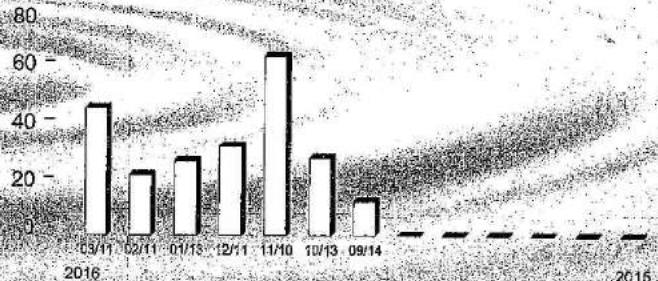
53600 4302

Approved 3/29/2016 by wxavier

Notice

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

Consumption History x 100 Gallons



**** NOTICE **** THE BALANCE REFLECTS A PAST DUE AMOUNT

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE

10Z 3035201 00 00007499 00007604 I=12



7499 1 AB 0.416 0.4160
MIRABELLA CDD
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	03/29/2016
AMOUNT DUE	\$156.28
AMOUNT PAID	

0007129681552

00000156281



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	08/17/2015	09/08/2015

RECEIVED
AUG 24 2015

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	08/06/2015	1018	08/13/2015	1019	100	ACTUAL	WATER



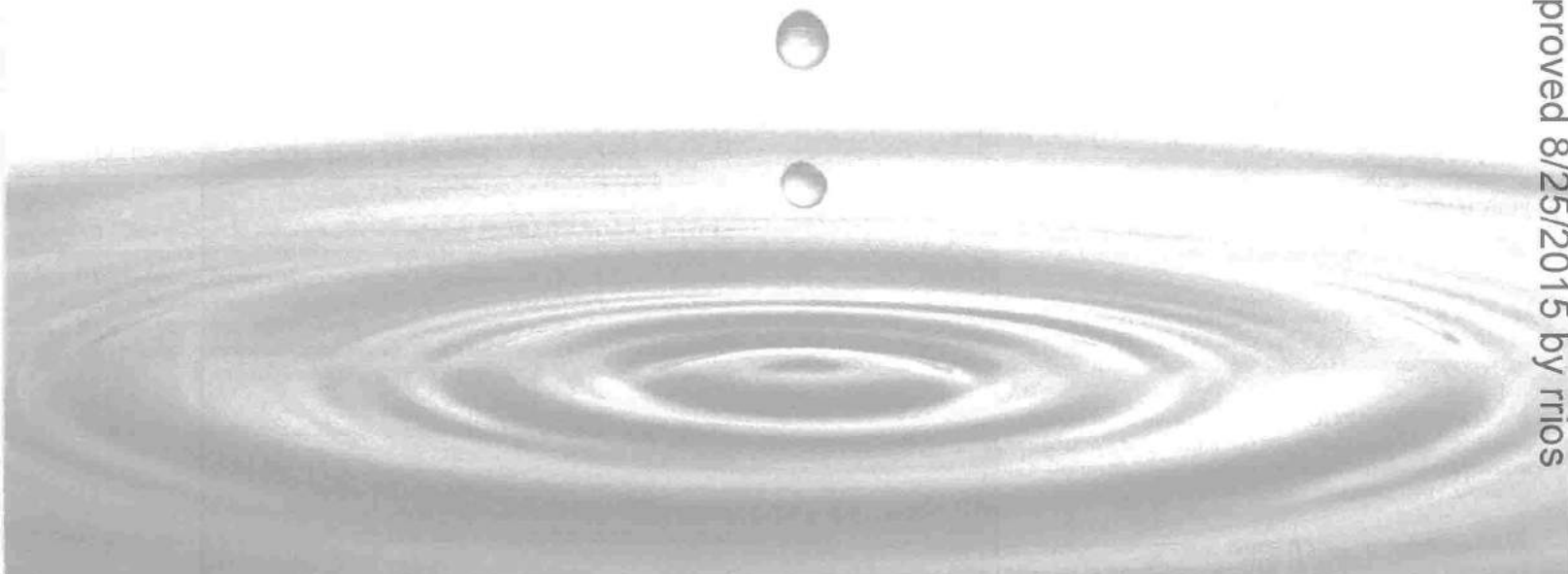
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$0.29
Water Base Charge	\$3.28
Water Consumption Charge	\$0.07
Sewer Base Charge	\$7.94
Sewer Usage Charge	\$0.44
Service Setup Fee	\$25.00
Deposit Amount Due	\$610.00
Total Service Address Charges	\$651.07

Summary of Account Charges

Previous Balance	\$0.00
Net Payments - Thank You	(\$635.00)
Credit Amount	(\$635.00)
Total Account Charges	\$41.07

AMOUNT DUE	\$16.07
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Approved 8/25/2015 by rrios



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 2956395 00 00007393 00007506 I=12
7393 1 AT 0.416 0.4160
MIRABELLA CDD
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	09/08/2015
AMOUNT DUE	\$16.07
AMOUNT PAID	

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0000001002415



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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MIRABELLA CDD

0712968155

09/16/2015

10/07/2015

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	08/13/2015	1019	09/14/2015	1031	1200	ACTUAL	WATER

**Service Address Charges**

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$3.52
Water Base Charge	\$14.06
Water Consumption Charge	\$0.83
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$5.26
Total Service Address Charges	\$61.75

Summary of Account Charges

Previous Balance	\$16.07
Net Payments - Thank You	(\$16.07)
Total Account Charges	\$61.75

AMOUNT DUE**\$61.75**RECEIVED
SEP 22 2015

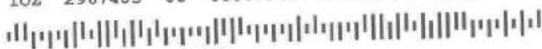
Approved 9/24/2015 by rrios

Make checks payable to: **BOCC****ACCOUNT NUMBER: 0712968155****ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 2967403 00 00007352 00007476 I=12



7352 1 AT 0.416 0.4160
 MIRABELLA CDD
 5680 W CYPRESS ST SUITE A
 TAMPA FL 33607-1775

DUE DATE	10/07/2015
AMOUNT DUE	\$61.75
AMOUNT PAID	

0002129681552

092215
00000061754



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	10/15/2015	11/05/2015

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	09/14/2015	1031	10/13/2015	1058	2700	ACTUAL	WATER



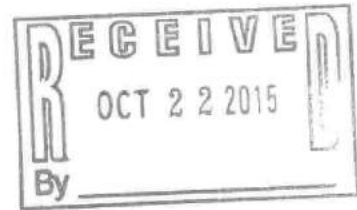
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$7.91
Water Base Charge	\$14.06
Water Consumption Charge	\$1.86
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$11.83
Total Service Address Charges	\$73.74

Summary of Account Charges

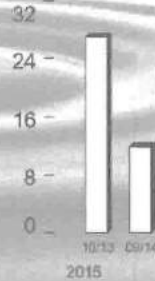
Previous Balance	\$61.75
Net Payments - Thank You	(\$61.75)
Total Account Charges	\$73.74

AMOUNT DUE	\$73.74
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Approved 10/30/2015 by wxavier

Consumption History x 100 Gallons



Make checks payable to: **BOCC**
ACCOUNT NUMBER: **0712968155**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 2978052 00 00007338 00007454 I=12

7338 1 AT 0.416 0.4160
MIRABELLA CDD
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	11/05/2015
AMOUNT DUE	\$73.74
AMOUNT PAID	

0007129681552

00000073742



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	11/16/2015	12/07/2015

Service Address: 14306 ROMEO BLVD

Approved 4/25/2016 by janderson

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	10/13/2015	1058	11/10/2015	1120	6200	ACTUAL	WATER



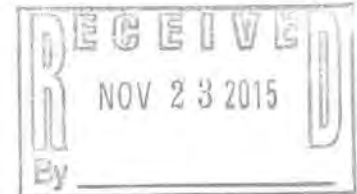
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$18.17
Water Base Charge	\$14.06
Water Consumption Charge	\$4.28
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$27.16
Total Service Address Charges	\$101.75

Summary of Account Charges

Previous Balance	\$73.74
Net Payments - Thank You	(\$73.74)
Total Account Charges	\$101.75

AMOUNT DUE	\$101.75
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Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 2989168 00 00007502 00007623 I=12

7502 1 AT 0.416 0.4160
 MIRABELLA CDD
 5680 W CYPRESS ST SUITE A
 TAMPA FL 33607-1775

DUE DATE	12/07/2015
AMOUNT DUE	\$101.75
AMOUNT PAID	

0007129681552

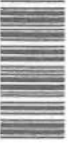
000001017385



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	12/15/2015	01/05/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	11/10/2015	1120	12/11/2015	1151	3100	ACTUAL	WATER



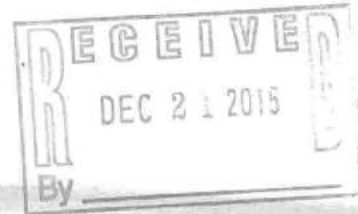
Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$9.08
Water Base Charge	\$14.06
Water Consumption Charge	\$2.14
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$13.58
Total Service Address Charges	\$76.94

Summary of Account Charges

Previous Balance	\$101.75
Net Payments - Thank You	(\$101.75)
Total Account Charges	\$76.94

AMOUNT DUE	\$76.94
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Consumption History x 100 Gallons



Approved 12/28/2015 by wxavier



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
 Internet Payments: <https://iwr.hillsboroughcounty.org>
 Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3000479 00 00007453 00007559 I=12

7453 1 AB 0.416 0.4160
 MIRABELLA CDD
 5680 W CYPRESS ST SUITE A
 TAMPA FL 33607-1775

DUE DATE	01/05/2016
AMOUNT DUE	\$76.94
AMOUNT PAID	

0007129681552

00000076943

122215

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our
Web site at
tampaelectric.com
8871-08963

Average kWh per day

Jan 2016	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun	17
May	16
Apr	14
Mar	13
Feb	7
Jan 2015	15

New Solar at TIA

We just completed construction of a 2-megawatt solar array at Tampa International Airport. The system will produce enough electricity to power up to 250 homes. Visit tampaelectric.com to learn more.

January Billing Information:

712868

MIRABELLA COMMUNITY DEVE
10705 RD 672 SIGN-IRR
RIVERVIEW FL 33579-0000

Account Number
1076 0542970

Statement Date
Jan 18, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
K29671	10733	10433	300	1	

Next Read Date On Or About Feb 11, 2016 Total kWh Purchased 300

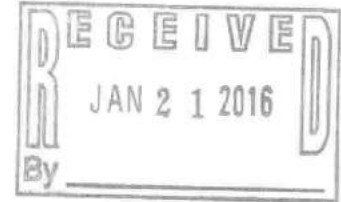
Account Activity	Explanation	Charge	Total
Previous Balance		55.56	
Payments Received - Thank You	As of January 18, 2016	-55.56	
			\$0.00

New Charges Due by Feb 08, 2016		Service from Dec 11 to Jan 13	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	300 kWh @ \$.05788/kWh	17.37	
Fuel Charge	300 kWh @ \$.03676/kWh	11.03	
Electric Service Cost		\$46.40	
Florida Gross Receipts Tax	Based on \$46.40	1.19	
Fla State Taxes-energy/Fuel	Based on \$47.59	3.79	
This Month's Charges			\$51.38

Amount not paid by due date may be assessed a late payment charge.

Total Due \$51.38

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)



Approved 1/27/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

712868



Account No.
1076 0542970

New Charges
\$51.38
Payable by Feb 08

Total Bill Amount
\$51.38

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

8871-08963 08963-1043



MIRABELLA COMMUNITY DEVE
c/o MERTIEUS DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775



012216

1 1100

03 1076 0542970 0000051.38

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
1071-08932

Average kWh per day

Feb 2016	1
Jan	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun	17
May	16
Apr	14
Mar	13
Feb 2015	7

Fuel sources we use to serve you

For the 12-month period ending December 2015, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas and Oil*... 49%
- Coal..... 45%
- Purchased Power..... 6%

*Oil makes up less than 1%
Tampa Electric provides this information to our customers on a quarterly basis.

February Billing Information:

712860

MIRABELLA COMMUNITY DEVE
10705 RD 672 SIGN-IRR
RIVERVIEW FL 33579-0000

Account Number
1076 0542970

Statement Date
Feb 16, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K29671	10755	10733	22	1	

Next Read Date On Or About Mar 11, 2016

Account Activity	Explanation	Total kWh Purchased	Charge	Total
Previous Balance			51.38	
Payments Received - Thank You	As of February 16, 2016		-51.38	
				\$0.00

New Charges Due by Mar 08, 2016

Charge	Explanation	Amount
Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	22 kWh @ \$.05788/kWh	1.27
Fuel Charge	22 kWh @ \$.03676/kWh	0.81
Electric Service Cost		\$20.08
Florida Gross Receipts Tax	Based on \$20.08	0.51
Fla State Taxes-energy/Fuel	Based on \$20.59	1.64
This Month's Charges		\$22.23

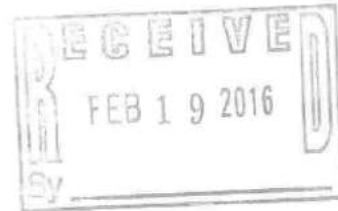
Service from Jan 13 to Feb 11

Annual Deposit Review Adjustment	Amount not paid by due date may be assessed a late payment charge.	
Total Miscellaneous Charges		-115.00
Total Due		\$115.00 CR
		\$92.77 CR

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Important information about your account

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.



To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

712860



Account No.
1076 0542970

New Charges
\$92.77 CR

Total Bill Amount
\$92.77 CR
Thank You
Please Do Not Pay

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-08932 08932-1002



MIRABELLA COMMUNITY DEVE
c/o MERTIEUS DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

1 1100

02 1076 0542970 0000092.77CR

103

022416

Approved 2/25/2016 by wxavier

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our
Web site at
tampaelectric.com
3171-08970

Average kWh per day

Mar 2016	25
Feb	1
Jan	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun	17
May	16
Apr	14
Mar 2015	13

Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.



Account No.
1076 0542970

Credit Balance
\$92.77 CR

New Charges
\$96.85

Payable by Apr 07

Total Bill Amount
\$4.08

March Billing Information:

712934

MIRABELLA COMMUNITY DEVE
10705 RD 672 SIGN-IRR
RIVERVIEW FL 33579-0000

Account Number
1076 0542970

Statement Date
Mar 16, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K29671	11489	10755	734	1	

Next Read Date On Or About **Apr 12, 2016** Total kWh Purchased **734**

Account Activity	Explanation	Charge	Total
Previous Balance		-92.77	
Payments Received	As of March 16, 2016	0.00	
Credit Balance			\$92.77 CR

New Charges Due by Apr 07, 2016 *Service from Feb 11 to Mar 11*

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	734 kWh @ \$.05788/kWh	42.49	
Fuel Charge	734 kWh @ \$.03676/kWh	26.98	
Electric Service Cost		\$87.47	
Florida Gross Receipts Tax	Based on \$87.47	2.24	
Fla State Taxes-energy/Fuel	Based on \$89.71	7.14	
This Month's Charges			\$96.85

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$4.08**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Forget the phone. Go online!

We make it easy for you to pay your bill, turn service on or off, report a power outage, change your mailing address, or update your phone number - all from the convenience of your computer or smart phone, 24 hours a day. Go to **tampaelectric.com** to get things done.

4301

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

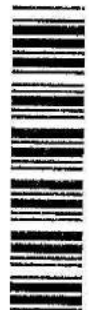
712934

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

3171-08970 08970-1440



MIRABELLA COMMUNITY DEVE
c/o MERTIEUS DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775



1 1100 03 1076 0542970 0000004.08

Approved 3/29/2016 by wxavier

Your Electric Bill

We appreciate the opportunity to serve you.

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RECEIVED

AUG 19 2015

712686

August Billing Information:

MIRABELLA COMMUNITY DEVE
10705 RD 672 SIGN-IRR
RIVERVIEW FL 33579-0000

Account Number
1076 0542970

Statement Date
Aug 14, 2015

Visit our
Web site at
tampaelectric.com
8271-08960

Average kWh per day

Aug 2015	0
Jul	0
Jun	17
May	16
Apr	14
Mar	13
Feb	7
Jan	15
Dec	28
Nov	31
Oct	21
Sep	26
Aug 2014	29

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
K29671	10065	10053	12	1	

Next Read Date On Or About **Sep 11, 2015** Total kWh Purchased **12**

Account Activity	Explanation	Charge	Total
Previous Balance		21.22	
Payments Received - Thank You	As of August 14, 2015	-21.22	
			\$0.00

New Charges Due by Sep 07, 2015 Service from Jul 14 to Aug 13

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	12 kWh @ \$.05793/kWh	0.70	
Fuel Charge	12 kWh @ \$.03874/kWh	0.46	
Electric Service Cost		\$19.16	
Florida Gross Receipts Tax	Based on \$19.16	0.49	
Fla State Taxes-energy/Fuel	Based on \$19.65	1.57	
This Month's Charges			\$21.22

Amount not paid by due date may be assessed a late payment charge.

Total Due \$21.22

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Join us at the Drive Electric Tampa Bay event

Tampa Bay and Tampa Electric are celebrating electric vehicles with Drive Electric Tampa Bay, an exciting and free one-day event being held on Saturday, Sept. 12, 2015 at the Oldsmar Public Library, located at 400 St. Petersburg Drive East, Oldsmar, FL, 33647. Visit DriveElecTB.com to learn more about this event, and TampaElectric.com/EV to learn more about electric vehicles.

Fuel sources we use to serve you

For the 12-month period ending June 2015, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural gas and oil*...41%
- Coal.....54%
- Purchased Power.....5%

*Oil makes up less than 1%

Tampa Electric provides this information to our customers on a quarterly basis.

Approved 8/25/2015 by rrios

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

712686



Account No.
1076 0542970

New Charges
\$21.22
Payable by Sep 07

Total Bill Amount
\$21.22

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

8271-08960 08960-1840



MIRABELLA COMMUNITY DEVE
c/o MERTIEUS DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775



082015 1 1100 00 1076 0542970 0000021.22

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGYSM



RECEIVED

SEP 18 2015

712765

September Billing Information:

MIRABELLA COMMUNITY DEVE
10705 RD 672 SIGN-IRR
RIVERVIEW FL 33579-0000

Account Number
1076 0542970

Statement Date
Sep 15, 2015

Visit our
Web site at
tampaelectric.com
0471-08948

Average kWh per day

Sep 2015	0
Aug	0
Jul	0
Jun	17
May	16
Apr	14
Mar	13
Feb	7
Jan	15
Dec	28
Nov	31
Oct	21
Sep 2014	26

Report a malfunctioning streetlight:

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Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
K29671	10079	10065	14	1	

Next Read Date On Or About **Oct 13, 2015** Total kWh Purchased **14**

Account Activity	Explanation	Charge	Total
Previous Balance		21.22	
Payments Received - Thank You	As of September 15, 2015	-21.22	
			\$0.00

New Charges Due by Oct 06, 2015 Service from Aug 13 to Sep 14

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	14 kWh @ \$.05793/kWh	0.82	
Fuel Charge	14 kWh @ \$.03874/kWh	0.54	
Electric Service Cost		\$19.36	
Florida Gross Receipts Tax	Based on \$19.36	0.50	
Fla State Taxes-energy/Fuel	Based on \$19.86	1.58	
This Month's Charges			\$21.44

Amount not paid by due date may be assessed a late payment charge.

Total Due \$21.44

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Call Before You Dig

Digging in your yard without marking utility lines is dangerous. For your safety, Florida law requires that you call **811** before you dig. Visit sunshine811.com to learn more.

Approved 9/24/2015 by rrios

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

712765



Account No.
1076 0542970

New Charges
\$21.44

Payable by Oct 06

Total Bill Amount
\$21.44

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

0471-08948 08948-1848



MIRABELLA COMMUNITY DEVE
c/o MERTIEUS DISTRICT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775



091815

1100

01 1076 0542970

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