

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
NOVEMBER 7, 2019**

**MIRABELLA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**NOVEMBER 7, 2019 6:00 p.m.**

**REGULAR MEETING**

The Mirabella Clubhouse

located at 14306 Romeo Blvd., Wimauma, FL 33598

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Mindy Jacobson Winthrop Tyler Kyle Matthews
<b>District Manager</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker Vivek Babbar
<b>District Engineer</b>	Stantec	Tonja Stewart

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

The meeting will begin at 6:00 p.m. Following the Call to Order, the public has the opportunity to comment on posted agenda items during the third section called Public Comments on Agenda Items. Each individual is limited to three (3) minutes for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called Business Items. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called Consent Agenda. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called Vendor/Staff Reports. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called Supervisor Requests. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called Audience Questions, Comments and Discussion Forum. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

November 7, 2019

Board of Supervisors  
**Mirabella Community Development District**

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, November 07, 2019 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598. 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. Discussion on Community Enhancement Proposals
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019..... Tab 01
  - B. Consideration of Operation and Maintenance Expenditures August 2019..... Tab 02
  - C. Consideration of Operation and Maintenance Expenditures September 2019.....Tab 03
  - D. Review of Financial Statements Month Ending September 30, 2019..... Tab 04
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTNS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJORNMENT**

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) 873-7300.

Sincerely,

Nicole Hicks,  
*District Manager*

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 22, 2019 Minutes of the Public Hearing & Regular Meeting

## Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Friday, August 22, 2019 at 10:00 a.m.** at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

### 1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing & Regular Meeting of the Mirabella Community Development District to order on **Friday, August 22, 2019 at 10:00 a.m.**

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

Demetrius Rose	Vice Chair	
Eduardo Figueroa	Supervisor	
Troy Gough	Supervisor	
Kyle Matthews	Supervisor	<i>appointed during the meeting</i>
Mindy Jacobson	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Nicole Hicks            District Manager, Meritus

There were approximately 28 residents present.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Ms. Hicks went over the Board resignations of Supervisor Hills.

MOTION TO:	Accept the resignation of Jeff Hills.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Figueroa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

43 The Board discussed who to appoint to the vacant Board seat.  
44

45	MOTION TO:	Appoint Kyle Matthews to the open seat.
46	MADE BY:	Supervisor Gough
47	SECONDED BY:	Supervisor Figueroa
48	DISCUSSION:	None further
49	RESULT:	Called to Vote: Motion PASSED
50		3/0 - Motion passed unanimously

51  
52 Supervisor Figueroa went over that he was resigning from the Board.  
53

54	MOTION TO:	Accept the resignation of Eduardo Figueroa
55	MADE BY:	Supervisor Rose
56	SECONDED BY:	Supervisor Gough
57	DISCUSSION:	None further
58	RESULT:	Called to Vote: Motion PASSED
59		3/0 - Motion passed unanimously

60  
61 The Board discussed who to appoint to the additional open seat. Both candidates spoke about why  
62 they would like to be on the Board.  
63

64	MOTION TO:	Appoint Mindy Jacobson to the open seat.
65	MADE BY:	Supervisor Gough
66	SECONDED BY:	Supervisor Rose
67	DISCUSSION:	None further
68	RESULT:	Called to Vote: Motion PASSED
69		3/0 - Motion passed unanimously

70  
71  
72 **3. RECESS TO PUBLIC HEARING**  
73

74 Ms. Hicks directed the Board to recess to the public hearing.  
75  
76  
77

78 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

79 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

80  
81  
82  
83  
84  
85  
86

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

87  
88 **B. Staff Presentations**

89  
90 Ms. Hicks went through the line items and stated that the budget is as discussed at the workshop.

91  
92 **C. Public Comments**

93  
94 There were some questions regarding the assessment increase, sale of parcels to the school, and  
95 amenities available.

96  
97 **D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget**

98  
99 The Board reviewed the resolution.

100  
101  
102  
103  
104  
105  
106

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

107  
108 **E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

109  
110  
111  
112  
113  
114  
115

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

116  
117  
118

119 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

120 **A. Open Public Hearing on Levying O&M Assessments**

121

122

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

123

124

125

126

127

128

129 **B. Staff Presentations**

130

131 Ms. Hicks went over the assessments with the Board.

132

133 **C. Public Comments**

134

135 There were no public comments.

136

137 **D. Consideration of Resolution 2019-06; Levying O&M Assessments**

138

139 The Board reviewed the resolution.

140

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

141

142

143

144

145

146

147

148 **E. Close Public Hearing on Levying O&M Assessments**

149

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

150

151

152

153

154

155

156

157

158

159 **6. RETURN TO REGULAR MEETING**

160

161 Ms. Hicks directed the Board to return to the regular meeting.

162

163

164 **7. BUSINESS ITEMS**

165 **A. Acceptance of Resignation of Board Members**

166 **B. Discussion on Resumes for Open Board Seats**

167

168 These items were already addressed earlier in the meeting.

169

170 **C. Consideration of Resolution 2019-07; Re-Designating Officers**

171

172 The Board discussed the officer positions.

173

174

MOTION TO:	Have Supervisor Rose to serve as Chair.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

**D. Consideration of Resolution 2019-08; Setting Fiscal Year 2020 Meeting Schedule**

191

192

193

194

195

196

197

198

199

The Board reviewed the meeting schedule.

MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously



200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241

**E. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting June 06, 2019**

The Board reviewed the June 6, 2019 meeting minutes.

MOTION TO:	Approve the June 6, 2019 meeting minutes.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Consideration of Minutes of the Regular Meeting June 07, 2019**

The Board reviewed the June 7, 2019 meeting minutes.

MOTION TO:	Approve the June 7, 2019 meeting minutes.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Consideration of Operations and Maintenance Expenditures May 2019**

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**D. Consideration of Operations and Maintenance Expenditures June 2019**

The Board reviewed the June 2019 O&Ms.

242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284

MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Matthews
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**E. Consideration of Operations and Maintenance Expenditures July 2019**

The Board reviewed the July 2019 O&Ms.

MOTION TO:	Approve the July 2019 O&Ms.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Matthews
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**F. Review of Financial Statements Month Ending July 31, 2019**

The Board reviewed the accepted the financials.

- 9. VENDOR/STAFF REPORTS**
- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from vendors or staff at this time.

**10. SUPERVISOR REQUESTS**

There were no supervisor requests.

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

Audience members asked about adding gates, changing the irrigation timer, and adding a light to the mailbox area.

285 **12. ADJOURNMENT**  
286

287	MOTION TO:	Adjourn at 7:03 p.m.
288	MADE BY:	Supervisor Jacobson
289	SECONDED BY:	Supervisor Rose
290	DISCUSSION:	None Further
291	RESULT:	Called to Vote: Motion PASSED
292		4/0 – Motion Passed Unanimously

293  
294 *\*These minutes were done in summary format.*

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

298  
299 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
300 **meeting held on \_\_\_\_\_.**

301	_____	_____
302		
303	<b>Signature</b>	<b>Signature</b>
304		
305	_____	_____
306	<b>Printed Name</b>	<b>Printed Name</b>
307		
308	<b>Title:</b>	<b>Title:</b>
309	<input type="checkbox"/> <b>Chairman</b>	<input type="checkbox"/> <b>Secretary</b>
310	<input type="checkbox"/> <b>Vice Chairman</b>	<input type="checkbox"/> <b>Assistant Secretary</b>

311  
312 *Recorded by Records Administrator*

313  
314 \_\_\_\_\_  
315 *Signature*

316  
317 \_\_\_\_\_  
318 *Date*

319  
320

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Aquatic Systems, Inc.	452724	\$ 178.00		Lake & Wetland Services - August
Meritus Districts	9218	2,255.00		Management Services - August
Yellowstone	SS37067	2,440.50		Landscape Maintenance - July
Yellowstone	SS45371	2,440.50	<b>\$ 4,881.00</b>	Landscape Maintenance - August
Zebra Cleaning Team, Inc.	3273	750.00		Pool Cleaning - August
<b>Monthly Contract Sub-Total</b>			<b>\$ 8,064.00</b>	
<b>Variable Contract</b>				
Florida Natives Nursery, Inc.	16522	\$ 460.00		Semi-Annual Buffer Maintenance - 08/06/19
Stantec	1545356	108.00		Professional Services - General Consulting - thru 07/26/19
Straley Robin Vericker	17292	196.50		Professional Services - General - thru 07/15/19
<b>Variable Contract Sub-Total</b>			<b>\$ 764.50</b>	
<b>Utilities</b>				
BOCC	0712968155 081919	\$ 81.34		Water Service - thru 08/08/19
Spectrum	075386602080719	84.99		Internet Service - thru 09/05/19
Tampa Electric	211003638973 081419	92.31		Electric Service - thru 08/09/19
Tampa Electric	211003639179 081419	1,096.35		Electric Service - thru 08/08/19
Tampa Electric	211003639344 081419	556.87		Electric Service - thru 08/09/19
Tampa Electric	211003639526 081419	594.94	<b>\$ 2,340.47</b>	Electric Service - thru 08/08/19
<b>Utilities Sub-Total</b>			<b>\$ 2,506.80</b>	
<b>Regular Services</b>				
Ryder Residential Services	59	\$ 487.50		Development Cleaning - July

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK080619	115.00		Pool Bathroom & Clubhouse Cleaning Services - 08/06/19
Suzanna Kimball	SK081219	45.00		Pool Bathroom Cleaning Services - 08/12/19
Suzanna Kimball	SK082019	45.00		Pool Bathroom Cleaning Services - 08/20/19
Suzanna Kimball	MB082619	45.00	<b>\$ 250.00</b>	Pool Bathroom Cleaning Services - 08/26/19
Tampa Bay Times	794942 072619	679.00		FY20 Budget - 07/26/19
Tampa Bay Times	1987 080219	395.00	<b>\$ 1,074.00</b>	FY20 Budget - 08/02/19
US Bank	5437864	2,155.00		Series 2015 Trustee Fee - 07/01/19-06/30/20
<b>Regular Services Sub-Total</b>		<b>\$ 3,966.50</b>		
<b>Additional Services</b>				
Brandon Lock & Safe, Inc.	46360	\$ 117.50		Readjust Deadbolts - 08/13/19
<b>Additional Services Sub-Total</b>		<b>\$ 117.50</b>		
<b>TOTAL:</b>		<b>\$ 15,419.30</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary

**Aquatic Systems, Inc.,**  
**a SOLitude Lake Management Company**  
*Lake & Wetland Management Services*  
 2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
 800-432-4302

# Invoice

INVOICE DATE: 8/1/2019  
 INVOICE NUMBER: 0000452724  
 CUSTOMER NUMBER: 0070290  
 PO NUMBER:  
 PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		178.00	178.00

Received  
 AUG 02 2019

53900  
 4307  


SALES TAX: (0.0%) \$0.00  
 LESS PAYMENT: \$0.00  
 TOTAL DUE: \$178.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

PLEASE RETURN THIS PORTION WITH PAYMENT.  
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)  
 \*Please include contact name and phone number\*

DATE: 8/1/2019  
 INVOICE NUMBER: 0000452724  
 CUSTOMER NUMBER: 0070290  
 TOTAL AMOUNT DUE: \$178.00

Aquatic Systems, Inc., a Solitude Lake  
 Management Company  
 2100 NW 33rd Street  
 Pompano Beach, FL 33069

AMOUNT PAID:

**THANK YOU FOR YOUR BUSINESS!**

**Meritus Districts**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9218  
 Invoice Date: Aug 1, 2019  
 Page: 1

<b>Bill To:</b>
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,250.00
		Postage - June		5.00
		<i>JK</i>		

REVIEWED dthomas 7/30/2019

Subtotal	2,255.00
Sales Tax	
Total Invoice Amount	2,255.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,255.00</b>



**INVOICE**

INVOICE #	INVOICE DATE
SS 37067	7/15/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Mirabella CDD

**Invoice Due Date:** August 14, 2019  
**Invoice Amount:** \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance July 2019	\$2,440.50

**Invoice Total \$2,440.50**



REVIEWEDdthomas 8/26/2019

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





**INVOICE**

INVOICE #	INVOICE DATE
SS 45371	8/15/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
c/o Meritus  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Mirabella CDD

**Invoice Due Date:** September 14, 2019

**Invoice Amount:** \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance August 2019	\$2,440.50

*WR* *53900*  
*4604*

**Invoice Total** **\$2,440.50**

*Excellence*

IN COMMERCIAL LANDSCAPING

**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: AUGUST 12, 2019  
INVOICE #3273  
EXPIRATION DATE

TO Mirabella  
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning august		\$750.00
		5396		
		4617		
		W		

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

REVIEWED dthomas 8/26/2019

Florida Natives Nursery, Inc.  
 4115 Native Garden Drive  
 Plant City, Florida 33565  
 813-754-1900

Invoice

Date	Invoice #
8/13/2019	16522

Bill To
Mirabella Community Development District 2005 Pan Am Circle Drive, Suite 120 Tampa, FL 33607

Ship To

Terms	Due Date	Project
Net 30	9/12/2019	Mirabella

Date	Description	Qty	Rate	Amount
8/6/2019	Quarterly Buffer Maintenance: (year 1) Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	0	360.00	0.00
8/6/2019	Semi-Annual Buffer Maintenance: (year 2) Mitigation maintenance includes manual, mechanical, and herbicide maintenance control of nuisance/invasive vegetation.	1	460.00	460.00

WB 5396  
4307

We appreciate your business	<b>Total</b>	\$460.00
A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$460.00

REVIEWED dthomas 8/26/2019

**Invoice Number** 1545356  
**Invoice Date** August 7, 2019  
**Purchase Order** 215612179  
**Customer Number** 99870  
**Project Number** 215612179

**Bill To**  
 Mirabella Community Development District  
 Accounts Payable  
 c/o Meritus Districts  
 2005 Pan Am Circle Suite 300  
 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 **July 26, 2019**  
 Current Invoice Total (USD) 108.00

Initiate SWFWMD report

**Top Task**            **219**            **2019 FY General Consulting**

**Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nurse, Vanessa M	1.50	72.00	108.00
<b>Subtotal Professional Services</b>	1.50		108.00
Top Task Subtotal    2019 FY General Consulting			108.00
		<b>Total Fees &amp; Disbursements</b>	108.00
		<b>INVOICE TOTAL (USD)</b>	<b>108.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515    [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

Received

AUG 12 2019

VAD            51365  
                   3103

REVIEWED dthomas 8/20/2019

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

July 30, 2019  
Client: 001295  
Matter: 000001  
Invoice #: 17292

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

514w  
3107  
WJ

**SERVICES**

Date	Person	Description of Services	Hours	
6/24/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE AUGUST DATE, TIME AND LOCATION CHANGE FOR PUBLIC HEARING/BOARD MEETING TO ADOPT BUDGET FOR FY 2019/2020; REVIEW THE DISTRICT'S WEBSITE RE SAME; PREPARE EMAIL TO B. CRUTCHFIELD RE UPDATING WEBSITE TO REFLECT DATE CHANGE AND TIME CHANGE OF THE AUGUST MEETING.	0.2	
7/6/2019	JMV	PREPARE QUARTERLY REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/8/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.3	
7/11/2019	LB	FINALIZE QUARTERLY REPORTS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING REPORT FOR SERIES 2013 BONDS FOR PERIOD ENDED JUNE 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING REPORT FOR SERIES 2015 BONDS FOR PERIOD ENDED JUNE 30, 2019.	0.2	
<b>Total Professional Services</b>			<b>1.0</b>	<b>\$196.50</b>

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50

REVIEWED dt Thomas 8/20/2019

July 30, 2019  
Client: 001295  
Matter: 000001  
Invoice #: 17292

Page: 2

---

**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	0.7	\$105.00

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*



Hillsborough County Florida

<b>CUSTOMER NAME</b> MIRABELLA CDD	<b>ACCOUNT NUMBER</b> 0712968155	<b>BILL DATE</b> 08/19/2019	<b>DUE DATE</b> 09/09/2019
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	07/09/2019	4373	08/08/2019	4406	3300	ESTIMATED	WATER

**Service Address Charges**

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$9.67
Water Base Charge	\$14.63
Water Usage Charge	\$2.38
Sewer Base Charge	\$35.40
Sewer Usage Charge	\$15.05
<b>Total Service Address Charges</b>	<b>\$81.34</b>

**Summary of Account Charges**

Previous Balance	\$181.16
Net Payments - Thank You	(\$181.16)
<b>Total Account Charges</b>	<b>\$81.34</b>
<b>AMOUNT DUE</b>	<b>\$81.34</b>

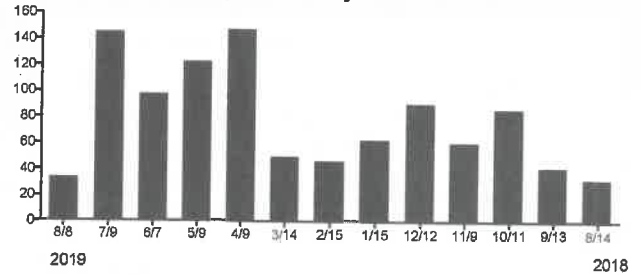
**Important Message**

The 2018 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

**Notice**

Due to difficulty in obtaining a read from your water meter this month, your posted read is an estimate based on historical data. If your usage is higher or lower than recent months your account will self-correct upon the next actual read.

Consumption History x 100 Gallons



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

Received  
AUG 26 2019

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

348

<b>DUE DATE</b>	09/09/2019
<b>AMOUNT DUE</b>	\$81.34
<b>AMOUNT PAID</b>	

0007129681552

23  
00000081349

REVIEWED Dthomas 8/27/2019

August 7, 2019  
 Invoice Number: 075386602080719  
 Account Number: 0050753866-02  
 Security Code: 3706  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

**SPECTRUM BUSINESS NEWS**

**Contact Us**  
 Visit us at [Spectrumbusiness.net](http://Spectrumbusiness.net)  
 Or, call us at 1-877-824-6249

We continue to enhance our services, offer more of the best entertainment choices and deliver the best value. We are committed to offering you products and services we are sure you will enjoy.

**Unreturned Equipment Information**

Effective on or after 9/8/19 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- D3 and newer Modem models (wired and wireless) from \$39.99 to \$59.99
- Session Border Controllers from \$315.00 to \$325.00
- Ethernet Switches from \$123.00 to \$229.00
- Cisco IP Phones (2 Port) from \$40.00 to \$49.99



**Summary** *Services from 08/06/19 through 09/05/19 details on following pages*

Previous Balance	84.99
Payments Received - Thank You	-84.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
<b>Total Due by 08/23/19</b>	<b>\$84.99</b>

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

REVIEWEDdtthomas 8/20/2019



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
 7635 1610 NO RP 07 08072019 NYNNNY 01 000308 0002

MIRABELLA CDD  
 2005 PAN AM CIR  
 TAMPA FL 33607-2529

August 7, 2019

**MIRABELLA CDD**

Invoice Number: 075386602080719  
 Account Number: 0050753866-02  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

**Total Due by 08/23/19 \$84.99**

Amount you are enclosing \$

**Received**

Please Remit Payment To:

BRIGHT HOUSE NETWORKS  
 PO BOX 790450  
 SAINT LOUIS, MO 63179-0450

**AUG 12 2019**





Invoice Number: MIRABELLA CDD  
 Account Number: 075386602080719  
 Security Code: 0050753866-02  
 3706

**Contact Us**

Visit us at [Spectrumbusiness.net](http://Spectrumbusiness.net)  
 Or, call us at 1-877-824-6249

7635 1610 NO RP 07 08072019 NYNNNY 01 000308 0002

**Charge Details**

Previous Balance		84.99
Payments Received - Thank You	07/24	-84.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/07/19 will appear on your next bill.

Services from 08/06/19 through 09/05/19

**Spectrum Business™ Internet**

Spectrum Business Internet Plus	109.99
Promo Discount	-25.00
	<b>\$84.99</b>

Spectrum Business™ Internet Total **\$84.99**

**Current Charges** **\$84.99**  
**Total Due by 08/23/19** **\$84.99**

**Billing Information**

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

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

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

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support) or call 1-855-657-7328.

**Your WAY can be the GREEN way!**  
**GO GREEN with Spectrum Business.**

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to [Spectrumbusiness.net](http://Spectrumbusiness.net). Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

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

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

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

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](http://Spectrumbusiness.net).

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

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





# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/14/2019  
Account: 211003638973

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



Current month's charges:	\$92.31
Total amount due:	\$92.31
Payment Due By:	09/04/2019

## Your Account Summary

Previous Amount Due	\$99.91
Payment(s) Received Since Last Statement	-\$99.91
<b>Current Month's Charges</b>	<b>\$92.31</b>
<b>Total Amount Due</b>	<b>\$92.31</b>

## Go paperless for perks!

Goodbye clutter. Hello convenience.  
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

00000058-0000598-Page 15 of 18

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

## Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.  
[tampaelectric.com/news](http://tampaelectric.com/news)



2019 TRUSTED BUSINESS PARTNER

REVIEWED Dthomas 8/21/2019

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$92.31
Total amount due:	\$92.31
Payment Due By:	09/04/2019
<b>Amount Enclosed</b>	<b>\$</b> _____

627926421439

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

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

627926421439211003638973000000092319

**Account:** 211003638973  
**Statement Date:** 08/14/2019  
**Current month's charges due** 09/04/2019



## Details of Charges – Service from 07/13/2019 to 08/09/2019

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

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

Meter Location: SIGN-IRR

00000058-0000600-Page 17 of 18

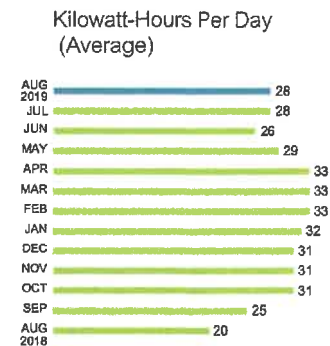
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	08/09/2019	57,197		56,411		786 kWh	1	28 Days

Basic Service Charge		\$18.14
Energy Charge	786 kWh @ \$0.05916/kWh	\$46.50
Fuel Charge	786 kWh @ \$0.03227/kWh	\$25.36
Florida Gross Receipt Tax		\$2.31
<b>Electric Service Cost</b>		<b>\$92.31</b>

### Total Current Month's Charges

**\$92.31**

### Tampa Electric Usage History



## Important Messages

### Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%

Statement Date: 08/14/2019  
Account: 211003639179

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



Current month's charges:	\$1,096.35
Total amount due:	\$1,096.35
Payment Due By:	09/04/2019

**Your Account Summary**

Previous Amount Due	\$1,096.37
Payment(s) Received Since Last Statement	-\$1,096.37
<b>Current Month's Charges</b>	<b>\$1,096.35</b>
<b>Total Amount Due</b>	<b>\$1,096.35</b>

**Go paperless for perks!**

Goodbye clutter. Hello convenience.  
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

0000058-0000587-Page 11 of 18

REVIEWEDdthomas 8/21/2019

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

**Thanks for your vote of confidence.**

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.  
[tampaelectric.com/news](http://tampaelectric.com/news)



2019  
TRUSTED  
BUSINESS  
PARTNER

© 2019 TECO

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.35
Total amount due:	\$1,096.35
Payment Due By:	09/04/2019

Amount Enclosed \$ \_\_\_\_\_  
627926421440

Received

AUG 19 2019

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

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

Account: **211003639179**  
 Statement Date: 08/14/2019  
 Current month's charges due **09/04/2019**



## Details of Charges – Service from 07/11/2019 to 08/08/2019

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	527 kWh @ \$0.02904/kWh	\$15.30
Fixture & Maintenance Charge	35 Fixtures	\$544.70
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	527 kWh @ \$0.03194/kWh	\$16.83
Florida Gross Receipt Tax		\$0.82
<b>Lighting Charges</b>		<b>\$1,096.35</b>

**Total Current Month's Charges** **\$1,096.35**

00000058-0000538-Page 13 of 18

## Important Messages

### Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*\*Oil makes up less than 1%*



Statement Date: 08/14/2019  
Account: 211003639344

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



Current month's charges:	\$556.87
Total amount due:	\$556.87
Payment Due By:	09/04/2019

**Your Account Summary**

Previous Amount Due	\$615.02
Payment(s) Received Since Last Statement	-\$615.02
<b>Current Month's Charges</b>	<b>\$556.87</b>
<b>Total Amount Due</b>	<b>\$556.87</b>

**Go paperless for perks!**

Goodbye clutter. Hello convenience.  
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

00000058-0000593-Page 3 of 18

REVIEWEDdthomas 8/21/2019

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

**Thanks for your vote of confidence.**

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.  
[tampaelectric.com/news](http://tampaelectric.com/news)



2019  
TRUSTED  
BUSINESS  
PARTNER

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003639344

Current month's charges:	\$556.87
Total amount due:	\$556.87
Payment Due By:	09/04/2019

**Amount Enclosed** \$ \_\_\_\_\_  
627926421441

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

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

**Account:** 211003639344  
**Statement Date:** 08/14/2019  
**Current month's charges due** 09/04/2019



## Details of Charges – Service from 07/13/2019 to 08/09/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	08/09/2019	41,644	35,904		5,740 kWh	1	28 Days

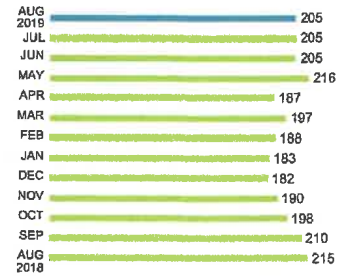
Basic Service Charge					\$18.14	
Energy Charge		5,740 kWh @ \$0.05916/kWh			\$339.58	
Fuel Charge		5,740 kWh @ \$0.03227/kWh			\$185.23	
Florida Gross Receipt Tax					\$13.92	
<b>Electric Service Cost</b>					<b>\$556.87</b>	

**Total Current Month's Charges**

**\$556.87**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000058-0000594-Page 5 of 18

## Important Messages

### Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%

Statement Date: 08/14/2019  
Account: 211003639526

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



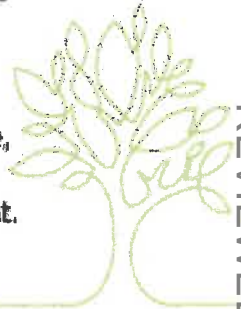
Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	09/04/2019

**Your Account Summary**

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
<b>Current Month's Charges</b>	<b>\$594.94</b>
<b>Total Amount Due</b>	<b>\$594.94</b>

**Go paperless for perks!**

Goodbye clutter. Hello convenience.  
Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

0000058-000595-Page 7 of 18

REVIEWED dthomas 8/21/2019

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

**Thanks for your vote of confidence.**

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.  
[tampaelectric.com/news](http://tampaelectric.com/news)

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	09/04/2019
<b>Amount Enclosed</b>	<b>\$</b>

627926421442

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

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



**Account:** 211003639526  
**Statement Date:** 08/14/2019  
**Current month's charges due** 09/04/2019



## Details of Charges – Service from 07/11/2019 to 08/08/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	806 kWh @ \$0.02904/kWh	\$23.41
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03194/kWh	\$25.74
Florida Gross Receipt Tax		\$1.26
<b>Lighting Charges</b>		<b>\$594.94</b>

**Total Current Month's Charges** **\$594.94**

00000058-0000556-Page 3 of 18

## Important Messages

### Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*\*Oil makes up less than 1%*



Ryder Residential and Commercial, LLC  
813-846-2865

1071 Emerald Dr.  
Brandon, Florida  
33511  
United States

Billed To  
Nicole Hicks, DM  
Mirabella CDD (Gene Roberts)  
2005 Pan Am Circle, Suite 300  
Tampa, Florida  
33607  
United States

Date of Issue  
07/31/2019

Invoice Number  
0000059

Amount Due (USD)  
**\$487.50**

Due Date  
08/15/2019

*UAT* *5396*  
*4602*

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 07/01/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 07/08/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 07/15/19	\$65.00	1	\$65.00
development cleaning around Lake 07/17/19	\$65.00	2.5	\$162.50
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 07/22/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 07/29/19	\$65.00	1	\$65.00
Subtotal			487.50
Tax			0.00

REVIEWED dt Thomas 8/20/2019

Total	487.50
<u>Amount Paid</u>	<u>0.00</u>
Amount Due (USD)	\$487.50

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC  
1071 Emerald Dr.  
Brandon, Florida 33511

GM Cell 813-846-2865

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

---

**Invoice**

---

**Date: 8/6/2019**

**To:** Meritus **Via Email:** [districtinvoicess@meritusdistricts.com](mailto:districtinvoicess@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 8/6/2019 \_\_\_\_\_ \$45.00

Clubhouse Cleaning Services Tuesday 8/6/2019 \_\_\_\_\_ \$70.00

**Total Amount Due \$115.00**

---

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

**THANK YOU!**

REVIEWEDdtThomas 8/20/2019

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

## Invoice

---

**Date:** 8/12/2019

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Monday 8/12/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdthomas 8/20/2019

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

**Invoice**

---

**Date: 8/20/2019**

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 8/20/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdthomas 8/22/2019

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

**Invoice**

---

**Date:** 8/26/2019

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

**Pool Bathroom Cleaning** Services Monday 8/26/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdthomas 8/27/2019





**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in **Tampa Bay Times: 7/26/19**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

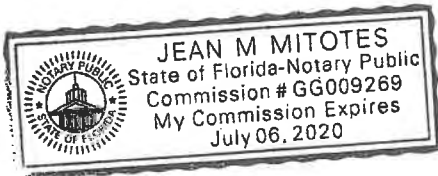
Signature of Affiant

Sworn to and subscribed before me this 07/26/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Mirabella Community Development District will hold two public hearings and a regular meeting on **August 22, 2019 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website [www.mirabellacdd.com](http://www.mirabellacdd.com) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE**

Lot Size	FBU Value	Unit Count	Fiscal Year 2019			Fiscal Year 2020			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment <sup>(1)</sup>	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment <sup>(1)</sup>	
<b>MIRABELLA PHASE 1 - SERIES 2013</b>									
Single Family 50'	1.00	71	\$1,200.00	\$1,153.67	\$2,353.67	\$1,200.00	\$1,295.42	\$2,495.42	\$141.75
Single Family 55'	1.10	14	\$1,320.00	\$1,269.04	\$2,589.04	\$1,320.00	\$1,424.96	\$2,744.96	\$155.92
Single Family 50'	1.20	2	\$1,440.00	\$1,384.41	\$2,824.41	\$1,440.00	\$1,554.51	\$2,994.51	\$170.10
<b>MIRABELLA PHASE 2B - SERIES 2013</b>									
Single Family 50'	1.00	26	\$1,200.00	\$1,153.67	\$2,353.67	\$1,200.00	\$1,295.42	\$2,495.42	\$141.75
Single Family 50'	1.20	8	\$1,440.00	\$1,384.41	\$2,824.41	\$1,440.00	\$1,554.51	\$2,994.51	\$170.10
<b>MIRABELLA PHASE 2A - SERIES 2016</b>									
Single Family 50'	1.00	12	\$1,250.00	\$1,153.67	\$2,403.67	\$1,250.00	\$1,295.42	\$2,545.42	\$141.75
Single Family 55'	1.10	7	\$1,375.00	\$1,269.04	\$2,644.04	\$1,375.00	\$1,424.96	\$2,799.96	\$155.92
Landowner	Gross Acreage	Acreage %	FY 2019 Total Assessment <sup>(2)</sup>		FY 2020 Total Assessment <sup>(2)</sup>		Increase / (Decrease)		
PINEDA RODRIGUEZ	8.93	41.69%	\$0.00		\$0.00		\$0.00		
LE THANG DUC	2.50	11.67%	\$0.00		\$0.00		\$0.00		
SAENZ BALTAZAR	4.96	23.16%	\$0.00		\$0.00		\$0.00		
LAND DAWN	5.03	23.46%	\$6,545.13		\$6,925.46		\$380.33		
			\$6,545.13		\$6,925.46				

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for discounts associated with early payment and County collection costs.

<sup>(2)</sup> Maintenance assessment included in platbed parcel totals. Unplatted parcels are assessed for administrative costs of the District only.

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

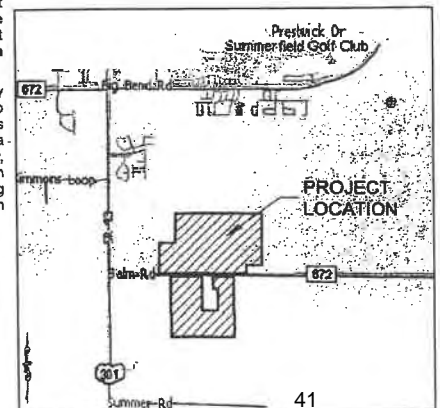
The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Nicole Hicks  
District Manager



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
08/ 2/19		MIRABELLA COMMUNITY DEV. DISTRICT	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
08/02/2019	User Unassigned	121446	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$395.00		DA 0000001987	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/19	08/02/19	0000001987	Daily Newspaper	Legals - CLS	FY 2019/2020 Budget	1	2x46 L	\$391.00
08/02/19	08/02/19	0000001987	Online Upsell	Legals - CLS	FY 2019/2020 Budget AffidavitMaterial	1	2x46 L	\$0.00 \$4.00

UPA  
51300  
2/601

Received  
AUG 12 2019

REVIEWED dthomas 8/20/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
08/ 2/19		MIRABELLA COMMUNITY DEV. DISTRICT	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
08/02/2019	User Unassigned	121446	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$395.00		0000001987	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

1987

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in Tampa Bay Times **Hillsborough** edition(s): **August 2, 2019** in said newspaper in the issues of **Hillsborough**.

Affiant further says the said Tampa Bay Times is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

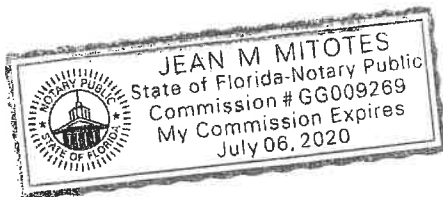
Signature of Affiant

Sworn to and subscribed before me this **08/02/19**.

Signature of Notary of Public

Personally known      or produced identification

Type of identification produced                     



## MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Mirabella Community Development District (the "District") will hold a public hearing and a regular meeting on August 22, 2019 at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website [www.mirabellacdd.com](http://www.mirabellacdd.com) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Nicole Hicks  
District Manager

Run Date: August 2, 2019

000001987



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5437864  
Account Number: 275175000  
Invoice Date: 07/25/2019  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MIRABELLA COMMUNITY DEVELOPMENT DIST  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607

MIRABELLA CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$2,155.00

All invoices are due upon receipt.

Received  
AUG 05 2019

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MIRABELLA CDD 2015

Invoice Number: 5437864  
Account Number: 275175000  
Current Due: \$2,155.00  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 275175000  
Invoice # 5437864  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690

REVIEWED dthomas 8/20/2019





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 5437864  
 Invoice Date: 07/25/2019  
 Account Number: 275175000  
 Direct Inquiries To: STACEY JOHNSON  
 Phone: 407-835-3805

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
<b>Subtotal Administration Fees - In Advance 07/01/2019 - 06/30/2020</b>				<b>\$2,000.00</b>
Incidental Expenses	2,000.00	0.0775		\$155.00
<b>Subtotal Incidental Expenses</b>				<b>\$155.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$2,155.00</b>



Brandon Lock & Safe, Inc.  
 4030 Eagle Falls Place  
 Tampa, FL 33619  
 LOCK & SAFE, inc. 813-655-4200

# Invoice

<b>Invoice Date</b>	<b>Due Date</b>	<b>Invoice #</b>
8/13/2019	9/12/2019	46360
<b>P.O. No.</b>	<b>Payment Terms</b>	<b>Project</b>
	Net 30	

<b>Bill To</b>
Mirabella c/o Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607

<b>Ship To</b>
14306 Romeo Blvd Wimauma, FL 33598

Description	Qty	Rate	Amount
Half Hour Labor To: Readjusted both deadbolts and adjusted strikes	1	58.00	58.00
Service call	1	59.50	59.50
Date of Service: 8/9/19	1		0.00

REVIEWED dthomas 8/26/2019

	<b>Subtotal</b>	<b>\$117.50</b>
	<b>Sales Tax (8.5%)</b>	<b>\$0.00</b>
	<b>Total</b>	<b>\$117.50</b>
	<b>Payments Credits</b>	<b>\$0.00</b>

\*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
 \*To ensure proper credit please make sure to include your invoice number on your check.  
 \*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:  
<https://www.brandonlock.com/terms>  
 \*Hillsborough County Licensed Locksmith: HCLOC14006

<b>Balance Due</b>	<b>\$117.50</b>
--------------------	-----------------

*Your Security Specialists - Since 1997. Thank you for your business!*

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Aquatic Systems, Inc.	455619	\$ 178.00		Lake & Wetland Services - September
Meritus Districts	9278	2,258.00		Management Services - September
Yellowstone	SS52922	2,440.50		Landscape Maintenance - September
Zebra Cleaning Team, Inc.	3298	750.00		Pool Cleaning - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,626.50</b>		
<b>Variable Contract</b>				
Stantec	1556348	\$ 54.00		Professional Services - General Consulting - thru 08/23/19
Straley Robin Vericker	17385	482.50		Professional Services - General - thru 08/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 536.50</b>		
<b>Utilities</b>				
BOCC	0712968155 091219	\$ 77.23		Water Service - thru 09/10/19
Spectrum	075386602090719	84.99		Internet Service - thru 10/05/19
Tampa Electric	211003638973 091619	100.67		Electric Service - thru 09/11/19
Tampa Electric	211003639179 091619	1,096.38		Electric Service - thru 09/10/19
Tampa Electric	211003639344 091619	692.93		Electric Service - thru 09/12/19
Tampa Electric	211003639526 091619	594.94	<b>\$ 2,484.92</b>	Electric Service - thru 09/10/19
<b>Utilities Sub-Total</b>		<b>\$ 2,647.14</b>		
<b>Regular Services</b>				
Ryder Residential Services	67	\$ 401.00		Development Cleaning & Trash Cans - August
Suzanna M. Kimball	SK090219	45.00		Pool Bathroom Cleaning Services - 09/02/19

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK090919	45.00		Pool Bathroom Cleaning Services - 09/09/19
Suzanna M. Kimball	SK091719	115.00		Pool Bathroom & Clubhouse Cleaning Services - 09/17/19
Suzanna M. Kimball	SK092319	45.00	<b>\$ 250.00</b>	Pool Bathroom Cleaning Services - 09/23/19
<b>Regular Services Sub-Total</b>			<b>\$ 651.00</b>	
<b>Additional Services</b>				
Carson's Lawn & Landscaping Services	5333	\$ 335.00		Remove Oak Tree - 09/09/19
Micael Osorio	MO092619	100.00		Clubhouse Rental Deposit - 09/26/19
William Goodman	WG091319	100.00		Clubhouse Rental Deposit - 09/13/19
Yellowstone Landscape	SS 49401	512.84		Valve Replacement - 08/31/19
Yellowstone Landscape	SS49402	108.00		Irrigation Repairs - 08/31/19
Yellowstone Landscape	SS 53441	46.00	<b>\$ 666.84</b>	Irrigation Repairs - 09/30/19
Zebra Cleaning Team	3312	430.60		Pump Motors - 09/20/19
<b>Additional Services Sub-Total</b>			<b>\$ 1,632.44</b>	
<b>TOTAL:</b>			<b>\$ 11,093.58</b>	

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):



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

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

Chairman  Vice Chairman  Assistant Secretary

# Invoice

**Aquatic Systems, Inc.,**  
**a SOLitude Lake Management Company**  
Lake & Wetland Management Services  
 2100 NW 33<sup>rd</sup> Street Pompano Beach, FL 33069  
 800-432-4307

INVOICE DATE: 9/1/2019  
 INVOICE NUMBER: 0000455619  
 CUSTOMER NUMBER: 0070290  
 PO NUMBER:  
 PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - September		178.00	178.00

**Received**  
 SEP 03 2019

*WAT* 5390W  
 4307

SALES TAX: (0.0%) \$0.00  
 LESS PAYMENT: \$0.00  
 TOTAL DUE: \$178.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

PLEASE RETURN THIS PORTION WITH PAYMENT.  
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)  
 \*Please include contact name and phone number\*

DATE: 9/1/2019  
 INVOICE NUMBER: 0000455619  
 CUSTOMER NUMBER: 0070290  
 TOTAL AMOUNT DUE: \$178.00

Aquatic Systems, Inc., a Solitude Lake  
 Management Company  
 2100 NW 33rd Street  
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

**Meritus Districts**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9278  
 Invoice Date: Sep 1, 2019  
 Page: 1

<b>Bill To:</b>
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		2,250.00
		Postage - July		8.00

Subtotal	2,258.00
Sales Tax	
Total Invoice Amount	2,258.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,258.00</b>

REVIEWED thomas 8/20/2019

*DM*



**INVOICE**

INVOICE #	INVOICE DATE
SS 52922	9/15/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

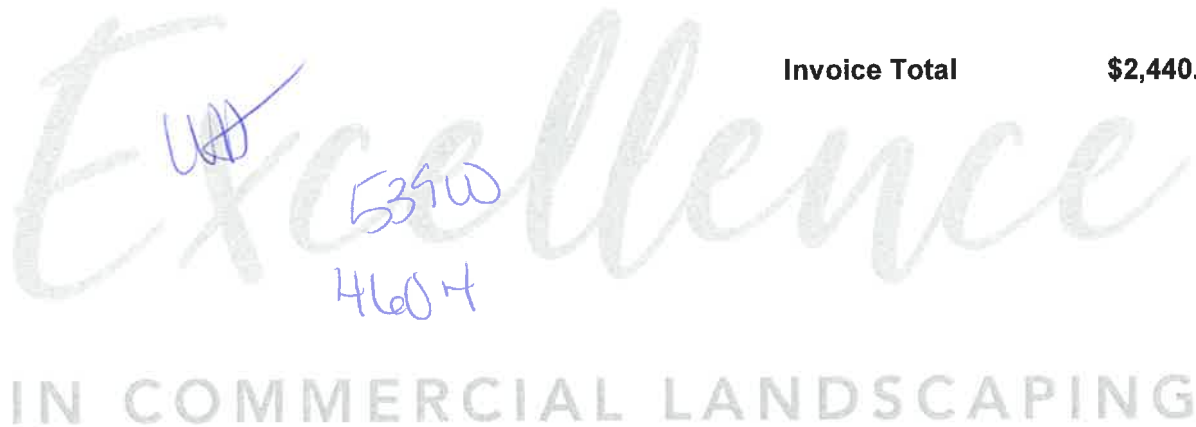
**Property Name:** Mirabella CDD

**Invoice Due Date:** October 15, 2019

**Invoice Amount:** \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance September 2019	\$2,440.50

**Invoice Total \$2,440.50**



REVIEWEDdthomas 9/24/2019

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





INVOICE

**Invoice Number** 1556348  
**Invoice Date** September 4, 2019  
**Purchase Order** 215612179  
**Customer Number** 99870  
**Project Number** 215612179

**Bill To**

Mirabella Community Development District  
 Accounts Payable  
 c/o Meritus Districts  
 2005 Pan Am Circle Suite 300  
 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 **August 23, 2019**  
 Current Invoice Total (USD) 54.00

Initiate ownership research

**Top Task** **219** **2019 FY General Consulting**

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	72.00	54.00
<b>Subtotal Professional Services</b>	<u>0.75</u>		<u>54.00</u>

Top Task Subtotal 2019 FY General Consulting 54.00

**Total Fees & Disbursements** 54.00  
**INVOICE TOTAL (USD)** **54.00**

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

WOT  
 51300  
 3103

Received  
 SEP 11 2019

REVIEWED Dthomas 9/16/2019

# Straley Robin Vericker

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

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

August 26, 2019  
Client: 001295  
Matter: 000001  
Invoice #: 17385

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
7/29/2019	LB	PREPARE DRAFT RESOLUTION APPROVING FY 2019/2020 BUDGET AND DRAFT RESOLUTION IMPOSING O&M ASSESSMENTS RE SAME.	0.8	
7/31/2019	LB	REVISE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME.	0.2	
8/3/2019	JMV	PREPARE OPERATIONS AND MAINTENANCE ASSESSMENT RESOLUTION; PREPARE OPERATIONS AND MAINTENANCE BUDGET RESOLUTION.	0.5	
8/5/2019	LB	FINALIZE RESOLUTION ADOPTING BUDGET FOR FY 2019/2020 AND RESOLUTION IMPOSING O&M ASSESSMENTS RE SAME; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
8/15/2019	LB	RESEARCH RE ADDRESS INFORMATION FOR NEWLY APPOINTED BOARD SUPERVISORS; PREPARE TRANSMITTAL LETTERS AND MEMOS TO W. TYLER AND D. ROSE RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND TEXTING.	1.0	
Total Professional Services			2.7	\$482.50

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.5	\$152.50

*Handwritten:* WAD 51400  
3107

REVIEWED dt Thomas 9/16/2019

August 26, 2019  
Client: 001295  
Matter: 000001  
Invoice #: 17385

Page: 2

---

**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	2.2	\$330.00

Total Services	\$482.50
Total Disbursements	\$0.00
Total Current Charges	\$482.50

**PAY THIS AMOUNT** **\$482.50**

*Please Include Invoice Number on all Correspondence*



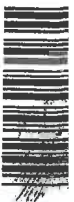


Hillsborough County Florida

<b>CUSTOMER NAME</b> MIRABELLA CDD	<b>ACCOUNT NUMBER</b> 0712968155	<b>BILL DATE</b> 09/12/2019	<b>DUE DATE</b> 10/03/2019
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	08/08/2019	4406	09/10/2019	4434	2800	ACTUAL	WATER

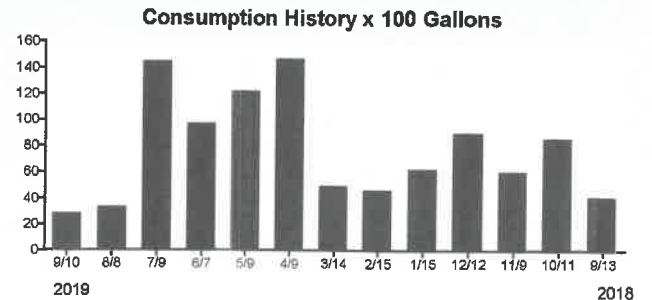
**Service Address Charges**

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$8.20
Water Base Charge	\$14.63
Water Usage Charge	\$2.02
Sewer Base Charge	\$35.40
Sewer Usage Charge	\$12.77
<b>Total Service Address Charges</b>	<b>\$77.23</b>

**Summary of Account Charges**

Previous Balance	\$81.34
Net Payments - Thank You	(\$81.34)
<b>Total Account Charges</b>	<b>\$77.23</b>

<b>AMOUNT DUE</b>	<b>\$77.23</b>
-------------------	----------------



REVIEWED dthomas 9/24/2019



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

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
 Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
 Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)

Received  
SEP 19 2019

**THANK YOU!**



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

781

<b>DUE DATE</b>	10/03/2019
<b>AMOUNT DUE</b>	\$77.23
<b>AMOUNT PAID</b>	

0007129681552

00000077231

September 7, 2019  
 Invoice Number: 075386602090719  
 Account Number: **0050753866-02**  
 Security Code: **3706**  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

**SPECTRUM BUSINESS NEWS**

**Contact Us**  
 Visit us at [Spectrumbusiness.net](http://Spectrumbusiness.net)  
 Or, call us at 1-877-824-6249

Keep your business running at its best with reliable business phone. Get Advanced Voice featuring unlimited long distance calling and 35+ calling features for \$29.99 when bundled. Call 1-877-838-7749 today!

Keep your business running at its best with the great TV your customers demand. Get over 45+ top channels and the service to keep your customers happy. Call 1-877-838-7749 to get affordable, reliable TV service for your business today!



**Summary** *Services from 09/06/19 through 10/05/19 details on following pages*

Previous Balance	84.99
Payments Received - Thank You	-84.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
<b>Total Due by 09/23/19</b>	<b>\$84.99</b>

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

4145 S. Falkenburg Rd Riverview, FL 33578-8652  
 7635 1610 NO RP 07 09072019 NNNNNY 01 000327 0001

MIRABELLA CDD  
 2005 PAN AM CIR  
 TAMPA FL 33607-2529

September 7, 2019

**MIRABELLA CDD**

Invoice Number: 075386602090719  
 Account Number: 0050753866-02  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

<b>Total Due by 09/23/19</b>	<b>\$84.99</b>
Amount you are enclosing	\$



**Please Remit Payment To:**  
 BRIGHT HOUSE NETWORKS  
 PO BOX 790450  
 SAINT LOUIS, MO 63179-0450



Invoice Number: MIRABELLA CDD  
 Account Number: 075386602090719  
 Security Code: 0050753866-02  
 3706

**Contact Us**  
 Visit us at [Spectrumbusiness.net](http://Spectrumbusiness.net)  
 Or, call us at 1-877-824-6249  
 7635 1610 NO RP 07 09072019 NNNNNY 01 000327 0001

**Charge Details**

Previous Balance		84.99
Payments Received - Thank You	08/20	-84.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 09/07/19 will appear on your next bill.

Services from 09/06/19 through 10/05/19

**Spectrum Business™ Internet**

Spectrum Business Internet Plus	109.99
Promo Discount	-25.00
	<b>\$84.99</b>

Spectrum Business™ Internet Total **\$84.99**

**Current Charges \$84.99**  
**Total Due by 09/23/19 \$84.99**

**Billing Information**

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

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

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

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support) or call 1-855-657-7328.

**Your WAY can be the GREEN way!  
 GO GREEN with Spectrum Business.**

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to [Spectrumbusiness.net](http://Spectrumbusiness.net). Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

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

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

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



**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](http://Spectrumbusiness.net).

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

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



Statement Date: 09/16/2019  
Account: 211003638973

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

Current month's charges:	\$100.67
Total amount due:	\$100.67
Payment Due By:	10/07/2019



### Your Account Summary

Previous Amount Due	\$92.31
Payment(s) Received Since Last Statement	-\$92.31
<b>Current Month's Charges</b>	<b>\$100.67</b>
<b>Total Amount Due</b>	<b>\$100.67</b>

## Report a streetlight

It's easy to request a streetlight  
or area light repair at  
[tampaelectric.com/reportlight](http://tampaelectric.com/reportlight).



00000054-0000572-Page 15 of 18

REVIEWEDdthomas 9/24/2019

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



### Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.  
Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$100.67
Total amount due:	\$100.67
Payment Due By:	10/07/2019
<b>Amount Enclosed</b>	<b>\$</b> _____

620519039767

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

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

**Account:** 211003638973  
**Statement Date:** 09/16/2019  
**Current month's charges due** 10/07/2019



## Details of Charges – Service from 08/10/2019 to 09/11/2019

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

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

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
K29671	09/11/2019	58,072	57,197	875 kWh	1	33 Days

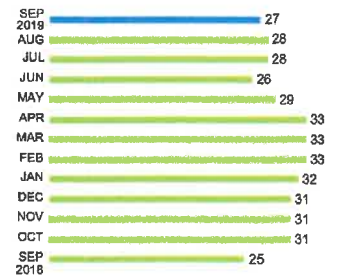
Basic Service Charge		\$18.14
Energy Charge	875 kWh @ \$0.05916/kWh	\$51.77
Fuel Charge	875 kWh @ \$0.03227/kWh	\$28.24
Florida Gross Receipt Tax		\$2.52
<b>Electric Service Cost</b>		<b>\$100.67</b>

### Total Current Month's Charges

**\$100.67**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





Statement Date: 09/16/2019  
Account: 211003639179

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

Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	10/07/2019



### Your Account Summary

Previous Amount Due	\$1,096.35
Payment(s) Received Since Last Statement	-\$1,096.35
<b>Current Month's Charges</b>	<b>\$1,096.38</b>
<b>Total Amount Due</b>	<b>\$1,096.38</b>

### Report a streetlight

It's easy to request a streetlight or area light repair at [tampaelectric.com/reportlight](http://tampaelectric.com/reportlight).



00000054-0000570-Page 11 of 18

REVIEWEDdthomas 9/24/2019

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



### Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	10/07/2019
<b>Amount Enclosed</b>	<b>\$</b>

620519039768

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

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

Received

SEP 19 2019

**Account:** 211003639179  
**Statement Date:** 09/16/2019  
**Current month's charges due** 10/07/2019



## Details of Charges – Service from 08/09/2019 to 09/10/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	520 kWh @ \$0.02904/kWh	\$15.10
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.03194/kWh	\$16.61
Florida Gross Receipt Tax		\$0.81
<b>Lighting Charges</b>		<b>\$1,096.38</b>

### Total Current Month's Charges

**\$1,096.38**

Statement Date: 09/16/2019  
Account: 211003639344

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



Current month's charges:	\$692.93
Total amount due:	\$692.93
Payment Due By:	10/07/2019

**Your Account Summary**

Previous Amount Due	\$556.87
Payment(s) Received Since Last Statement	-\$556.87
<b>Current Month's Charges</b>	<b>\$692.93</b>
<b>Total Amount Due</b>	<b>\$692.93</b>

**Report a streetlight**

It's easy to request a streetlight or area light repair at [tampaelectric.com/reportlight](http://tampaelectric.com/reportlight).



0000054-0000566-Page 3 of 18

REVIEWEDdthomas 9/24/2019

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



**Stay in the know while you're on the go!**

Our free Power Updates service makes it easy to get restoration updates by text, email or phone. Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).

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



See reverse side for more information

Account: 211003639344

Current month's charges:	\$692.93
Total amount due:	\$692.93
Payment Due By:	10/07/2019
<b>Amount Enclosed</b>	\$ _____

620519039769

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

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



Account: **211003639344**  
 Statement Date: 09/16/2019  
 Current month's charges due **10/07/2019**



## Details of Charges – Service from 08/10/2019 to 09/12/2019

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	09/12/2019	48,835		41,644		7,191 kWh	1	34 Days

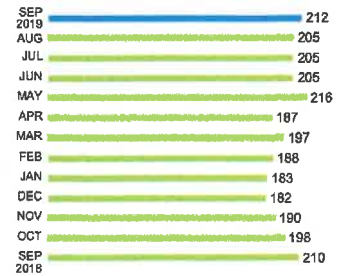
Basic Service Charge		\$18.14
Energy Charge	7,191 kWh @ \$0.05916/kWh	\$425.42
Fuel Charge	7,191 kWh @ \$0.03227/kWh	\$232.05
Florida Gross Receipt Tax		\$17.32
<b>Electric Service Cost</b>		<b>\$692.93</b>

**Total Current Month's Charges**

**\$692.93**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/16/2019  
Account: 211003639526

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

**Current month's charges: \$594.94**  
**Total amount due: \$594.94**  
**Payment Due By: 10/07/2019**



**Your Account Summary**

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
<b>Current Month's Charges</b>	<b>\$594.94</b>
<b>Total Amount Due</b>	<b>\$594.94</b>

**Report a streetlight**

It's easy to request a streetlight  
or area light repair at  
[tampaelectric.com/reportlight](http://tampaelectric.com/reportlight).



0000054-0000568-Page 7 of 18

REVIEWEDdthomas 9/24/2019

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



**Stay in the know while you're on the go!**

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.  
Learn more at [tampaelectric.com/powerupdates](http://tampaelectric.com/powerupdates).

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



See reverse side for more information

Account: 211003639526

**Current month's charges: \$594.94**  
**Total amount due: \$594.94**  
**Payment Due By: 10/07/2019**

**Amount Enclosed \$**  
620519039770

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

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

**Account:** 211003639526  
**Statement Date:** 09/16/2019  
**Current month's charges due** 10/07/2019



## Details of Charges – Service from 08/09/2019 to 09/10/2019

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	806 kWh @ \$0.02904/kWh	\$23.41
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03194/kWh	\$25.74
Florida Gross Receipt Tax		\$1.26
<b>Lighting Charges</b>		<b>\$594.94</b>

**Total Current Month's Charges** **\$594.94**

0000054-0000569-Page 3 of 18



Ryder Residential and Commercial, LLC  
813-846-2865

1071 Emerald Dr.  
Brandon, Florida  
33511  
United States

Billed To  
Nicole Hicks, DM  
Mirabella CDD (Gene Roberts)  
2005 Pan Am Circle, Suite 300  
Tampa, Florida  
33607  
United States

Date of Issue  
08/30/2019  
  
Due Date  
08/30/2019

Invoice Number  
0000067

Amount Due (USD)  
**\$401.00**

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 08/05/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 08/12/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 08/19/19	\$65.00	1	\$65.00
Maintenance Replace door Hydraulics	\$65.00	1	\$65.00
Hydraulic Door Closer 08/21/19	\$76.00	1	\$76.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 08/26/19	\$65.00	1	\$65.00

*WJ* *53910*  
*4602*

Subtotal 401.00  
Tax 0.00

REVIEWED dthomas 9/16/2019

Total	401.00
<u>Amount Paid</u>	<u>0.00</u>
Amount Due (USD)	\$401.00

Terms

Please Make All Checks Payable To:

Ryder Residential and Commercial, LLC  
1071 Emerald Dr.  
Brandon, Florida 33511

GM Cell 813-846-2865

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

---

**Invoice**

---

**Date: 9/2/2019**

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

**Pool Bathroom Cleaning** Services Monday 9/2/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdthomas 9/16/2019

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

**Invoice**

---

**Date: 9/9/2019**

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Monday 9/9/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdtThomas 9/16/2019

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

**Invoice**

---

**Date: 9/17/2019**

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

<u>Pool Bathroom Cleaning</u> Services Tuesday 8/17/2019	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 8/17/2019	_____	\$70.00

**Total Amount Due \$115.00**

---

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

**THANK YOU!**

REVIEWEDdthomas 9/19/2019



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

---

**Invoice**

---

**Date:** 9/23/2019

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Monday 9/23/2019 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

REVIEWEDdthomas 9/24/2019



**DISTRICT CHECK REQUEST FORM**

**Today's Date**            September 26, 2019

**District Name**        Mirabella CDD

**Check Amount**        \$ 100.00

**Payable:**                Michael Osorio

**Mailing Address**      14315 Romeo Blvd  
Wimauma, FL 33598

**Check Description**    Clubhouse Rental Deposit

**Special Instructions**

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

  
\_\_\_\_\_  
Approved Signature

DM	_____
Fund	_____
G/L	<u>22000</u>
Object Cd	_____
CK #	_____
Date	_____

REVIEWEDdthomas 9/27/2019

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120, Tampa, FL 33607  
813-397-5121(Office) / 813-873-7070 (Fax)

Clubhouse Rental Form

Today's Date: 03 / 23 / 2019

Event Date: 04 / 14 / 2019

8am to Noon	1pm to 5 pm	6pm to 10pm	Full Day	X
-------------	-------------	-------------	----------	---

Type of Event: Baby Reveal

Maximum Number of People Attending: 30

Resident's Name: Michael Osorio

Resident's Address: 14315 Romeo Blvd

Resident's Home Phone: 813-679-0314 Cell: 813-679-0314

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

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

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

If check is written by party other than resident or the information on check is not correct, please complete information below. Drivers License Number and State is required for all checks.

(Check should be written to: **Mirabella CDD.**)

Check writer information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Drivers License Number: 0260-541-83-132-0 State: FL

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

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

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

Date Deposit Returned: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Check # \_\_\_\_ Amount \$ \_\_\_\_

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

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

## Clubhouse Rental Policy and Rules

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

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

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

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

\* We do not adjust the air conditioning or heat, except in extreme conditions.

*Mirabella CDD Copy -- Copy to be made for resident on request.*

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120, Tampa, FL 33607  
813-397-5121(Office) / 813-873-7070 (Fax)

## Clubhouse Rental Cleaning and Policy Checklist

Name of Renter: \_\_\_\_\_ Date of Inspection: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date of Event: \_\_\_\_\_ Time of Event: \_\_\_\_\_

Date Keys Returned: \_\_\_\_/\_\_\_\_/\_\_\_\_ Employee Inspecting: \_\_\_\_\_

Key Description: \_\_\_\_\_

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

Please describe any damage resulting from your event:

\_\_\_\_\_

---

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

Renters Signature: \_\_\_\_\_ 3  
(Renter to sign after inspection)

DOCUMENT CONTAINS COLORED BACKGROUND ON WHITE PAPER. "VOID" FEATURE, SIMULATED WATERMARK (REVERSE SIDE) MICRO-PRINT BORDER.

Account: 14315 ROMEO BLVD-MICHAEL OSORIO

\$100.00

PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER

MICHAEL A OSORIO  
14315 ROMEO BLVD  
WIMAUMA, FL 33598-0020

APR 01 2019

Please Direct Any Questions To  
(855) 739-0858  
Payment Processing Center  
P.O. Box 74618  
Chicago, IL 60675-4618

70-2382/719

0092743773

March 29, 2019

MEMO: Clubhouse Rental Deposit-4/14/19

NORTHERN TRUST

00190 6204524 005020 005020 00001/00027 k05006

Pay ONE HUNDRED AND 00/100 -----

DOLLARS

\$ \*\*\*\*\*100.00

TO  
THE  
ORDER  
OF

MIRABELLA CDD  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



REMITTANCE VOID IF NOT CASHED WITHIN 90 DAYS

*[Handwritten Signature]*

AUTHORIZED SIGNATURE

WARNING: THIS BORDER CONTAINS MICRO-TYPE WHICH WILL NOT REPRODUCE ON A COPIER

⑈0092743773⑈ ⑆071923828⑆ 0035110046⑈

DOCUMENT CONTAINS COLORED BACKGROUND ON WHITE PAPER. "VOID" FEATURE, SIMULATED WATERMARK (REVERSE SIDE) MICRO-PRINT BORDER.

Account: 14315 ROMEO BLVD-MICHAEL OSORIO

\$75.00

PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER

MICHAEL A OSORIO  
14315 ROMEO BLVD  
WIMAUMA, FL 33598-0020

APR 01 2019

Please Direct Any Questions To  
(855) 739-0858  
Payment Processing Center  
P.O. Box 74618  
Chicago, IL 60675-4618

70-2382/719

0092743774

March 29, 2019

MEMO: Clubhouse Rental Payment-4/14/19

NORTHERN TRUST

00190 6204524 005021 005021 00002/00027 k05007

Pay SEVENTY FIVE AND 00/100 -----

DOLLARS

\$ \*\*\*\*\*75.00

TO  
THE  
ORDER  
OF

MIRABELLA CDD  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607-2529



REMITTANCE VOID IF NOT CASHED WITHIN 90 DAYS

*[Handwritten Signature]*

AUTHORIZED SIGNATURE

WARNING: THIS BORDER CONTAINS MICRO-TYPE WHICH WILL NOT REPRODUCE ON A COPIER

⑈0092743774⑈ ⑆071923828⑆ 0035110046⑈

# DISTRICT CHECK REQUEST FORM

**Today's Date**            September 13, 2019

**District Name**        Mirabella CDD

**Check Amount**        \$ 100.00

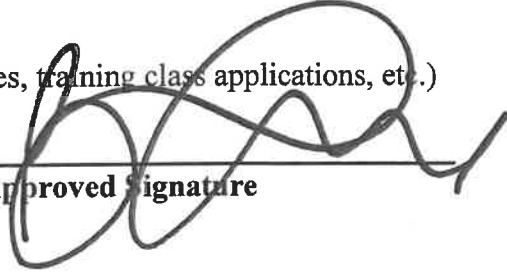
**Payable:**                William Goodman

**Mailing Address**      10626 Aldo Moro Drive  
Wimauma, FL 33598

**Check Description**    Clubhouse Rental Deposit

**Special Instructions**

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

  
\_\_\_\_\_  
Approved Signature

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

REVIEWEDdthomas 9/19/2019



MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Received

JUN 14 2019

Clubhouse Rental Form

Today's Date: 06 / 06 / 2019

Event Date: 09 / 01 / 2019

8am to Noon	1pm to 5 pm	6pm to 10pm	Full Day	X
-------------	-------------	-------------	----------	---

Type of Event: Birthday party

Maximum Number of People Attending: 25

Resident's Name: William and Jamie Goodman

Resident's Address: 10626 Aldo Moro Dr  
Wimauma, FL 33598

Resident's Home Phone: 727-278-7910 Cell: 727-409-9455

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

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

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

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

Check writer information:

Name: William and Jamie Goodman

Address: 10626 Aldo Moro Dr  
Wimauma, FL 33598

Phone: 727-278-7910 Cell: 727-409-9455

Drivers License Number: 0355939810230 State: Florida

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

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

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

Date Deposit Returned: \_\_\_ / \_\_\_ / \_\_\_ Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_

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

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

## Clubhouse Rental Cleaning and Policy Checklist

Name of Renter: \_\_\_\_\_ Date of Inspection: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date of Event: \_\_\_\_\_ Time of Event: \_\_\_\_\_

Date Keys Returned: \_\_\_\_/\_\_\_\_/\_\_\_\_ Employee Inspecting: \_\_\_\_\_

Key Description: \_\_\_\_\_

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

Please describe any damage resulting from your event:

---



---

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

Renters Signature: \_\_\_\_\_ 3  
*(Renter to sign after inspection)*

**AMSCOT**

**INTERNATIONAL MONEY ORDER**

The Money Superstore

86-490  
1031

2195831582

F6

PAY TO THE  
ORDER OF

Mirabella CDD

06/11/2019

AMSCOT  
CORPORATION  
P.O. BOX 25137  
TAMPA, FL  
33622-5137

PURCHASER

William Goodman

\$ 100.00

\*\*ONE HUNDRED AND 00/100 DOLLARS

2195831582

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE  
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2195831582⑆

**AMSCOT**

**INTERNATIONAL MONEY ORDER**

The Money Superstore

86-490  
1031

2195831583

F6

PAY TO THE  
ORDER OF

Mirabella CDD

06/11/2019

AMSCOT  
CORPORATION  
P.O. BOX 25137  
TAMPA, FL  
33622-5137

PURCHASER

William Goodman

\$ 75.00

\*\*SEVENTY-FIVE AND 00/100 DOLLARS

2195831583

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE  
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2195831583⑆



**INVOICE**

INVOICE #	INVOICE DATE
SS 49401	8/31/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Mirabella CDD

**Invoice Due Date:** September 30, 2019

**Invoice Amount:** \$512.84

Description	Current Amount
Valve Replacement Zone #20 The price below is to replace a defective valve zone 20. Any questions or concerns please contact Brian Santillana. Irrigation Repairs	\$512.84

**Invoice Total \$512.84**

*Excellence*  
 IN COMMERCIAL LANDSCAPING

WAJ 53900  
 4611

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



Proposal #20675

Date: 07/10/2019

From: Brian Santillana

**Proposal For**

Meritus  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607

main:  
mobile:

**Location**

14316 Romeo Blvd  
Riverview, FL 33579

Property Name: Mirabella CDD

Valve replacement Zone #20

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor Rate	4.00	\$60.10	\$240.40
2" Hunter Valve ICV	1.00	\$239.48	\$239.48
2" Male Adapter	2.00	\$1.87	\$3.73
2" Expansion Repair Coupling	1.00	\$27.50	\$27.50
2" Coupling	1.00	\$1.73	\$1.73

**Client Notes**

The price below is to replace a defective valve zone 20. Any questions or concerns please contact Brian Santillana.

**Signature**

x SEE ATTACHED EMAIL APPROVAL

SUBTOTAL	\$512.84
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$512.84</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

## Paradise, Michael

---

**From:** Santillana, Brian  
**Sent:** Wednesday, July 10, 2019 2:47 PM  
**To:** Paradise, Michael  
**Subject:** FW: Mirabella irrigation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mike,  
Please see below. Approved.

---

**From:** Nicole Hicks <nicole.hicks@merituscorp.com>  
**Sent:** Wednesday, July 10, 2019 2:35 PM  
**To:** Santillana, Brian <bsantillana@yellowstonelandscape.com>  
**Cc:** Gene Roberts <gene.roberts@merituscorp.com>  
**Subject:** RE: Mirabella irrigation

\*\*\* CAUTION \*\*\* THIS EMAIL ORIGINATED FROM OUTSIDE OF THE ORGANIZATION. DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNIZE THE SENDER, VERIFIED THE ACCURACY OF THE EMAIL ADDRESS, AND KNOW THE CONTENT IS SAFE.

Hello Brian,

The irrigation repairs are approved.

Thanks,

Nicole

Nicole Hicks, CAM  
District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Phone: (813) 397-5120 Ext. 338  
Fax: (813) 873-7300  
[nicole.hicks@merituscorp.com](mailto:nicole.hicks@merituscorp.com)



*In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5120.*

---

**From:** Santillana, Brian <[bsantillana@yellowstonelandscape.com](mailto:bsantillana@yellowstonelandscape.com)>  
**Sent:** Wednesday, July 10, 2019 9:25 AM  
**To:** Gene Roberts <[gene.roberts@merituscorp.com](mailto:gene.roberts@merituscorp.com)>  
**Subject:** Mirabella irrigation

Gene,

Good morning. Please find the attached proposal for irrigation repairs at Mirabella. We currently have 1 defective valve that needs repair. If you would like us to proceed please respond APPROVED. Thank you.

Brian Santillana

Get [Outlook for Android](#)

---

**From:** scan  
**Sent:** Wednesday, July 10, 2019 9:11:39 AM  
**To:** Santillana, Brian  
**Subject:** Message from "RNP002673E3EBEE"

This E-mail was sent from "RNP002673E3EBEE" (MP C3004ex).

Scan Date: 07.10.2019 09:08:43 (-0400)  
Queries to: [scan@yellowstonelandscape.com](mailto:scan@yellowstonelandscape.com)



**INVOICE**

INVOICE #	INVOICE DATE
SS 49402	8/31/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

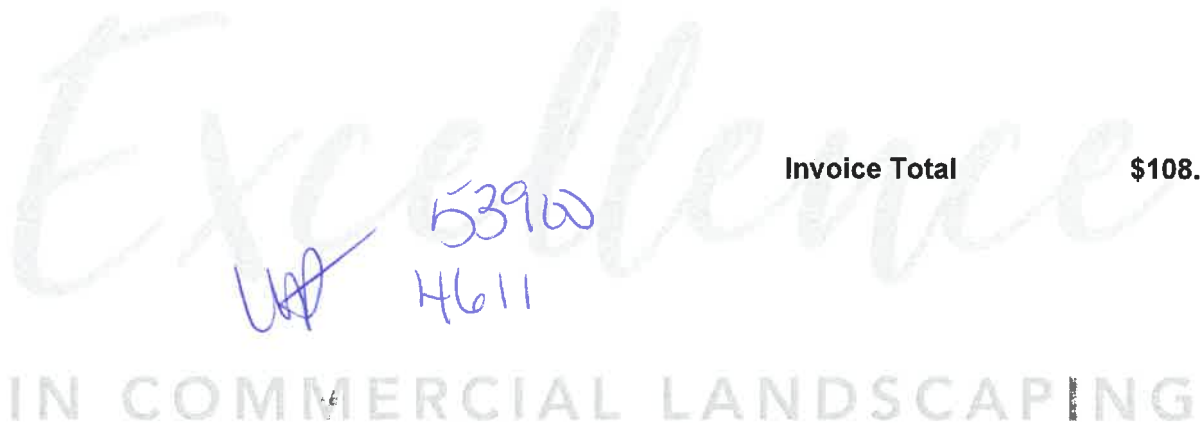
**Property Name:** Mirabella CDD

**Invoice Due Date:** September 30, 2019

**Invoice Amount:** \$108.00

Description	Current Amount
Repairs for the August Inspection The price below is for the Irrigation repairs completed during the August Inspection. Any questions or concerns please contact Brian Santillana. Irrigation Repairs	\$108.00

**Invoice Total \$108.00**



*Handwritten:* UAP, 53960, 4611

REVIEWEDdthomas 9/16/2019

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



Work ticket #444393

WPA Completed 8/14/19



Proposal #25634

Date: 08/15/2019

From: Brian Santillana

Proposal For

Truck #1415

Location

Meritus  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607

main:  
mobile:

14316 Romeo Blvd  
Riverview, FL 33579

Property Name: Mirabella CDD

Repairs for the August Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$60.00	\$60.00
Hunter Pro Spray 6"	3.00	\$14.00	\$42.00
Hunter Fixed Arc Nozzle	3.00	\$2.00	\$6.00

Client Notes

The price below is for the Irrigation repairs completed during the August Inspection. Any questions or concerns please contact Brian Santillana.

Signature

x

SUBTOTAL	\$108.00
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$108.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: \_\_\_\_\_

Brian Santillana

Title: \_\_\_\_\_

Office:

bsantillana@yellowstonelandscape.com

Date: \_\_\_\_\_



# Irrigation Inspection Report

PROPERTY / PROPIEDAD MIRABELLA  
DATE / FECHA \_\_\_\_\_ PG OF \_\_\_\_\_

10:30 PM

START TIME(S) / HORA(s) de INICIO	<del>6:30 PM</del>	A	S	M	T	W	T	F	S
START TIME(S) / HORA(s) de INICIO	6:30	B	S	M	T	W	T	F	S
START TIME(S) / HORA(s) de INICIO		C	S	M	T	W	T	F	S

RUN DAYS / DIAS de CORRER

WATER SOURCE / FUENTE AGUA \_\_\_\_\_  
CLOCK TYPE / TIPO RELOJ \_\_\_\_\_  
CLOCK # / RELOJ # \_\_\_\_\_  
RAIN/FREEZE SWITCH / INTERRUPTOR LLUVIA \_\_\_\_\_

ZONE # / ZONA #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D) / TIPO (S,R,B,D)	S	B	S	S	S	S	S	d	d	d	S	B	d	d	S	S
RUN TIME / TIEMPO de EJECUCION	20	18	20	20	20	20	20	40	40	35	30	30	50	50	30	30
PROGRAM / PROGRAMA								A	B							

S = spray heads      R = rotor heads      B = bubblers      D = drip, netafim or micro sprays  
S = cabezas rociadoras      R = cabezas de rotor      B = burbujeadores      D = goteo, netafim o micro aerosoles

ADJUSTMENTS / AJUSTES		3		2	1	3										
STRAIGHTENED / ENDEREZADO																
GOOD / BUENO																

Note: Above items are part of irrigation wet check      Nota: Los elementos anteriores son parte del control de riego en húmedo

BROKEN PIPE / TUBERIA ROTA								1								
BROKEN HEADS / CABEZAS ROTA																
BROKEN NOZZLES / BOQUILLAS ROTAS																
SEVERELY CLOGGED / GRAVEMENTE OBSTRUIDO																
INCORRECT NOZZLES / BOQUILLAS INCORRECTAS																
RAISE HEADS / LEVANTAR CABEZAS																
NON TURNING ROTORS / ROTORES SIN GIRO																
BAD DECODER / MAL DECODIFICADOR																
VALVE FAILURE / FALLA de VALVULA																
BAD SOLENOID / SOLENOIDE MALO																

Note: Circled Items are completed      Nota: Los elementos dentro de un círculo están completos

Comments / Comentarios:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE COMPLETED / FECHA COMPLETADA \_\_\_\_\_ TECHNICIAN / TECNICO \_\_\_\_\_



# Irrigation Inspection Report

PROPERTY / PROPIEDAD MIRABELLA  
 DATE / FECHA 8/14/19 PG     OF    

START TIME(S) / HORA(s) de INICIO	
START TIME(S) / HORA(s) de INICIO	<u>6:30pm</u>
START TIME(S) / HORA(s) de INICIO	

	RUN DAYS / DIAS de CORRER						
A	S	M	T	W	T	F	S
B	<u>(S)</u>	M	T	W	T	<u>(F)</u>	S
C	S	M	T	W	T	F	S

WATER SOURCE / FUENTE AGUA Well  
 CLOCK TYPE / TIPO RELOJ Hunter I  
 CLOCK # / RELOJ # \_\_\_\_\_  
 RAIN/FREEZE SWITCH / INTERRUPTOR LLUVIA \_\_\_\_\_

ZONE # / ZONA #	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>														
TYPE (S,R,B,D) / TIPO (S,R,B,D)	<u>d</u>	<u>S</u>	<u>S</u>	<u>d</u>															
RUN TIME / TIEMPO de EJECUCION	<u>50</u>	<u>30</u>	<u>30</u>	<u>45</u>	<u>30</u>														
PROGRAM / PROGRAMA	<u>B</u>																		

S = spray heads      R = rotor heads      B = bubblers      D = drip, netafim or micro sprays  
 S = cabezas rociadoras      R = cabezas de rotor      B = burbujeadores      D = goteo, netafim o micro aerosoles

ADJUSTMENTS / AJUSTES																			
STRAIGHTENED / ENDEREZADO																			
GOOD / BUENO																			

Note: Above items are part of irrigation wet check      Nota: Los elementos anteriores son parte del control de riego en húmedo

BROKEN PIPE / TUBERIA ROTA																			
BROKEN HEADS / CABEZAS ROTA		<u>3</u>																	
BROKEN NOZZLES / BOQUILLAS ROTAS		<u>2</u>																	
SEVERELY CLOGGED / GRAVEMENTE OBSTRUIDO																			
INCORRECT NOZZLES / BOQUILLAS INCORRECTAS																			
RAISE HEADS / LEVANTAR CABEZAS																			
NON TURNING ROTORS / ROTORES SIN GIRO																			
BAD DECODER / MAL DECODIFICADOR																			
VALVE FAILURE / FALLA de VALVULA																			
BAD SOLENOID / SOLENOIDE MALO																			

Note: Circled items are completed      Nota: Los elementos dentro de un círculo están completos

Comments / Comentarlos: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE COMPLETED / FECHA COMPLETADA \_\_\_\_\_      TECHNICIAN / TECNICO \_\_\_\_\_



**INVOICE**

INVOICE #	INVOICE DATE
SS 53441	9/30/2019
TERMS	PO NUMBER
Net 30	

**Bill To:**

Mirabella CDD  
 c/o Meritus  
 2005 Pan Am Cir  
 Suite 300  
 Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Mirabella CDD

**Invoice Due Date:** October 30, 2019

**Invoice Amount:** \$46.00

Description	Current Amount
Repairs for the September Inspection The price below is for the repairs completed during the September irrigation Inspection. Any questions or concerns please contact Jose Vazquez. Irrigation Repairs	\$46.00

Excellence  
 IN COMMERCIAL LANDSCAPING

LAD  
 5390  
 4611

**Invoice Total \$46.00**

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

REVIEWEDdthomas 9/27/2019

Work ticket # 463468

WPA Completed 9/9/19



Proposal #28588

Date: 09/10/2019

From: Jose Vazquez

Truck #1415

Proposal For

Location

Meritus  
2005 Pan Am Cir  
Suite 300  
Tampa, FL 33607

main:  
mobile:

14316 Romeo Blvd  
Riverview, FL 33579

Property Name: Mirabella CDD

Repairs for the September Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	0.50	\$60.00	\$30.00
Hunter Pro Spray 6"	1.00	\$14.00	\$14.00
Hunter Fixed Arc Nozzle	1.00	\$2.00	\$2.00

Client Notes

The price below is for the repairs completed during the September irrigation inspection. Any questions or concerns please contact Jose Vazquez.

Signature

x SEE ATTACHED DOCUMENTS

SUBTOTAL	\$46.00
SALES TAX	\$0.00
TOTAL	\$46.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: \_\_\_\_\_

Jose Vazquez

Title: \_\_\_\_\_

Office:

jvazquez@yellowstonelandscape.com

Date: \_\_\_\_\_



# Irrigation Inspection Report

PROPERTY / PROPIEDAD MIRABELLA  
 DATE / FECHA 9-9-19 PG 1 OF 2

START TIME(S) / HORA(s) de INICIO	<u>11:30 AM</u>	S	M	T	<u>W</u>	T	F	<u>S</u>
START TIME(S) / HORA(s) de INICIO	<u>11:30 AM</u>	S	M	T	W	T	F	S
START TIME(S) / HORA(s) de INICIO		S	M	T	W	T	F	S

WATER SOURCE / FUENTE AGUA \_\_\_\_\_  
 CLOCK TYPE / TIPO RELOJ Hunter  
 CLOCK # / RELOJ # \_\_\_\_\_  
 RAIN/FREEZE SWITCH / INTERRUPTOR LLUVIA \_\_\_\_\_

ZONE # / ZONA #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D) / TIPO (S,R,B,D)	S	S	S	S	S	S	S	S	B	B	S	S	D	D	S	S
RUN TIME / TIEMPO de EJECUCION	30	20	20	20	20	20	20	40	40	35	30	30	40	40	30	30
PROGRAM / PROGRAMA	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	B

S = spray heads      R = rotor heads      B = bubblers      D = drip, netafim or micro sprays  
 S = cabezas rociadoras      R = cabezas de rotor      B = burbujeadores      D = goteo, netafim o micro aerosoles

ADJUSTMENTS / AJUSTES	1	2	1													
STRAIGHTENED / ENDEREZADO																
GOOD / BUENO																

Note: Above items are part of irrigation wet check      Nota: Los elementos anteriores son parte del control de riego en húmedo

BROKEN PIPE / TUBERIA ROTA																
BROKEN HEADS / CABEZAS ROTA		1														
BROKEN NOZZLES / BOQUILLAS ROTAS		1														
SEVERELY CLOGGED / GRAVEMENTE OBSTRUIDO																
INCORRECT NOZZLES / BOQUILLAS INCORRECTAS																
RAISE HEADS / LEVANTAR CABEZAS																
NON TURNING ROTORS / ROTORES SIN GIRO																
BAD DECODER / MAL DECODIFICADOR																
VALVE FAILURE / FALLA de VALVULA																
BAD SOLENOID / SOLENOIDE MALO																

Note: Circled items are completed      Nota: Los elementos dentro de un círculo están completos

Comments / Comentarios:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE COMPLETED / FECHA COMPLETADA 9/9/19      TECHNICIAN / TECNICO [Signature]



# Irrigation Inspection Report

PROPERTY / PROPIEDAD MIRABELLA  
 DATE / FECHA 9-9-19 PG 2 OF 2

START TIME(S) / HORA(s) de INICIO	
START TIME(S) / HORA(s) de INICIO	<u>11:30 PM</u>
START TIME(S) / HORA(s) de INICIO	

	RUN DAYS / DIAS de CORRER						
A	S	M	T	W	T	F	S
B	S	M	T	W	T	F	S
C	S	M	T	W	T	F	S

WATER SOURCE / FUENTE AGUA \_\_\_\_\_  
 CLOCK TYPE / TIPO RELOJ Huntas  
 CLOCK # / RELOJ # \_\_\_\_\_  
 RAIN/FREEZE SWITCH / INTERRUPTOR LLUVIA \_\_\_\_\_

ZONE # / ZONA #	<u>17</u>	<u>18</u>	<u>19</u>															
TYPE (S,R,B,D) / TIPO (S,R,B,D)	<u>d</u>	<u>S</u>	<u>S</u>															
RUN TIME / TIEMPO de EJECUCION	<u>40</u>	<u>30</u>	<u>30</u>															
PROGRAM / PROGRAMA	<u>B</u>																	

S = spray heads      R = rotor heads      B = bubblers      D = drip, netafim or micro sprays  
 S = cabezas rociadoras      R = cabezas de rotor      B = burbujeadores      D = goteo, netafim o micro aerosoles

ADJUSTMENTS / AJUSTES	<u>2</u>	<u>1</u>																
STRAIGHTENED / ENDEREZADO																		
GOOD / BUENO																		

Note: Above items are part of Irrigation wet check      Nota: Los elementos anteriores son parte del control de riego en húmedo

BROKEN PIPE / TUBERIA ROTA																		
BROKEN HEADS / CABEZAS ROTA																		
BROKEN NOZZLES / BOQUILLAS ROTAS																		
SEVERELY CLOGGED / GRAVEMENTE OBSTRUIDO																		
INCORRECT NOZZLES / BOQUILLAS INCORRECTAS																		
RAISE HEADS / LEVANTAR CABEZAS																		
NON TURNING ROTORS / ROTORES SIN GIRO																		
BAD DECODER / MAL DECODIFICADOR																		
VALVE FAILURE / FALLA de VALVULA																		
BAD SOLENOID / SOLENOIDE MALO																		

Note: Circled items are completed      Nota: Los elementos dentro de un círculo están completos

Comments / Comentarios:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE COMPLETED / FECHA COMPLETADA 9/9/19      TECHNICIAN / TECNICO [Signature]



Thanks For Your Business!

# INVOICE

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

DATE: SEPTEMBER 20, 2019  
 INVOICE #3312  
 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
2		Chemical pump motors		\$430.60
			539.00	
			46.17	

SUBTOTAL  
 SALES TAX  
 TOTAL \$430.60

Comments:

REVIEWED dthomas 9/27/2019



# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2019



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

**Mirabella**  
**Balance Sheet**

As of 9/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	47,615	0	0	0	0	47,615
Investment-Revenue 2013 (3900)	0	91,656	0	0	0	91,656
Investment-Sinking 2013 (3901)	0	2	0	0	0	2
Investment-Interest 2013 (3902)	0	246	0	0	0	246
Investment-Prepayment 2013 (3905)	0	272	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,800	0	0	0	150,800
Investment-Interest 2015 (5000)	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	15	0	0	15
Investment-Reserve 2015 (5004)	0	0	11,340	0	0	11,340
Investment-Revenue 2015 (5005)	0	0	16,931	0	0	16,931
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Prepaid Trustee Fees	1,613	0	0	0	0	1,613
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	3,020
Construction Work In Progress	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	271,261	271,261
Amount To Be Provided-Debt Service	0	0	0	0	1,595,739	1,595,739
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>52,248</b>	<b>242,976</b>	<b>28,286</b>	<b>1,603,075</b>	<b>1,867,000</b>	<b>3,793,584</b>
<b>Liabilities</b>						
Accounts Payable	6,137	0	0	0	0	6,137
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Deposits	500	0	0	0	0	500
Revenue Bonds Payable - Series 2013	0	0	0	0	1,570,000	1,570,000
Revenue Bonds Payable - Series 2015	0	0	0	0	297,000	297,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>6,637</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,867,000</b>	<b>1,873,637</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance-All Other Reserves	0	240,928	27,862	0	0	268,790
Fund Balance-Unreserved	16,376	0	0	0	0	16,376

**Mirabella**  
**Balance Sheet**

As of 9/30/2019  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Investment In General Fixed Assets	0	0	0	1,603,075	0	1,603,075
Other	29,235	2,048	423	0	0	31,706
Total Fund Equity & Other Credits	<u>45,611</u>	<u>242,976</u>	<u>28,286</u>	<u>1,603,075</u>	<u>0</u>	<u>1,919,947</u>
Total Liabilities & Fund Equity	<u><u>52,248</u></u>	<u><u>242,976</u></u>	<u><u>28,286</u></u>	<u><u>1,603,075</u></u>	<u><u>1,867,000</u></u>	<u><u>3,793,584</u></u>

Mirabella  
**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2018 Through 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	165,480	163,689	(1,791)	(1)%
O&M Assmts - Off Roll	0	3,253	3,253	0 %
Other Miscellaneous Revenues				
Rental Revenue	0	400	400	0 %
<b>Total Revenues</b>	<u>165,480</u>	<u>167,343</u>	<u>1,863</u>	<u>1 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	27,000	27,000	0	0 %
District Engineer	4,100	914	3,187	78 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	4,042	1,613	29 %
Auditing Services	5,100	4,900	200	4 %
Arbitrage Rebate Calculation	0	650	(650)	0 %
Postage, Phone, Faxes, Copies	500	217	283	57 %
Rentals & Leases	0	24	(24)	0 %
Public Officials Insurance	1,500	2,250	(750)	(50)%
Legal Advertising	1,000	2,298	(1,298)	(130)%
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	200	101	99	50 %
Website Administration	200	2,900	(2,700)	(1,350)%
Legal Counsel				
District Counsel	5,000	3,806	1,194	24 %
Electric Utility Services				
Electric Utility Services	30,500	26,836	3,664	12 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,370	630	32 %
Other Physical Environment				
Waterway Management Program	4,000	2,596	1,404	35 %
Property & Casualty Insurance	6,500	5,155	1,345	21 %
Clubhouse Facility Maintenance	8,000	7,925	75	1 %
Landscape Maintenance - Contract	29,500	29,286	214	1 %
Landscape Maintenance - Other	3,000	460	2,540	85 %
Plant Replacement Program	2,000	986	1,014	51 %
Irrigation Maintenance	4,000	872	3,128	78 %
Pool Maintenance	9,000	7,731	1,269	14 %
Security System - Contract	2,000	300	1,700	85 %
Parks & Recreation				
Off Duty Deputy Services	8,800	0	8,800	100 %
<b>Total Expenditures</b>	<u>165,480</u>	<u>138,107</u>	<u>27,373</u>	<u>17 %</u>
Excess of Revenues Over/(Under) Expenditures	0	29,235	29,235	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	29,235	29,235	0 %
<b>Fund Balance - Beginning of Period</b>				
Fund Balance-Unreserved	0	16,376	16,376	0 %
<b>Total Fund Balance - Beginning of Period</b>	<u>0</u>	<u>16,376</u>	<u>16,376</u>	<u>100 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2018 Through 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - End of Period	0	45,611	45,611	0 %

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2018 Through 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	134,900	141,619	6,719	5 %
Interest Earnings				
Interest Earnings	0	4,579	4,579	0 %
<b>Total Revenues</b>	<b>134,900</b>	<b>146,198</b>	<b>11,298</b>	<b>8 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2013	109,900	109,150	750	1 %
Principal-Series 2013	25,000	0	25,000	100 %
Prepayments	0	35,000	(35,000)	0 %
<b>Total Expenditures</b>	<b>134,900</b>	<b>144,150</b>	<b>(9,250)</b>	<b>(7)%</b>
Excess of Revenues Over/(Under) Expenditures	0	2,048	2,048	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	2,048	2,048	0 %
<b>Fund Balance - Beginning of Period</b>				
Fund Balance-All Other Reserves	0	240,928	240,928	0 %
<b>Total Fund Balance - Beginning of Period</b>	<b>0</b>	<b>240,928</b>	<b>240,928</b>	<b>0 %</b>
<b>Fund Balance - End of Period</b>	<b>0</b>	<b>242,976</b>	<b>242,976</b>	<b>0 %</b>

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2018 Through 9/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,380	23,361	981	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>562</u>	<u>562</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>22,380</u>	<u>23,923</u>	<u>1,543</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	17,880	18,000	(120)	(1)%
Principal-Series 2015	4,500	4,500	0	0 %
Prepayments	<u>0</u>	<u>1,000</u>	<u>(1,000)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>22,380</u>	<u>23,500</u>	<u>(1,120)</u>	<u>(5)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>423</u>	<u>423</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>423</u>	<u>423</u>	<u>0 %</u>
<b>Fund Balance - Beginning of Period</b>				
Fund Balance-All Other Reserves	<u>0</u>	<u>27,862</u>	<u>27,862</u>	<u>0 %</u>
<b>Total Fund Balance - Beginning of Period</b>	<u>0</u>	<u>27,862</u>	<u>27,862</u>	<u>0 %</u>
<b>Fund Balance - End of Period</b>	<u>0</u>	<u>28,286</u>	<u>28,286</u>	<u>0 %</u>

Mirabella  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/19  
Reconciliation Date: 9/30/2019  
Status: Locked

Bank Balance	47,814.58
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	47,614.58
Balance Per Books	<u>47,614.58</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.



Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/19  
Reconciliation Date: 9/30/2019  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1997	6/1/2019	System Generated Check/Voucher	100.00	Southeastern Tax Professionals, Inc.
2062	9/19/2019	System Generated Check/Voucher	100.00	William Goodman
Outstanding Checks/Vouchers			200.00	

**Mirabella**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2041	8/27/2019	System Generated Check/Voucher	117.50	Brandon Lock & Safe, Inc.
2042	8/27/2019	System Generated Check/Voucher	460.00	Florida Natives Nursery, Inc
2043	8/27/2019	System Generated Check/Voucher	108.00	Stantec Consulting Services Inc.
2044	8/27/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2045	8/27/2019	System Generated Check/Voucher	395.00	Times Publishing Company
2046	8/27/2019	System Generated Check/Voucher	2,340.47	Tampa Electric
2047	8/27/2019	System Generated Check/Voucher	4,881.00	Yellowstone Landscape
2048	8/27/2019	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
2049	9/1/2019	System Generated Check/Voucher	81.34	BOCC
2050	9/1/2019	System Generated Check/Voucher	2,258.00	Meritus Districts
2051	9/1/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2052	9/5/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2053	9/12/2019	System Generated Check/Voucher	178.00	Aquatic Systems, Inc.
2054	9/12/2019	System Generated Check/Voucher	401.00	Ryder Residential and Commercial, LLC
2055	9/12/2019	System Generated Check/Voucher	482.50	Straley Robin Vericker
2056	9/12/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2057	9/12/2019	System Generated Check/Voucher	108.00	Yellowstone Landscape
2058	9/19/2019	System Generated Check/Voucher	335.00	Carson's Lawn & Landscaping Services
2059	9/19/2019	System Generated Check/Voucher	84.99	Bright House Networks
2060	9/19/2019	System Generated Check/Voucher	54.00	Stantec Consulting Services Inc.
2061	9/19/2019	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2063	9/19/2019	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
Cleared Checks/Vouchers			14,079.80	
			14,079.80	