

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JULY 1, 2021**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JULY 1, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Trivia M. Kimbrough Mindy Jacobson Vacant
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley Robin Vericker	Dana C. Collier
District Engineer	Stantec	Tonja Stewart

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

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

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

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

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

Mirabella Community Development District
Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, July 1, 2021 at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies.....Tab 01
 - B. Discussion on Pool Maintenance Agreement.....Tab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting May 06, 2021 Tab 03
 - B. Consideration of Operation and Maintenance Expenditures April 2021 Tab 04
 - C. Consideration of Operation and Maintenance Expenditures May 2021 Tab 05
 - D. Review of Financial Statements Month Ending May 31, 2021 Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff
District Manager

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE AMENITIES RULES & POLICIES.**

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders for the District; and

WHEREAS, the District set June 03, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication.

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

Section 1: The Board hereby adopts the Amenities Rules and Policies as attached hereto as **Exhibit “A”**.

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF JULY, 2021.

Attest:

**Mirabella Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Mirabella Community Development District

Recreational Facilities Policies

(March 2021)

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Mirabella Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

Mirabella Community Development District
Recreational Facilities Policies

12. No swimming is permitted in any District stormwater ponds. Only catch and release is permitted in the ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident’s membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident’s membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area. No grills are allowed in the pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 7 total persons can be brought by any Patron household at any time.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 2 initial Access Cards at no charge. If the current owners sell their property, then they are to transfer their Access Card to the purchaser of their home by contacting the CDD or a board member . If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have permission from the homeowner will be issued Access Cards.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 4 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

Mirabella Community Development District
Recreational Facilities Policies

- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Mirabella Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **MIRABELLA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Mirabella community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to MIRABELLA CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

7. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Mirabella CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Mirabella Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

Zebra Cleaning Team Inc

Valued Customers the pandemic has caused a surge in chemical supplies and parts. Unfortunately, I need to raise the price on the pools. The price increase is not to increase my profits but to maintain the profits pre pandemic. Please contact me with any questions about the raise in pricing.

Lance Wood

Pool Maintenance Contract

Mirabella CDD

THIS Contract made during the month of June 1st 2021, is between Mirabella CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide, and Mirabella CDD agrees to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of June 2021 and shall terminate on the 01st of July 2022. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with a thirty days written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Mirabella CDD shall have the right to add to, change or modify the specifications during the term of this contract Mirabella CDD and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.

4. Rules and Regulations: Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

C. Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.

- b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

6. Arbitration

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

Bodily Injury \$ 1,000,000 Property Damage \$ 1,000,000 and Workers Compensation Statutory Minimum. \$100,000

9. Payment: As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Two Day a Week Service Tuesday and Friday (January, February, December)	\$725.00
Three (3) Days a Week Service Monday, Wednesday, Friday (March thru November)	\$825.00
Four (4) Days a Week Service Monday, Wednesday, Friday, Saturday (May, June, July, August)	
Annual Contracted Cost	\$ 9600.00

This is payable monthly on or before the 15th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of \$95.00 per hour for example to change out a bad motor, repair lights and major repairs.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. NOTICE: Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

I. ENTIRE AGREEMENT: This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

HOURS OF OPERATION

The hours of operation for the pool will be 6:00am to 11:00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

CERTIFICATION REQUIRED

Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 2-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

Additional Chemicals-Special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to Mirabella CDD with the exception of:
 - Phosphate remover at cost of \$65.00 per treatment.
 - Black algae remover at cost of \$95.00 per treatment.
 - Enzymes for suntan oil and lotion removal \$140.00 per month in May, June, July, August, September
 - Additional fees for services:
 - Labor hourly rate for repairs \$95.00.
 - Labor half hour rate \$47.50
 - Fecal Clean-up Pool (Loose, Blood, Vomit) \$125.00
 - Fecal Clean-up Pool (Solid) \$125.00.
 - Kids Pool (Solid, Vomit, Loose, Blood) \$125.00
 - Filter grids to be changed at minimum every two years. Price is \$23 per grid. Does not include Labor and installation.
- Pool Filter and Equipment-Equipment shall be inspected and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or out-sourced) and must have prior approval of the manage
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

Signature

Printed Name

Chairman

Date

Mirabella CDD
10635 country Rd. 672 m

Signature

Printed Name

President

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 6, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

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

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Public Hearing and Regular Meeting of the Mirabella Community Development District to order on **Thursday, May 6, 2021 at 6:04 p.m.**

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

Troy Gough Vice-Chair
Trivia Kimbrough Supervisor
Mindy Jacobson Supervisor

Staff Members Present:

Bryan Radcliff District Manager, Meritus

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to proceed to the public hearing.

4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

A. Open Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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B. Staff Presentations

Mr. Radcliff went over the amenities rules and procedures with the Board. The Board noted that the playground and dog park sections need to be removed. The dog policies that do not have to do with the park will remain. The Board also stated that they would like to keep the current policy regarding renters and access cards in place rather than the one in the policies.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Amenities Rules and Policies

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

E. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies

The Board decided to table approval of the resolution until the next meeting so they can have time to make changes and review it further.

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Radcliff directed the Board to return to the regular meeting.

6. BUSINESS ITEMS

A. Announcement of Annual Notice of Qualified Electors

Mr. Radcliff announced that as of April 15, 2021, Mirabella CDD had 253 qualified electors.

B. Consideration of Resolution 2021-04; Approving Proposed FY 2022 Budget & Setting Public Hearing

Mr. Radcliff went over the budget and line items with the Board. There is no increase in assessments. The Board asked about capital reserves; Mr. Radcliff answered.

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MOTION TO:	Approve Resolution 2021-04.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

The Board mentioned an irrigation line was broken and the grass was damaged.

7. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting March 4, 2021**
- B. Consideration of Operations and Maintenance Expenditures February 2021**
- C. Consideration of Operations and Maintenance Expenditures March 2021**
- D. Review of Financial Statements Month Ending March 31, 2021**

The Board reviewed the Consent Agenda items.

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

8. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

There were no additional reports from Counsel or the Engineer at this time.

C. District Manager

Mr. Radcliff suggested purchasing some clubhouse furniture so they can hold the meetings inside because of the heat. The Board agreed and said they would to get some folding tables for the clubhouse before the next meeting.

131 **9. SUPERVISOR REQUESTS AND COMMENTS**

132

133 Supervisor Gough went over that the pool pump is starting to have issues. The pool company is
134 doing preventative maintenance for now but said to be prepared for the motor to go. Supervisor
135 Gough also mentioned Zebra maybe doing an acid wash on the pool to clean the rust. Mr.
136 Radcliff will get a proposal and send to the Chair for approval. Supervisor Gough noted that
137 some of the tile around the pool is cracked. Mr. Radcliff will contain Spareem.

138

139 Supervisor Gough mentioned an incident of human or animal waste around the trash can and
140 stated that the cameras need to be checked. He also said there is often trash left, among other
141 issues, after people have parties in the pool area. Mr. Radcliff suggested putting some signs up
142 saying that there are cameras recording the area. Supervisor Gough also asked to put a security
143 camera near the filter in the back to better capture where people are jumping the fence.

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146 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

147

148 There were no audience questions or comments.

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151 **11. ADJOURNMENT**

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MOTION TO:	Adjourn at 6:26 p.m.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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

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163 *These minutes were done in summary format.

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

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

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173 _____
174 Signature

173 _____
174 Signature

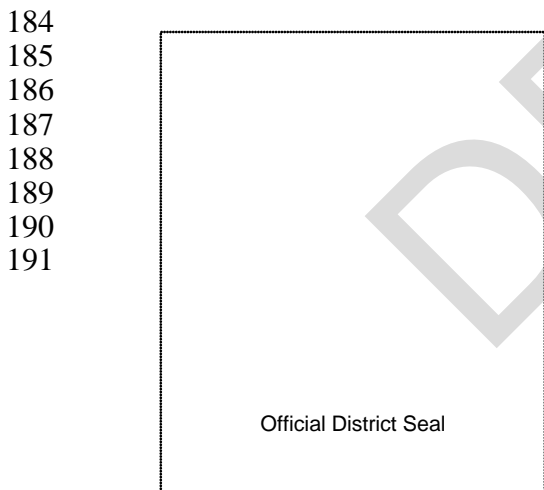
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176 _____
177 Printed Name

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177 Printed Name

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179 Title:
180 Chairman
181 Vice Chairman

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179 Title:
180 Secretary
181 Assistant Secretary

182
183 Recorded by Records Administrator



Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10502	\$ 2,402.97		Management Services - April
Solitude	PI A00579004	188.49		Lake & Pond Management Services - April
South Shore	72158	1,760.00		Landscape Maintenance - April
Zebra Cleaning Team Inc.	4372	648.15		Pool Cleaning - April
Monthly Contract Sub-Total		\$ 4,999.61		
Variable Contract				
Straley Robin Vericker	19666	\$ 199.50		Professional Services - General - thru 04/15/21
Variable Contract Sub-Total		\$ 199.50		
Utilities				
BOCC	0712968155 041421	\$ 314.76		Water Service - thru 04/08/21
Spectrum	075386602040721	104.98		Internet Service - thru 05/05/21
Tampa Electric	211003638973 041521	68.28		Electric Service - thru 04/09/21
Tampa Electric	211003639179 041521	1,096.92		Electric Service - thru 04/09/21
Tampa Electric	211003639344 041521	441.44		Electric Service - thru 04/09/21
Tampa Electric	211003639526 041521	595.80	\$ 2,202.44	Electric Service - thru 04/09/21
Utilities Sub-Total		\$ 2,622.18		
Regular Services				
Spearem Enterprises	4737	\$ 200.00		Empty Garbage Cans - thru 04/12/21
Suzanna M. Kimball	SK040621	115.00		Pool Bathroom & Clubhouse Cleaning Services - 04/06/21
Suzanna M. Kimball	SK041321	45.00		Pool Bathroom Cleaning - 04/13/21
Suzanna M. Kimball	SK042021	45.00		Pool Bathroom Cleaning - 04/20/21
Suzanna M. Kimball	SK042721	45.00	\$ 250.00	Pool Bathroom Cleaning - 04/27/21

Mirabella Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 450.00		
Additional Services				
South Shore Landscape & Lawn	72164	\$ 349.65		Irrigation Repairs - 04/20/21
Zebra Cleaning Team	4395	110.88		Pin Index Assembly - 04/20/21
Additional Services Sub-Total		\$ 460.53		
TOTAL:		\$ 8,731.82		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 10502
 Invoice Date: Apr 1, 2021
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,250.00
		Postage - February		7.14
		Website Administration		145.83
		<i>AB</i>		

Subtotal	2,402.97
Sales Tax	
Total Invoice Amount	2,402.97
Payment/Credit Applied	
TOTAL	2,402.97



INVOICE

Invoice Number: PI-A00579004
 Invoice Date: 04/01/21
 PROPERTY: Mirabella

Voice: (888) 480-5253 Fax: (888) 358-0088

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 05/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/21 - 04/30/21 Lake & Pond Management Services		188.49	188.49

*BAYAN RADCLIFF
53900/4307*

PLEASE REMIT PAYMENT TO:

 1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



PO Box 3553
 Apollo Beach, FL 33572

Invoice

Date 4/1/2021
 Invoice # 72158

Bill To
 Mirabella

Maintenance

Description	Amount
Landscape maintenance for April.	1,760.00
Thank you for your business!	<p>Total \$1,760.00</p> <p><i>BEYON RAYCE2FR 53900/4607</i></p>

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110



Thanks For Your Business!

INVOICE

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

DATE: APRIL 10, 2021
 INVOICE #4372
 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 April		\$750.00
		Rebate for invoice paid twice		\$101.85
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$648.15

Comments:

BRYAN RADCLIFF
53900 / 4617



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00579004

Invoice Date: 04/01/21

PROPERTY: Mirabella

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 05/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/21 - 04/30/21 Lake & Pond Management Services		188.49	188.49

*BRYAN RADCLIFF
53900 / 4307*

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



Thanks For Your Business!

INVOICE

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

DATE: APRIL 10, 2021
INVOICE #4372
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 April		\$750.00
		Rebate for invoice paid twice		\$101.85

SUBTOTAL	
SALES TAX	
TOTAL	\$648.15

Comments:

*BRYAN RADCLIFF
53900/4617*

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

April 27, 2021
Client: 001295
Matter: 000001
Invoice #: 19666

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
3/19/2021	DCC	CONFER WITH CALLER, DAN ELGART, REGARDING STATUS OF BUILD OUT AND BONDS.	0.5	
3/30/2021	DCC	PREPARE AND TRANSMIT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
Total Professional Services			0.7	\$199.50

PERSON RECAP

Person	Hours
DCC Dana C. Collier	0.7

Amount
\$199.50

ok
SR.

51400/3107

April 27, 2021
Client: 001295
Matter: 000001
Invoice #: 19666

Page: 2

Total Services	\$199.50	
Total Disbursements	\$0.00	
Total Current Charges		\$199.50

PAY THIS AMOUNT

\$199.50

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 04/14/2021	DUE DATE 05/05/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	03/10/2021	5997	04/08/2021	6254	25700 GAL	ACTUAL	WATER

Service Address Charges

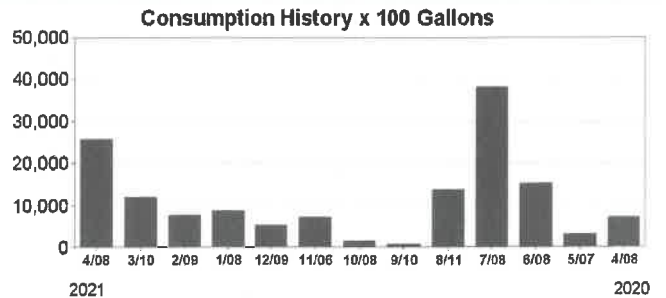
Purchase Water Pass-Thru	\$77.61
Water Base Charge	\$16.30
Water Usage Charge	\$46.17
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$130.56
Customer Service Charge	\$4.69
Total Service Address Charges	\$314.76

Summary of Account Charges

Previous Balance	\$172.40
Net Payments - Thank You	\$-172.40
Total Account Charges	\$314.76
AMOUNT DUE	\$314.76

Important Message

Do you know your allowed irrigation days and hours? Recent ordinance changes have impacted schedules for some customers. Check yours by using the address lookup tool at HCFLGov.net/WaterRestrictions or call (813) 275-7094 for a recorded summary.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

Received

5208 APR 19 2021

DUE DATE	05/05/2021
AMOUNT DUE	\$314.76
AMOUNT PAID	

0007129681552

00000314765

April 7, 2021
 Invoice Number: 075386602040721
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 04/06/21 through 05/05/21
 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	104.98
Current Charges	\$104.98
Total Due by 04/23/21	\$104.98

SPECTRUM BUSINESS NEWS

IMPORTANT BILLING UPDATE

At Spectrum Business, we work hard to earn your business. We continue to enhance our services in order to provide the best communication and entertainment products. Our goal is to provide the best services at the best value.

Effective with your next statement, the following pricing will change:

- Spectrum Business Internet will increase by \$10/mo.



Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. **Call 1-877-476-5727 today!**

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. **Call 1-855-892-8529 today!**

You are pre-approved to get Spectrum Mobile! Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call **1-833-539-1828** to see how much you can save!

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 04072021 NNNNNY 01 000355 0001

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



April 7, 2021

MIRABELLA CDD

Invoice Number: 075386602040721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 04/23/21 \$104.98

Amount you are enclosing

Received

APR 12 2021

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Statement Date: 04/15/2021
Account: 211003638973

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



Current month's charges:	\$68.28
Total amount due:	\$68.28
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$64.82
Payment(s) Received Since Last Statement	-\$64.82
Current Month's Charges	\$68.28
Total Amount Due	\$68.28

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

00000062-0000665-Page 15 of 18

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

Yard project?

Avoid damage and fines

Learn more at tampaelectric.com/811

CALL
811

WAIT two
business days

Start
DIGGING!

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$68.28
Total amount due:	\$68.28
Payment Due By:	05/06/2021

Amount Enclosed \$ _____
606939129047

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

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

Account: 211003638973
Statement Date: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

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

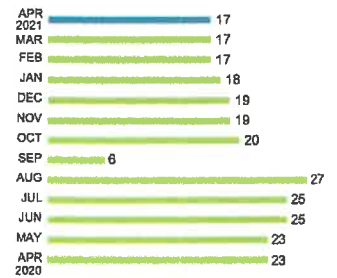
Meter Location: SIGN-IRR

00000062-0000666-Page 17 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	04/09/2021	3,811		3,292		519 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	519 kWh @ \$0.05928/kWh	\$30.77
Fuel Charge	519 kWh @ \$0.03167/kWh	\$16.44
Storm Protection Charge	519 kWh @ \$0.00251/kWh	\$1.30
Florida Gross Receipt Tax		\$1.71
Electric Service Cost		\$68.28

Total Current Month's Charges

\$68.28

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
Account: 211003639179

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



Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$1,096.95
Payment(s) Received Since Last Statement	-\$1,096.95
Current Month's Charges	\$1,096.92
Total Amount Due	\$1,096.92

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

0000062-0000663-Page 11 of 18

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811

CALL
811

WAIT two business days

Start **DIGGING!**

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	05/06/2021
Amount Enclosed	\$ _____

606939129048

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

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

Account: 211003639179
Statement Date: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	490 kWh @ \$0.02712/kWh	\$13.29
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.03136/kWh	\$15.37
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.78

Lighting Charges **\$1,096.92**

Total Current Month's Charges **\$1,096.92**

0000062-0000664-Page 13 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
Account: 211003639344

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



Current month's charges:	\$441.44
Total amount due:	\$441.44
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$413.84
Payment(s) Received Since Last Statement	-\$413.84
Current Month's Charges	\$441.44
Total Amount Due	\$441.44

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

00000062-0000659-Page 3 of 18

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811

CALL
811

WAIT two business days

Start **DIGGING!**

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$441.44
Total amount due:	\$441.44
Payment Due By:	05/06/2021

Amount Enclosed \$ _____
606939129049

Received

APR 19 2021

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

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

Account: 211003639344
Statement Date: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

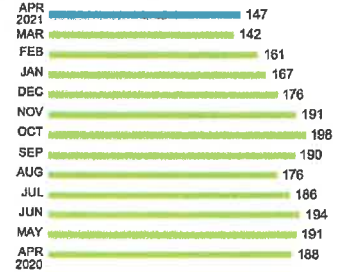
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	04/09/2021	66,338	61,926		4,412 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	4,412 kWh @ \$0.05928/kWh	\$261.54
Fuel Charge	4,412 kWh @ \$0.03167/kWh	\$139.73
Storm Protection Charge	4,412 kWh @ \$0.00251/kWh	\$11.07
Florida Gross Receipt Tax		\$11.04
Electric Service Cost		\$441.44

Total Current Month's Charges

\$441.44

00000662-0000660-Page 5 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Statement Date: 04/15/2021
Account: 211003639526

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



Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	05/06/2021

Your Account Summary

Previous Amount Due	\$595.80
Payment(s) Received Since Last Statement	-\$595.80
Current Month's Charges	\$595.80
Total Amount Due	\$595.80

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

0000062-0000661-Page 7 of 18

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

Yard project? Avoid damage and fines

Learn more at tampaelectric.com/811

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WAIT two business days

Start **DIGGING!**

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



WAYS TO PAY YOUR BILL

mail

phone

online

pay agent

See reverse side for more information

Account: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	05/06/2021
Amount Enclosed	\$ _____
606939129050	

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

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

Account: 211003639526
Statement Date: 04/15/2021
Current month's charges due 05/06/2021



Details of Charges – Service from 03/11/2021 to 04/09/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	806 kWh @ \$0.02712/kWh	\$21.86
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03136/kWh	\$25.28
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.28

Lighting Charges **\$595.80**

Total Current Month's Charges **\$595.80**

00000062-0000662-Page 3 of 18

Important Messages

Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit TampaElectric.com/EP to view the current rates and the summer schedule.

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4737
DATE 04/19/2021
DUE DATE 05/05/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 3-22-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-29--2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 4-5-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 4-12-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00

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

BALANCE DUE

\$200.00
or
151.

53900/4602

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

Invoice

Date: 4/6/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

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

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 4/6/2021	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 4/6/2021	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 4/13/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 4/13/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 4/20/2021

To: Meritus **Via Email:** districtinvoicess@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 4/20/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 4/27/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

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

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 4/27/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



PO Box 3553
 Apollo Beach, FL 33572

Invoice

Date 4/20/2021
 Invoice # 72164

Bill To
 Mirabella

Irrigation

Description	Rate	Qty	Amount
Irrigation repairs for January's audit.			
Rain Bird nozzles	1.34	7	9.38
Rain Bird 6" pop up spray head	9.30	3	27.90
1" slip fix	12.03	1	12.03
1" coupling	0.34	1	0.34
Labor	75.00	4	300.00
Thank you for your business!			
			Total

(Handwritten circle around total)
 \$349.65
dl

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110

53900 / 4611



Thanks For Your Business!

INVOICE

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

DATE: APRIL 20, 2021
INVOICE #4395
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
		Pin index assembly for chem pump		\$110.88

SUBTOTAL
SALES TAX
TOTAL **\$110.88**

Handwritten:
M
M.
53900/4617

Comments:

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10571	\$ 2,416.23		Management Services - May
Solitude Lake Management	PI A00596975	188.49		Lake & Pond Management Services - May
South Shore	72191	1,760.00		Landscape Maintenance - May
Zebra Cleaning Team Inc.	4415	750.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 5,114.72		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 051321	\$ 273.54		Water Service - thru 05/10/21
Bright House	075386602050721	114.98		Internet Service - thru 06/05/21
Tampa Electric	211003638973 051421	63.57		Electric Service - thru 05/10/21
Tampa Electric	211003639179 051421	1,096.92		Electric Service - thru 05/10/21
Tampa Electric	211003639344 051421	548.32		Electric Service - thru 05/10/21
Tampa Electric	211003639526 051421	640.98	\$ 2,349.79	Electric Service - thru 05/10/21
Utilities Sub-Total		\$ 2,738.31		
Regular Services				
Florida Department of Health	29 60 1559151 060121	\$ 275.00		Pool Permit - 06/01/21
Spearem Enterprises	4770	200.00		Empty All Garbage Cans - thru 05/10/21
Suzanna M. Kimball	SK050421	45.00		Pool Bathroom Cleaning Services - 05/04/21
Suzanna M. Kimball	SK051121	115.00		Pool Bathroom & Clubhouse Cleaning Services - 05/11/21
Suzanna M. Kimball	SK051821	45.00		Pool Bathroom Cleaning Services - 05/18/21

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK052521	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 05/25/21
Regular Services Sub-Total			\$ 725.00	
Additional Services				
South Shore	72198	\$ 280.43		Repair Broken Pipe - 05/05/21
Zebra Cleaning Team Inc.	4444	140.00		Oil & Phosphate Remover - May
Additional Services Sub-Total			\$ 420.43	
TOTAL:			\$ 8,998.46	

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 10571
Invoice Date: May 1, 2021
Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Shipping Method		Ship Date	Due Date
Best Way			5/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,250.00
		Postage - March		10.20
		Website Administration		145.83
		Postage - March		10.20

Subtotal	2,416.23
Sales Tax	
Total Invoice Amount	2,416.23
Payment/Credit Applied	
TOTAL	2,416.23



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00596975
 Invoice Date: 05/01/21
 PROPERTY: Mirabella

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 05/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 05/01/21 - 05/31/21 Lake & Pond Management Services		188.49	188.49

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49

www.aeratorsaquatics4lakesnponds.com

Handwritten: 53900/4307



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 5/4/2021
Invoice # 72191

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for May.	1,760.00

Thank you for your business!

Total

\$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

53900/4604



Thanks For Your Business!

INVOICE

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

DATE: MAY 8, 2021
INVOICE #4415
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 May		\$750.00

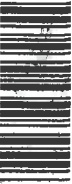
SUBTOTAL
SALES TAX
TOTAL **\$750.00**

Handwritten: 8/21
53900/4617

Comments:



CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 05/13/2021	DUE DATE 06/03/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	04/08/2021	6254	05/10/2021	6472	21800 GAL	ACTUAL	WATER

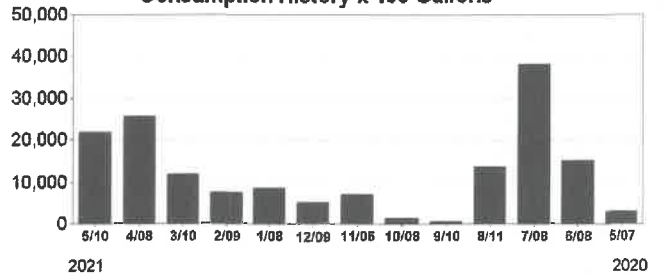
Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$65.84
Water Base Charge	\$16.30
Water Usage Charge	\$36.54
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$110.74
Total Service Address Charges	\$273.54

Summary of Account Charges

Previous Balance	\$314.76
Net Payments - Thank You	\$-314.76
Total Account Charges	\$273.54
AMOUNT DUE	\$273.54

Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

Received
 5168
 MAY 20 2021

DUE DATE	06/03/2021
AMOUNT DUE	\$273.54
AMOUNT PAID	

0007129681552

62
 00000273540

May 7, 2021
 Invoice Number: 075386602050721
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 05/06/21 through 06/05/21
 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 05/23/21	\$114.98

SPECTRUM BUSINESS NEWS

Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call 1-877-476-5727 today!

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. Call 1-855-892-8529 today!

You are pre-approved to get Spectrum Mobile! Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-833-539-1828 to see how much you can save!



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 05072021 NNNNNY 01 000298 0001

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



May 7, 2021

MIRABELLA CDD

Invoice Number: 075386602050721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 05/23/21 **\$114.98**
 Amount you are enclosing \$

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Received

MAY 11 2021

Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602050721
0050753866-02
3706

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 05072021 NNNNNY 01 000298 0001

Charge Details

Previous Balance		104.98
Payments Received - Thank You	04/26	-104.98
Remaining Balance		\$0.00

Payments received after 05/07/21 will appear on your next bill.

Services from 05/06/21 through 06/05/21

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Static IP 1	14.99
Promotional Discount	-20.00
	\$114.98

Spectrum Business™ Internet Total **\$114.98**

Current Charges **\$114.98**
Total Due by 05/23/21 **\$114.98**

Billing Information

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

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

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

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing. It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

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

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

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

Complaint Procedures - 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.

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: 05/14/2021
Account: 211003638973

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



Current month's charges:	\$63.57
Total amount due:	\$63.57
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$68.28
Payment(s) Received Since Last Statement	-\$68.28
Current Month's Charges	\$63.57
Total Amount Due	\$63.57



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Save Energy. Save Money.

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tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$63.57
Total amount due:	\$63.57
Payment Due By:	06/04/2021
Amount Enclosed	\$ _____

632865045932

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

00000081-0000955-Page 7 of 18

Account: 211003638973
Statement Date: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

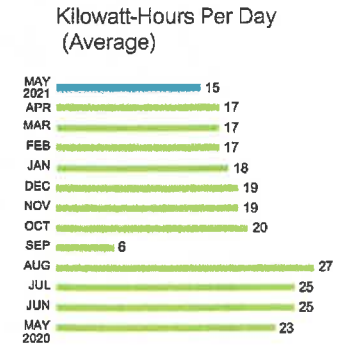
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	05/10/2021	4,281	3,811		470 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	470 kWh @ \$0.05928/kWh	\$27.86
Fuel Charge	470 kWh @ \$0.03167/kWh	\$14.88
Storm Protection Charge	470 kWh @ \$0.00251/kWh	\$1.18
Florida Gross Receipt Tax		\$1.59
Electric Service Cost		\$63.57

Total Current Month's Charges

\$63.57

Tampa Electric Usage History



00000081-0000956-Page 3 of 13

Important Messages

Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit tampaelectric.com/updates to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2021 includes Natural Gas 75%, Purchased Power 14%, Solar 6%, Coal 5% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Statement Date: 05/14/2021
Account: 211003639179

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



Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$1,096.92
Payment(s) Received Since Last Statement	-\$1,096.92
Current Month's Charges	\$1,096.92
Total Amount Due	\$1,096.92

00000091-0000957-Page 11 of 18



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

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tampaelectric.com/bizsave

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



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See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	06/04/2021
Amount Enclosed	\$

632865045933

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: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	490 kWh @ \$0.02712/kWh	\$13.29
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.03136/kWh	\$15.37
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$1,096.92

Total Current Month's Charges

\$1,096.92

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Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/14/2021
Account: 211003639344

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



Current month's charges:	\$548.32
Total amount due:	\$548.32
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$441.44
Payment(s) Received Since Last Statement	-\$441.44
Current Month's Charges	\$548.32
Total Amount Due	\$548.32



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tampaelectric.com/bizsave

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$548.32
Total amount due:	\$548.32
Payment Due By:	06/04/2021
Amount Enclosed	\$

632865045934

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

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

Account: 211003639344
Statement Date: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	05/10/2021	71,865	66,338		5,527 kWh	1	31 Days

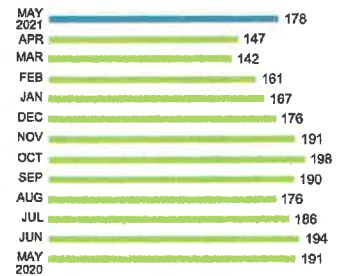
Basic Service Charge		\$18.06
Energy Charge	5,527 kWh @ \$0.05928/kWh	\$327.64
Fuel Charge	5,527 kWh @ \$0.03167/kWh	\$175.04
Storm Protection Charge	5,527 kWh @ \$0.00251/kWh	\$13.87
Florida Gross Receipt Tax		\$13.71
Electric Service Cost		\$548.32

Total Current Month's Charges

\$548.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Important Messages

Emergency Rental and Utility Bill Assistance

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Statement Date: 05/14/2021
Account: 211003639526

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



Current month's charges:	\$640.98
Total amount due:	\$640.98
Payment Due By:	06/04/2021

Your Account Summary

Previous Amount Due	\$595.80
Payment(s) Received Since Last Statement	-\$595.80
Current Month's Charges	\$640.98
Total Amount Due	\$640.98



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tampaelectric.com/bizsave

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See reverse side for more information

Account: 211003639526

Current month's charges:	\$640.98
Total amount due:	\$640.98
Payment Due By:	06/04/2021
Amount Enclosed	\$ _____

632865045935

Received

MAY 19 2021

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

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

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Account: 211003639526
Statement Date: 05/14/2021
Current month's charges due 06/04/2021



Details of Charges – Service from 04/10/2021 to 05/10/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	806 kWh @ \$0.02712/kWh	\$21.86
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03136/kWh	\$25.28
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.28
State Tax		\$45.18
Lighting Charges		\$640.98

Total Current Month's Charges **\$640.98**

00000091-0000954-Page 5 of 18

Important Messages

Emergency Rental and Utility Bill Assistance

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**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

Permit Number
29-60-1559151

Fee Amount: \$275.00
Previous Balance: \$0.00
Total Amount Due: \$275.00

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/17/2021).

Payment Due Date: 06/17/2021 or Upon Receipt
If not paid by 06/17/2021 then the fee will be: \$325.00

Mail To: Attention: Meritus
Mirabella CDD/Meritus Districts LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Received
MAY 21 2021

Please verify all information making changes as necessary, sign and return to Florida Department of Health in Hillsborough County.

Account Information:
Name: Mirabella Swimming Pool
Location: 14306 Romeo Blvd
Wimauma, FL 33598
Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Owner Information:
Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ___/___ Security Code (CVV): _____
Card's Billing Address: _____

Make Checks Payable to:
Florida Department of Health in Hillsborough County

Mail Invoice and Payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Billing Questions Please Call: (813) 307-8059

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: \$ _____ For: _____

Signature _____ **Date** _____

[Please RETURN invoice with your payment]

Batch Billing ID:33001



**TEAR OFF and KEEP this Copy
Florida Department of Health
in Hillsborough County
Notification of Fees Due**

Permit Number
29-60-1559151



29-BID-5314854

For: Swimming Pools - Public Pool > 25000 Gallons

Account Information:
Name: Mirabella Swimming Pool
Location: 14306 Romeo Blvd
Wimauma, FL 33598
Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Fee Amount: \$275.00
Unpaid Amount: \$0.00
Total Amount Due: \$275.00

Owner Information:
Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Payment Due Date: 06/17/2021 or Upon Receipt
If not paid by 06/17/2021 then the fee will be: \$325.00

[Please detach this portion and KEEP!]



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5314854

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

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Mirabella CDD/Meritus Districts LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Received
MAY 21 2021

Please verify all information making changes as necessary, sign and return to Florida Department of Health in Hillsborough County.

Account Information: Pool Volume: 64,000 gallons
Name: Mirabella Swimming Pool Bathing Load: 65
Location: 14306 Romeo Blvd Flow Rate: 319
Wimauma, FL 33598

Owner Information:
Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ____/____ Security Code (CVV): _____
Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: \$_____ For: _____

Make Checks Payable to:
Florida Department of Health in Hillsborough County

Mail Invoice and Payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Billing Questions Please Call: (813) 307-8059

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:33001



**TEAR OFF and KEEP this Copy
Florida Department of Health
in Hillsborough County
Notification of Fees Due**

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons



29-BID-5314854

Account Information: Pool Volume: 64,000 gallons
Name: Mirabella Swimming Pool Bathing Load: 65
Location: 14306 Romeo Blvd Flow Rate: 319
Wimauma, FL 33598

Fee Amount: \$275.00

Unpaid Amount: \$0.00

Total Amount Due: \$275.00

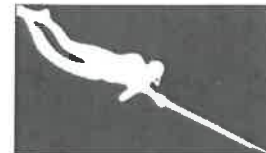
Owner Information:
Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Payment Due Date: 06/17/2021 or Upon Receipt

If not paid by 06/17/2021 then the fee will be: \$325.00

[Please detach this portion and KEEP!]

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4770

DATE 05/12/2021

DUE DATE 05/27/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 4-19--2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 4-26--2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 5-3-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 5-10-2021 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00

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

BALANCE DUE

\$200.00

53900/
4602

on
BA.

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

SK050421

Invoice

Date: 5/4/2021

53900
4602

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/4/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 5/11/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

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

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 5/11/2021	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 5/11/2021	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 5/18/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/18/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 5/25/2021

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/25/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



PO Box 3553
 Apollo Beach, FL 33572

Invoice

Date 5/5/2021
 Invoice # 72198

Bill To
 Mirabella

Irrigation

Description	Rate	Qty	Amount
Repair a broken pipe along the street and replace spray heads that were not working properly.			
1 1/2" slip fix	25.36	1	25.36
1 1/2" tee	3.91	1	3.91
1/2" flex hose	0.56	3	1.68
1/2" elbow	0.52	1	0.52
6" Rainbird pop up spray head	9.30	2	18.60
Rainbird nozzle	1.34	4	5.36
labor	75.00	3	225.00

Thank you for your business!

Total

\$280.43

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110

Handwritten: \$280.43
 53900/9611
 M.



Thanks For Your Business!

INVOICE

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

DATE: MAY 11, 2021
INVOICE #4444
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
		Oil and phosphate remover for may		\$140.00

SUBTOTAL
SALES TAX
TOTAL **\$140.00** *BR.*
53900/ 9619

Comments:

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2021



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

Mirabella
Balance Sheet

As of 5/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	142,517	0	0	0	0	0	142,517
Investment-Revenue 2013 (3900)	0	104,834	0	0	0	0	104,834
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	251	0	0	0	0	251
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,803	0	0	0	0	150,803
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,310	0	0	0	11,310
Investment-Revenue 2015 (5005)	0	0	17,954	0	0	0	17,954
Accounts Receivable - Other	102	0	0	0	0	0	102
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,346	0	0	0	0	0	1,346
Prepaid Property Insurance	0	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	0	3,020
Construction Work In Progress	0	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	0	278,309	278,309
Amount To Be Provided-Debt Service	0	0	0	0	0	1,517,691	1,517,691
Other	0	0	0	0	0	0	0
Total Assets	<u>146,985</u>	<u>256,162</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,000</u>	<u>3,831,486</u>
Liabilities							
Accounts Payable	7,198	0	0	0	0	0	7,198
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2013	0	0	0	0	0	1,510,000	1,510,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	286,000	286,000
Total Liabilities	<u>7,198</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,796,000</u>	<u>1,803,198</u>

Mirabella
Balance Sheet

As of 5/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	250,714	28,922	0	0	0	279,636
Fund Balance-Unreserved	68,287	0	0	0	0	0	68,287
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	71,500	5,449	342	0	0	0	77,291
Total Fund Equity & Other Credits	<u>139,787</u>	<u>256,162</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,028,288</u>
Total Liabilities & Fund Equity	<u><u>146,985</u></u>	<u><u>256,162</u></u>	<u><u>29,264</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,796,000</u></u>	<u><u>3,831,486</u></u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 5/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	172,227	247	0 %
Interest Earnings				
Interest Earnings	0	120	120	0 %
Total Revenues	171,980	172,347	367	0 %
Expenditures				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Manager	27,000	18,000	9,000	33 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	3,770	1,885	33 %
Auditing Services	5,300	0	5,300	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	53	147	74 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	351	1,150	77 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,167	33	3 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	1,629	2,371	59 %
Electric Utility Services				
Electric Utility Services	30,500	16,443	14,057	46 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,274	726	36 %
Other Physical Environment				
Waterway Management Program	3,000	1,508	1,492	50 %
Property & Casualty Insurance	6,000	5,686	314	5 %
Clubhouse Facility Maintenance	12,000	4,774	7,226	60 %
Landscape Maintenance - Contract	24,000	12,320	11,680	49 %
Landscape Maintenance - Other	3,000	3,040	(40)	(1)%
Plant Replacement Program	2,000	3,557	(1,557)	(78)%
Irrigation Maintenance	4,000	630	3,370	84 %
Pool Maintenance	9,000	5,408	3,592	40 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	7,382	2,618	26 %
Capital Reserves	6,500	3,542	2,958	46 %
Parks & Recreation				
Security	0	17	(17)	0 %
Total Expenditures	171,980	100,847	71,133	41 %
Excess of Revenues Over/(Under) Expenditures	0	71,500	71,500	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	71,500	71,500	0 %
Fund Balance - Beginning of Period	0	68,287	68,287	0 %
Fund Balance - End of Period	0	139,787	139,787	85 0 %

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 5/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	134,450	140,524	6,074	5 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>25</u>	<u>25</u>	<u>0 %</u>
Total Revenues	<u>134,450</u>	<u>140,549</u>	<u>6,099</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	104,450	105,100	(650)	(1)%
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>134,450</u>	<u>135,100</u>	<u>(650)</u>	<u>(0)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>5,449</u>	<u>5,449</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,449</u>	<u>5,449</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	250,714	250,714	0 %
Fund Balance - End of Period	<u>0</u>	<u>256,162</u>	<u>256,162</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 5/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,220	23,181	961	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>22,220</u>	<u>23,182</u>	<u>962</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,220	17,340	(120)	(1)%
Principal-Series 2015	5,000	5,000	0	0 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
Total Expenditures	<u>22,220</u>	<u>22,840</u>	<u>(620)</u>	<u>(3)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>342</u>	<u>342</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>342</u>	<u>342</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	28,922	28,922	0 %
Fund Balance - End of Period	<u>0</u>	<u>29,264</u>	<u>29,264</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2020 Through 5/31/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 5/31/2021
 (In Whole Numbers)

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

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 05/31/21
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	142,516.51
Less Outstanding Checks/Vouchers	0.00
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	142,516.51
Balance Per Books	<u>142,516.51</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: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2398	5/1/2021	System Generated Check/Voucher	2,406.03	Meritus Districts
2399	5/1/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2400	5/1/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2401	5/1/2021	System Generated Check/Voucher	648.15	Zebra Cleaning Team, Inc
2402	5/6/2021	System Generated Check/Voucher	349.65	South Shore Landscape & Lawn, Inc.
2403	5/6/2021	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2404	5/6/2021	System Generated Check/Voucher	199.50	Straley Robin Vericker
2405	5/6/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2406	5/6/2021	System Generated Check/Voucher	110.88	Zebra Cleaning Team, Inc
2407	5/13/2021	System Generated Check/Voucher	114.98	Bright House Networks
2408	5/13/2021	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2409	5/20/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2410	5/20/2021	System Generated Check/Voucher	2,349.79	Tampa Electric
Cleared Checks/Vouchers			6,817.47	
			6,817.47	