

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 04, 2021**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 04, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598**

District Board of Supervisors	Chair Vice-Chair 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, November 04, 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. Discussion on Resumes for Open Board Seat.....Tab 01
 - B. Discussion on Tree Removal & Installation Proposal.....Tab 02
 - C. Discussion on No Parking Signage.....Tab 03
 - D. Discussion on Landscape Maintenance Rate Increase.....Tab 04
 - E. Discussion on Holiday Lighting Proposal.....Tab 05
 - F. Discussion on Quarterly Report (9/30/2021) - Series 2015 Bonds..... Tab 06
 - G. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 05, 2021.....Tab 07
 - B. Consideration of Operation and Maintenance Expenditures July 2021.....Tab 08
 - C. Consideration of Operation and Maintenance Expenditures August 2021.....Tab 09
 - D. Consideration of Operation and Maintenance Expenditures September 2021.....Tab 10
 - E. Review of Financial Statements Month Ending September 30, 2021.....Tab 11
- 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

Summary

Seasoned Professional with Unsurpassed Operational and Compliance Skills.

I am an operational leader with a strong focus on process management and integrity. I have an established record of administrative success through leveraging my expertise and technical skills in consideration of efficiency, compliance and industry standards.

Strong Competencies Include:

- | | |
|---------------------------------------|---|
| ✦ Accounts Payable/Receivable | ✦ Process Planning |
| ✦ Purchase Order Matching | ✦ Critical Thinking and Problem Solving |
| ✦ Payroll Accounting & Reconciliation | ✦ Communication |

Experience

Wyco Produce, Inc.

Operations Manager

2017 – Present

Leveraged my leadership to skills to manage the day-to-day operations of the business' office environment and workforce.

- *Engaged workforce to ensure consistent engagement and execution of company policies and procedures.*
- *Performed all accounting functions including the reconciliation of payroll, sales incentives, bank statements and other financial records.*
- *Coordinated with leadership, sales force, clients and vendors to ensure all requests were executed and expectations met.*
- *Participated in the onboarding, development and post-employment processes for the workforce.*

GulfShore Bank

Teller

2015 – 2017

Employed my superior customer service skill set to deliver outstanding service while completing customer requests in an efficient and accurate manner.

- *Actively engaged clients both in-person and over-the-phone to build and deepen relationships through meaningful interactions*
- *Performed all cash management functions including the reconciliation of the daily transactions, ATM cash inventory management and replenishment, vault balancing and currency orders.*
- *Ensured proper controls were maintained over all branch operations.*

Compliance Coordinator

2013 – 2015

Applied my expertise in compliance to review various internal operations to ensure that the organization and its employees remained in compliance with all local, state, and federal initiatives.

- *Performed Daily, Monthly, & Quarterly Audits*
- *Reviewed integrity and accuracy of BSA Reporting*
- *Ensured accuracy of tax reporting documents (i.e. W2G)*
- *Compiled spreadsheets of actionable items for review by Board of Directors*

Education

Bergen Community College, Paramus, NJ

2000 – 2001

Undecided

St. Thomas Aquinas College, Sparkhill, NY

1998 – 2000

Education, Minor: Social Sciences

Skills

Payroll

Cash Management

Customer Retention Strategies

Accounting

Reconciliation

Team Building

From: [Gail Reese](#)
To: [Brittany Crutchfield](#)
Cc: gail906@bellsouth.net
Subject: Mirabella CDD Board Interest
Date: Friday, August 06, 2021 9:45:50 AM
Attachments: [image001.png](#)

Hello Brittany...

I am trying to get this letter of interest to Brian Radcliff. He was the contact provided by our Board. His email keeps bouncing. Can you assist??

Thanks – Gail Reese

=====

Hello Brian...

I am very interested in serving on the Mirabella community CDD Board. I have experience with conducting due diligence on vendors and contract management. Additionally, I work from home and am out in the community walking my dog on a daily basis. My husband and I have been residents for 4 years and really like living here. Getting involved is the best way I can think of to help give back to the community I call home.

Looking forward to hearing from you! Have a great day!



Gail Reese

Recording Secretary

reeseg@plancom.org • 813.272.5940

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

Mercedes Harrison
Mercedes.harrison14@gmail.com, (813)416-1519
14317 Italia Drive Wimauma, FL 33598

EDUCATION

Master of Education in Educational Leadership

University of West Florida, Pensacola, FL August 2016-May 2018

Master of Education in Social Services Counseling (School Counseling)

Troy University, Tampa, FL January 2013-March 2014

Bachelor of Science in Sociology, Minor in Criminology

Florida State University, Tallahassee, FL June 2007- August 2011

Garnet & Gold Scholar Society

CERTIFICATIONS

Educational Leadership Certificate

Florida Professional Education Certificate- Certificate Number 1209132

School Counselor K-12 Teaching Certificate

Florida Professional Education Certificate - Certificate Number 1209132

Social Studies Grades 4-8/7-12 Teaching Certificate

Florida Professional Education Certificate- Certificate Number 1209132

Elementary Education K- 6 Teaching Certificate

Florida Professional Education Certificate -Certificate Number 1209132

EDUCATIONAL EXPERIENCES

School Counselor K-5

Pinellas County School Board-Maximo Elementary, St. Petersburg, FL, August 2020-present

- Coordinated high quality MTSS/RTI professional development activities for all for school staff and district employees
- Developed process and procedures MTSS/RTI implementation
- Coordinated and facilitated Restorative Practices school wide with all stakeholders
- Facilitated School Based Leadership Team and School Based Intervention Team behavior meetings
- Facilitated and developed Functional Behavior Assessments for identified students
- Facilitated outreach efforts to provide services to students, parents/guardians and staff.
- Implemented individual and group counseling methods that are appropriate
- Coordinated ESOL services for students and stakeholders

School Counselor Pre-K-6

Rome City Schools-Main Elementary Rome, GA, July 2019-May 2020

- Coordinates high quality MTSS/RTI professional development activities for all school staff and district employees
- Develops process, procedures, and monitors MTSS/RTI implementation
- Collaborates with the Literacy and Math Coaches to coordinate the acquisition of support materials
- Facilitates School Student Services Team
- Manages, analyzes, and utilizes student data to coordinate with MTSS/RTI
- Maintains accurate and auditable cumulative permanent records
- Provides small group counseling and group guidance to help students cope effectively personal, social, academic, career and family concerns
- Supervises, reports and monitors school wide attendance
- Manages, analyzes, and utilizes student data to coordinate with school improvement plan
- Facilitates meetings and collected data for active students who are involved in 504, SST, and PBIP
- Ensures school curriculum meets the academic and developmental needs of students
- Monitors and observes students to identify and address personal, emotional or social issues

Mercedes Harrison
Mercedes.harrison14@gmail.com, (813)416-1519
14317 Italia Drive Wimauma, FL 33598

School Counselor 5-12

Pinellas County School Board-Lealman Innovation Academy (Dropout Prevention 5-12), St. Petersburg, FL,
August 2018-June 2019

- Provides services to building administrators, teachers, parents/guardians on the MTSS processes.
- Assisted with graduation requirement and activities to ensure student graduation
- Created innovate programs to gain student buy-in
- Continuously monitored student data in reference to course completion
- Facilitated and developed Functional Behavior Assessments for identified students
- Managed, analyzed, and utilized student data to coordinate with school improvement plan
- Facilitated meetings and collected data for active students who are involved in 504 or SST
- Assisted principal in interviewing, selecting, and orienting new staff
- Assisted with developing master schedule

School Counselor K-5

Pinellas County School Board-Lakewood Elementary, St. Petersburg, FL, January 2015-May 2018

- Developed, lead, implemented, monitored, and collaborated with other educators in the schoolwide integration of MTSS/RTI
- Coordinated high quality MTSS/RTI professional development activities for all for school staff and district employees
- Developed process and procedures MTSS/RTI implementation
- Facilitated School Based Leadership Team and School Based Intervention Team behavior meetings
- Facilitated and developed Functional Behavior Assessments for identified students
- Facilitated outreach efforts to provide services to students, parents/guardians and staff.
- Implemented individual and group counseling methods that are appropriate

Tutoring Site Facilitator

R'Club-Lakewood Elementary, St. Petersburg, FL, August 2017-May 2018

- Facilitated interdepartmental tutoring dialogues through meetings and regular communication with school leadership team
- Overseen the use of tutor tracking software in all learning centers for the purposes of data collection and communication among tutors, instructors of those being tutored, instructional assistants, and lab coordinators
- Collected, analyzed, and disseminated school-wide tutoring data, including the number of tutees, tutee demographics, hours each tutee is tutored, success rates for tutees in specific courses, funding sources and utilization

Math-Grades 9 -12 Instructor/Team Leader

Hillsborough County Public Schools-D.W. Waters Career Center, Tampa, FL, July 2014- December 2014

- Provided professional instruction and teaching to a diverse population of students as appropriate to the specified course or discipline and academic level, e.g., general education students, at risk, and/or disabled students.
- Provided guidance and assistance to students as needed in order to ensure appropriate assimilation of the course content in an effort to support student success and achievement

Mercedes Harrison
Mercedes.harrison14@gmail.com, (813)416-1519
14317 Italia Drive Wimauma, FL 33598

Social Sciences/Math Instructor-Grades 6-12

Hillsborough County Public Schools-Lake Academy (Department of Juvenile Justice Program), Tampa, FL,
October 2013-June 2014

- Worked with a middle/high/GED student population that consisted of young females that were court ordered to attend the residential program.
- Organized and effectively communicates class/course objectives, standards, and requirements for successful achievement, e.g., syllabi, tests, specific tasks.
- Ensured all appropriate measures are in effect for special needs students.

Social Sciences/Vocations Instructor –Grades 6-12

AMI KIDS Yes Program (Department of Juvenile Justice Program), Wimauma, FL, January 2013-October 2013

- Worked with a middle/high/GED student population that consisted of young males that were court ordered to attend the residential program.
- Assessed and evaluated academic needs of students
- Acted as primary disciplinary in the classroom



PO Box 3553
 Apollo Beach, FL 33572

Estimate

Date 9/16/2021

Name / Address

Mirabella

Description	Qty	Rate	Total
Remove 5 dead trees.	5	60.00	300.00
Install 12ft. Live Oak with a 2 1/2" caliper	5	340.00	1,700.00
Tree Staking	5	35.00	175.00
Hand water for 30 days, three days a week, includes 5 - 20 gallon water bags	1	2,600.00	2,600.00
This estimate is good for 30 days.			
Total			\$4,775.00

southshorelandscapeandlawn@gmail.com
 www.southshorelandscapeandlawn.com

813-376-6110



Estimate

Date	Estimate #
9/14/2021	1035

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Name / Address
Meritus Mirbella CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

Project

Description	Qty	Rate	Total
OPTION "A": Clubhouse Area Parking -- "No School Parking" (18x24) sign with black lettering and black back (no metal black backer frame), black decorative 3-inch round fluted post, (2) black post clamps, black acorn finial top, black europa base. Installed with cement.	1	500.00	500.00
		Subtotal	\$500.00
		Sales Tax (7.0%)	\$0.00
		Total	\$500.00

Phone #
(727) 480-6514

E-mail
mike@fcgmarketing.com



Estimate

Date	Estimate #
9/14/2021	1036

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Name / Address
Meritus Mirabella CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

Project

Description	Qty	Rate	Total
OPTION "B" - Clubhouse Area Parking -- "No School Parking" (12x18) red or black lettering with white sign. Bare metal back. 12-ft u-channel post (Painted black or bare metal gray). **Surcharge for fuel**	1	125.00	125.00
	1	25.00	25.00
		Subtotal	\$150.00
		Sales Tax (7.0%)	\$0.00
		Total	\$150.00

Phone #
(727) 480-6514

E-mail
mike@fcgmarketing.com

Red/White



12x18

Gray
U-channel
Post

Black/White



Black
U-channel
Post

13



Front

Side

Back

18"

24"

8ft

2ft

Acorn
Finial Top

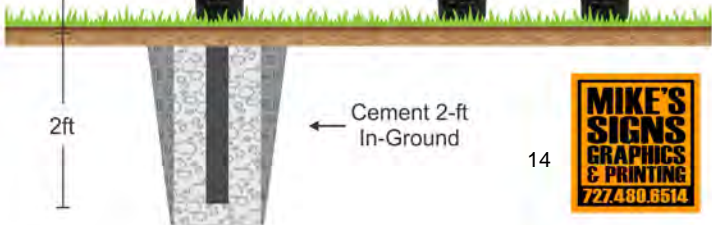
Post
Clamps

Decorative
3" Round
Fluted Post

Europa Base

Black
Back

Cement 2-ft
In-Ground



14

A



B



C



**No Overnight
Parking
Violators Will Be
Towed Away at
Vehicle Owner's
Expense**



**South Shore
Landscape & Lawn, INC.**

2616 Tarupa Lane
Ruskin, FL 33570
813-376-6110
southshorelandscapeandlawn@gmail.com

September 1, 2021

TO WHOM IT MAY CONCERN:

Since the inception of our relationship with Mirabella, we have managed to keep costs under control and have not found it necessary to raise our rates for service. As you probably know, the State of Florida recently passed new laws concerning minimum wages in this state, which will result in a substantial increase in our labor cost. In light of this legislation, we have found it necessary to increase our charges by 2%. This will result in an increase to you in the amount of \$35.20 per month which will be effective as of October 1, 2021.

We regret having to make this increase, but labor cost is the largest part of our operating expense, and there is no way we can absorb this cost without this modest increase in our fees. We ask for your understanding and we look forward to continuing to serve you

Sincerely,

Mark Macaluso
President

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Mirabella CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Bryan Radcliff

(813) 873-7300

JOB DESCRIPTION
Mirabella CDD Holiday Lighting Proposal Scope: Front entrance and Palm trees

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Amenity Center</p> <p>Install warm white, LED mini lights in 5 palm trees on road side of Amenity Center</p>	\$1,750.00
<p>Front Entrance Exit Side</p> <p>Install warm white, LED C9s outlining top of black fence (to second column - right and left)</p> <p>Install lighted garland with structured bows across center of Mirabella sign</p> <p>Install lighted wreath with structured bow on columns to right and left of sign</p>	\$2,250.00
<p>Entrance Side</p> <p>Install warm white, LED C9s outlining top of black fence (to second column - right and left)</p> <p>Install lighted wreath with structured bow on columns to right and left of center</p> <p>Requires 50% Deposit</p>	\$1,850.00
TOTAL ESTIMATE JOB COST	\$5,850.00

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

10/25/2021

DATE

AUTHORIZED SIGNATURE FOR MIRABELLA CDD

DATE

Mirabella Community Development District
(Series 2015 Bonds)
Quarterly Report for the Period Ending September 30, 2021
Straley Robin Vericker as District Counsel
Dissemination Agent: Meritus

We are providing a quarterly report to you as dissemination agent for the Mirabella Community Development District with bonded indebtedness that we represent as district counsel. We are not aware of any delinquent assessments, foreclosures or any other litigation matters or claims against the District related to the payment of debt assessments. Please contact the appropriate District Manager, Trustee, Auditor, and Developer (if applicable) for additional information that may not have come to our attention as legal counsel.

If you have any other questions, please let us know.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 5, 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, August 5, 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, August 5, 2021 at 6:11 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
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There were a few audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident expressed concerns about loud people trespassing at the pool after hours. The Board and Mr. Radcliff briefly discussed ways to address the issue.

3. RECESS TO PUBLIC HEARING

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

39 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

40 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

41
42 MOTION TO: Open the public hearing.
43 MADE BY: Supervisor Jacobson
44 SECONDED BY: Supervisor Kimbrough
45 DISCUSSION: None further
46 RESULT: Called to Vote: Motion PASSED
47 3/0 - Motion Passed Unanimously

48
49 **B. Staff Presentations**

50
51 Mr. Radcliff went over the proposed FY 2022 budget line items with the Board.
52

53 **C. Public Comments**

54
55 There were no public comments.
56

57 **D. Consideration of Resolution 2021-04; Adopting Proposed Fiscal Year 2022 Budget**

58
59 The Board reviewed the resolution.
60

61 MOTION TO: Approve Resolution 2021-04.
62 MADE BY: Supervisor Kimbrough
63 SECONDED BY: Supervisor Jacobson
64 DISCUSSION: None further
65 RESULT: Called to Vote: Motion PASSED
66 3/0 - Motion Passed Unanimously

67
68 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

69
70 MOTION TO: Close the public hearing.
71 MADE BY: Supervisor Jacobson
72 SECONDED BY: Supervisor Kimbrough
73 DISCUSSION: None further
74 RESULT: Called to Vote: Motion PASSED
75 3/0 - Motion Passed Unanimously
76

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

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

79

80	MOTION TO:	Open the public hearing.
81	MADE BY:	Supervisor Jacobson
82	SECONDED BY:	Supervisor Kimbrough
83	DISCUSSION:	None further
84	RESULT:	Called to Vote: Motion PASSED
85		3/0 - Motion Passed Unanimously

86

87 **B. Staff Presentations**

88

89 Mr. Radcliff went over that the assessments will remain the same for FY 2022.

90

91 **C. Public Comments**

92

93 There were no public comments.

94

95 **D. Consideration of Resolution 2021-05; Levying O&M Assessments**

96

97 The Board reviewed the resolution.

98

99	MOTION TO:	Approve Resolution 2021-05.
100	MADE BY:	Supervisor Kimbrough
101	SECONDED BY:	Supervisor Jacobson
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		3/0 - Motion Passed Unanimously

105

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

107

108	MOTION TO:	Close the public hearing.
109	MADE BY:	Supervisor Kimbrough
110	SECONDED BY:	Supervisor Jacobson
111	DISCUSSION:	None further
112	RESULT:	Called to Vote: Motion PASSED
113		3/0 - Motion Passed Unanimously

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6. RETURN AND PROCEED TO THE REGULAR MEETING

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

7. BUSINESS ITEMS

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

Mr. Radcliff went over the resolution with the Board. Supervisor Jacobson noted that the section on charging renters for keys needs to be removed.

MOTION TO:	Approve Resolution 2021-03 pending removal of the section charging renters for keys.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2021-06; Setting FY 2022 Meeting Schedule

Mr. Radcliff went over the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2021-06.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2021-07; Re-designating Officers

Mr. Radcliff went over that the resolution adds him as an Assistant Secretary for signatory purposes.

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MOTION TO:	Approve Resolution 2021-07.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

D. Discussion on Pool Maintenance Agreement

Mr. Radcliff went over the pool maintenance agreement with the Board.

MOTION TO:	Approve the pool maintenance agreement from Zebra.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. Acceptance of Financial Report for FY Ending September 30, 2020

Mr. Radcliff went over the audit with the Board. The audit came back clean.

MOTION TO:	Accept the Financial Report for FY Ending September 30, 2020.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

F. General Matters of the District

Mr. Radcliff mentioned that he would be meeting with Supervisor Gough before he leaves in November. He also noted that they should start looking for another Board member to meet quorum when Supervisor Gough is no longer on the Board.

- 191 **8. CONSENT AGENDA**
192 **A. Consideration of Minutes of the Public Hearing & Public Hearing and Regular**
193 **Meeting May 6, 2021**
194 **B. Consideration of Operations and Maintenance Expenditures April 2021**
195 **C. Consideration of Operations and Maintenance Expenditures May 2021**
196 **D. Consideration of Operations and Maintenance Expenditures June 2021**
197 **E. Review of Financial Statements Month Ending June 30, 2021**
198

199 The Board reviewed the Consent Agenda items.
200

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

- 207
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209 **9. VENDOR/STAFF REPORTS**
210 **A. District Counsel**
211 **B. District Engineer**
212 **C. District Manager**
213

214 There were no additional reports from staff at this time.
215
216

217 **10. SUPERVISOR REQUESTS AND COMMENTS**
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219 Supervisor Kimbrough requested follow up on the holiday lights and trash that was dumped at
220 the entrance to the community.
221
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223 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
224

225 There were no audience questions or comments.
226
227
228

229 **12. ADJOURNMENT**
230

231	MOTION TO:	Adjourn at 6:44 p.m.
232	MADE BY:	Supervisor Jacobson
233	SECONDED BY:	Supervisor Kimbrough
234	DISCUSSION:	None Further
235	RESULT:	Called to Vote: Motion PASSED
236		3/0 – Motion Passed Unanimously

237
238 **Please note the entire meeting is available on disc.*
239

240 **These minutes were done in summary format.*
241

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

246
247 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
248 **meeting held on _____.**
249

250 _____
251 **Signature**

252 _____
253 **Printed Name**

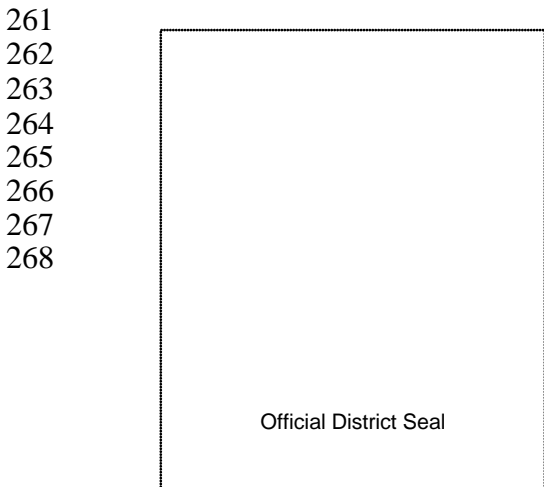
254 **Title:**
255 **Chairman**
256 **Vice Chairman**

250 _____
251 **Signature**

252 _____
253 **Printed Name**

254 **Title:**
255 **Secretary**
256 **Assistant Secretary**

259 *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	10677	\$ 2,368.51		Management Services - July
Solitude Lake Management	PI A00629287	188.49		Lake & Pond Management Services - July
South Shore	72279	1,760.00		Landscape Maintenance - July
Zebra Cleaning Team Inc.	4518	890.00		Pool Cleaning - July
Monthly Contract Sub-Total		\$ 5,207.00		
Variable Contract				
Straley Robin Vericker	20063	\$ 746.55		Professional Services - General - thru 07/15/21
Variable Contract Sub-Total		\$ 746.55		
Utilities				
BOCC	0712968155 071421	\$ 70.21		Water Service - thru 07/09/21
Spectrum	075386602070721	114.98		Internet Service - thru 08/05/21
Tampa Electric	211003638973 071521	64.91		Electric Service - thru 07/09/21
Tampa Electric	211003639179 071521	1,096.92		Electric Service - thru 07/09/21
Tampa Electric	211003639344 071521	244.24	\$ 1,406.07	Electric Service - thru 07/09/21
Utilities Sub-Total		\$ 1,591.26		
Regular Services				
McDirmitt Davis	49466	\$ 5,000.00		FY20 Audit - 07/02/21
Spearem Enterprises	4857	200.00		Empty Garbage Cans - thru 07/05/21
Suzanna M. Kimball	SK070621	45.00		Pool Bathroom Cleaning - 07/06/21
Suzanna M. Kimball	SK071321	45.00		Pool Bathroom Cleaning - 07/13/21
Suzanna M. Kimball	SK072021	115.00		Pool Bathroom & Clubhouse Cleaning Services - 07/20/21
Suzanna M. Kimball	SK072721	45.00	\$ 250.00	Pool Bathroom Cleaning Services -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				07/27/21
Tampa Bay Times	121446 070721	2,105.25		O&M Assessments - 07/07/21
Tampa Bay Times	121446 071421	503.50	\$ 2,608.75	Budget Meeting - 07/14/21
US Bank	6206547	2,155.00		Series 2015 Trust Fee - 07/01/21-06/30/22
Regular Services Sub-Total		\$ 10,213.75		
Additional Services				
Affordable Backflow Testing	17516	\$ 50.00		Backflow Preventer Tests - 07/08/21
Additional Services Sub-Total		\$ 50.00		
TOTAL:		\$ 17,808.56		

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 NO.: 10677
DATE: 07/01/2021
DUE DATE: 07/01/2021

BILLING ADDRESS
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		2,250.00
	Website Administration		100.00
	Postage May		8.16
69	Copies BW May	0.15	10.35
SUBTOTAL			2,368.51
NEW CHARGES			
TOTAL			2,368.51





INVOICE

Invoice Number: PI-A00629287

Invoice Date: 07/01/21

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	CUSTOMER PO	Payment Terms	
8108		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			07/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 07/01/21 - 07/31/21 Lake & Pond Management Services		188.49	188.49

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

30 539.00 / 430



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 7/7/2021
Invoice # 72279

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for July.	1,760.00

Thank you for your business!

Total

\$1,760.00
SL
53900/4609

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: JULY 9, 2021
INVOICE #4518
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 July		\$750.00
		Oil enzyme remover		\$140.00

SUBTOTAL
SALES TAX
TOTAL **\$890.00**

Comments:

or B.
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

July 27, 2021
Client: 001295
Matter: 000001
Invoice #: 20063

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2021

SERVICES

Date	Person	Description of Services	Hours
6/23/2021	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2020; PREPARE DRAFT AUDIT RESPONSE RE SAME.	0.5
6/24/2021	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL REPORT.	0.8
6/24/2021	DCC	REVIEW PROPOSED AGENDA.	0.1
6/28/2021	DCC	REVIEW AGENDA; PREPARE ADDENDUM TO POOL CONTRACT.	0.5
7/2/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.2
7/8/2021	DCC	REVIEW QUARTERLY REPORT TO DISSEMINATION AGENT.	0.1
7/9/2021	LB	FINALIZE QUARTERLY REPORTS TO DISSEMINATION AGENTS; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT RE: SERIES 2013 BONDS; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT RE: SERIES 2015 BONDS.	0.2
7/13/2021	LB	REVIEW PROPOSED FY 2021-2022 BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FINAL BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON FINAL BUDGET.	0.8
7/15/2021	DCC	REVIEW BUDGET RESOLUTIONS.	0.1

July 27, 2021
 Client: 001295
 Matter: 000001
 Invoice #: 20063

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
		Total Professional Services	3.3	\$744.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$244.00
DCC	Dana C. Collier	0.8	\$228.00
LB	Lynn Butler	1.7	\$272.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2021	Photocopies (17 @ \$0.15)	\$2.55
	Total Disbursements	\$2.55

Total Services	\$744.00
Total Disbursements	\$2.55
Total Current Charges	\$746.55

PAY THIS AMOUNT

\$746.55

51400/
3107

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 07/14/2021	DUE DATE 08/04/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



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	06/08/2021	6617	07/09/2021	6628	1100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$3.32
Water Base Charge	\$16.30
Water Usage Charge	\$0.88
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$5.59
Total Service Address Charges	\$70.21

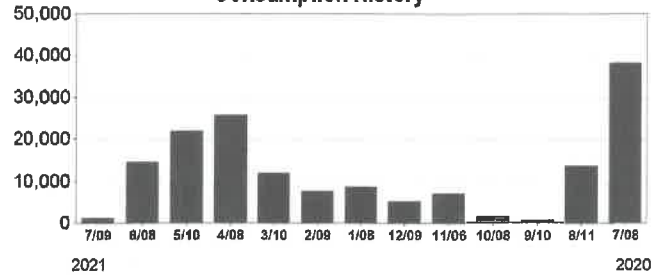
Summary of Account Charges

Previous Balance	\$198.20
Net Payments - Thank You	-\$198.20
Total Account Charges	\$70.21
AMOUNT DUE	\$70.21

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History



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

JUL 19 2021

DUE DATE	08/04/2021
AMOUNT DUE	\$70.21
AMOUNT PAID	

0007129681552

00000070219

July 7, 2021
Invoice Number: 075386602070721
Account Number: 0050753866-02
Security Code: 3706
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-0016

SPECTRUM NEWS AND INFORMATION

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

Summary *Services from 07/06/21 through 08/05/21
details on following pages*

Previous Balance	114.98
Payments Received - Thank You	-114.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 07/23/21	\$114.98



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

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 07072021 NNNYNY 01 000274 0002

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



July 7, 2021

MIRABELLA CDD

Invoice Number: 075386602070721
Account Number: 0050753866-02
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-0016

Total Due by 07/23/21 **\$114.98**
Amount you are enclosing \$

Received

JUL 14 2021

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602070721
 Security Code: 0050753866-02
 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249
 7635 1610 NO RP 07 07072021 NNNYNY 01 000274 0002

Charge Details

Previous Balance		114.98
Payments Received - Thank You	06/24	-114.98
Remaining Balance		\$0.00

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

Services from 07/06/21 through 08/05/21

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 07/23/21 **\$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: 07/15/2021
Account: 211003638973

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



Current month's charges:	\$64.91
Total amount due:	\$64.91
Payment Due By:	08/05/2021

Your Account Summary

Previous Amount Due	\$69.04
Payment(s) Received Since Last Statement	-\$69.04
Current Month's Charges	\$64.91
Total Amount Due	\$64.91

0000050-0001158-Page 27 of 34

Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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: 211003638973

Current month's charges:	\$64.91
Total amount due:	\$64.91
Payment Due By:	08/05/2021
Amount Enclosed	\$ _____

621753979633

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: 07/15/2021
Current month's charges due 08/05/2021



Details of Charges – Service from 06/10/2021 to 07/09/2021

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

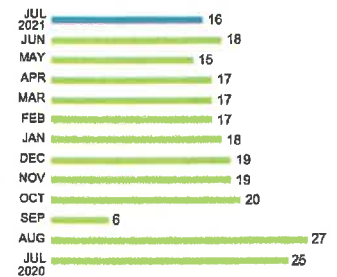
Rate Schedule: **General Service - Non Demand**

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	07/09/2021	5,292		4,808		484 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	484 kWh @ \$0.05928/kWh	\$28.69
Fuel Charge	484 kWh @ \$0.03167/kWh	\$15.33
Storm Protection Charge	484 kWh @ \$0.00251/kWh	\$1.21
Florida Gross Receipt Tax		\$1.62
Electric Service Cost		\$64.91

Total Current Month's Charges

\$64.91

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Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/15/2021
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:	08/05/2021

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

0000050-0001154-Page 19 of 34

SHARING THE HOPE

Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.

tampaelectric.com/share

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

SCAM ALERT!

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- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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: 211003639179

Current month's charges:	\$1,096.92
Total amount due:	\$1,096.92
Payment Due By:	08/05/2021

Amount Enclosed \$ _____
621753979634

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: 07/15/2021
 Current month's charges due **08/05/2021**



Details of Charges – Service from 06/10/2021 to 07/09/2021

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

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Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/15/2021
Account: 211003639344

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



Current month's charges:	\$409.71
Total amount due:	\$244.24
Payment Due By:	08/05/2021

Your Account Summary

Previous Amount Due	\$419.59
Payment(s) Received Since Last Statement	-\$419.59
Miscellaneous Credits	-\$165.47
Credit balance after payments and credits	-\$165.47
Current Month's Charges	\$409.71
Total Amount Due	\$244.24

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Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	\$409.71
Total amount due:	\$244.24
Payment Due By:	08/05/2021

Amount Enclosed \$ _____
621753979635

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: 07/15/2021
Current month's charges due 08/05/2021



Details of Charges – Service from 06/10/2021 to 07/09/2021

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

Rate Schedule: General Service - Non Demand

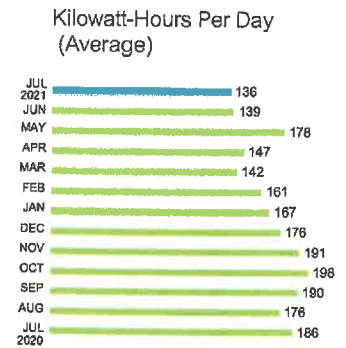
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	07/09/2021	80,130		76,049		4,081 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	4,081 kWh @ \$0.05928/kWh	\$241.92
Fuel Charge	4,081 kWh @ \$0.03167/kWh	\$129.25
Storm Protection Charge	4,081 kWh @ \$0.00251/kWh	\$10.24
Florida Gross Receipt Tax		\$10.24
Electric Service Cost		\$409.71

Total Current Month's Charges

\$409.71

Tampa Electric Usage History



Miscellaneous Credits

Deposit Refund		-\$163.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$2.47

Total Current Month's Credits

-\$165.47

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.



934 N. Magnolia Ave.
Suite 100
Orlando, FL 32803

(407) 843-5406
www.mcdirmittdavis.com

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

Date: 7/2/2021
Invoice Number: 49466
Client: 10132.0

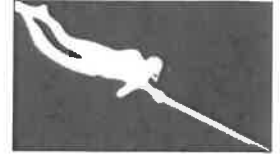
Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2020.

Total Due This Invoice \$5,000.00

3202
BT
S/B

Thank you for your business.

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 # 4857

DATE 07/07/2021

DUE DATE 07/22/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 6-14--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 6-21--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 6-28-2021 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 7-5--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

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

BR.
 53900/4602

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

Invoice

Date: 7/6/2021

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 7/6/2021 _____ \$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: 7/13/2021

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 7/13/2021 _____ \$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: 7/20/2021

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 7/20/2021	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 7/20/2021	_____	\$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

SK072721

Date: 7/27/2021

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

From: Suzanna M. Kimball

53900
4602

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 7/27/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 7/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$2,105.25		0000167509	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/07/21	07/07/21	0000167509	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	5x10.25 IN	\$2,101.25 \$4.00
								at M. 2105.25 51300 4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
07/ 7/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$2,105.25		0000167509	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

Received

JUL 12 2021

REMIT TO:

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

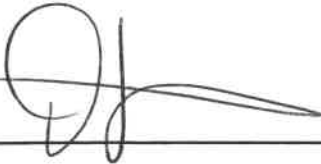
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

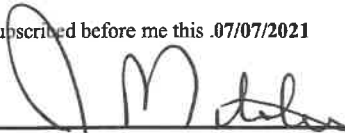
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/ 7/21** in said newspaper in the issues of **Baylink Hillsborough**

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



Signature Affiant

Sworn to and subscribed before me this **.07/07/2021**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Mirabella Community Development District

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on Thursday August 5, 2021, at 6:00 p.m. at the Mirabella Clubhouse, 14306 Romeo Blvd., Wimauma, Florida 33598.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement

of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://mirabellacdd.com/>), or may be obtained by contacting the District Manager's office via email at bryan.radcliff@merituscorp.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	Fiscal Year 2021					Fiscal Year 2022			Total Increase / (Decrease) in Annual Assmt
	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment ⁽¹⁾	
MIRABELLA PHASE 1 - SERIES 2013									
Single Family 50'	1.00	71	\$1,200.00	\$1,221.60	\$2,421.60	\$1,200.00	\$1,221.60	\$2,421.60	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$1,343.76	\$2,663.76	\$1,320.00	\$1,343.76	\$2,663.76	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$1,465.92	\$2,905.92	\$1,440.00	\$1,465.92	\$2,905.92	\$0.00
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,221.60	\$2,421.60	\$1,200.00	\$1,221.60	\$2,421.60	\$0.00
Single Family 60'	1.20	8	\$1,440.00	\$1,465.92	\$2,905.92	\$1,440.00	\$1,465.92	\$2,905.92	\$0.00
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,221.60	\$2,471.60	\$1,250.00	\$1,221.60	\$2,471.60	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$1,343.76	\$2,718.76	\$1,375.00	\$1,343.76	\$2,718.76	\$0.00
Landowner	Gross Acreage	Parcel ID	FY 2020 Total Assessment ⁽²⁾		FY 2021 Total Assessment ⁽²⁾		Increase / (Decrease)		
LAND DAWN	5.03	0777790200	\$6,925.46		\$6,925.46		\$0.00		

Notations:

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

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://mirabellacdd.com/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

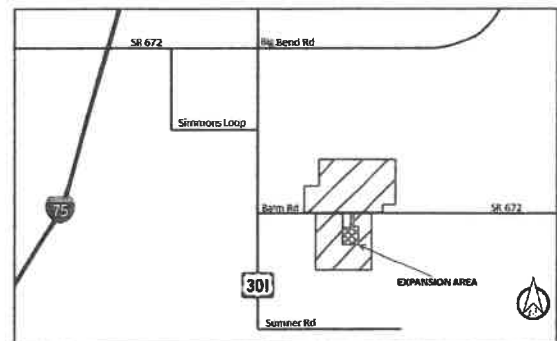
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing

or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager

MIRABELLA CDD



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/14/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$503.50		0000167507	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/14/21	07/14/21	0000167507	Times	Legals CLS	Budget Meeting	1	2x60 L	\$501.50
07/14/21	07/14/21	0000167507	Tampabay.com	Legals CLS	Budget Meeting AffidavitMaterial	1	2x60 L	\$0.00 \$2.00

503.50
OK

51300 / 4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/14/21		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/14/2021	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$503.50		0000167507	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

Received
JUL 21 2021

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

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Meeting** was published in **Tampa Bay Times: 7/14/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**Notice of Public Hearing and Board of Supervisors
meeting of the Mirabella
Community Development District**

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2020, at 6:00 p.m. at the Mirabella Clubhouse, 14306 Romeo Boulevard, Wimauma, Florida 33598.

*Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check the District's website for the latest information: <http://mirabellacdd.com/>.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at: Nicole.hicks@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Nicole Hicks
District Manager

Run Date: July 14, 2020

0000167507

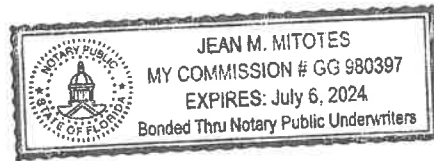
Signature Affiant

Sworn to and subscribed before me this **07/14/2021**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____





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

Invoice Number: 6206547
Account Number: 275175000
Invoice Date: 07/23/2021
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MIRABELLA COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

MIRABELLA CDD 2015

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$2,155.00

All invoices are due upon receipt.

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

MIRABELLA CDD 2015

Invoice Number: 6206547
Account Number: 275175000
Current Due: \$2,155.00

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275175000
Invoice # 6206547
Attn: Fee Dept St. Paul

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





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

Invoice Number: 6206547
 Invoice Date: 07/23/2021
 Account Number: 275175000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2021 - 06/30/2022				\$2,000.00
Incidental Expenses	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,155.00



7-21

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME <i>Mirabella CDD C/O</i>		DATE OF ORDER <i>7-8-21</i>	
ADDRESS <i>Meritus Corp</i>		PHONE	
JOB NAME / LOCATION <i>14306 Romeo Blvd., Wimauma</i>		DATE PROMISED	
DESCRIPTION OF WORK		ORDER TAKEN BY	
		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA AMOUNT	
QTY. <i>1</i>	DESCRIPTION <i>Backflow Preventer Test</i>	PRICE	<i>\$ 50.00</i>
LABOR		HOURS	RATE
AMOUNT		TOTAL MATERIALS	
TOTAL LABOR		TAX	
WORK ORDERED BY <i>Gene Roberts</i>		TOTAL LABOR	TOTAL <i>\$ 50.00</i>
JOB INVOICE		DATE COMPLETED	<i>Thank You</i>
17516		SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)	

124

MA

53900 / 4605

PRODUCT 621



**Hillsborough
County Florida**

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision 06/01/2018

Current Date Hazard #:

Existing Replaced New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer
 Mailing Address
 City State Zip
 Contact Person Phone #
 Type Facility
 Site Address
 Location Details
 City Zip
 Contact Person Phone #

Assembly Data

Type of Service
 Domestic Irrigation Fire Line
 Size Type of Assembly

Assembly Data Existing

Manufacturer Size
 Model # Serial #
 Meter # Meter Size

Assembly Data New

Manufacturer Size
 Model # Serial #
 Meter # Meter Size

Permit #

New Installation or Replacement by

Type of Assembly Installation Date Phone #

<p>CHECK VALVE #1</p> <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="9.0"/>	<p>CHECK VALVE #2</p> <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="2.0"/>	<p>RELIEF VALVE</p> Open @ <input type="text" value="2.5"/> Did Not Open <input type="checkbox"/>	<p>PRESSURE VACUUM BREAKER</p> Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<p>PASS/FAIL/TEST DATE</p> <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text" value="7-8-21"/>
Tester <input type="text" value="David Forrester"/> Certification # <input type="text" value="3913"/> Test Kit # <input type="text" value="157392"/> Test Kit exp date <input type="text" value="6-22-22"/>				

Assembly Repaired Repair Date Repair Cert # Company

<p>CHECK VALVE #1</p> <input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	<p>CHECK VALVE #2</p> <input type="radio"/> Leaked <input type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text"/>	<p>RELIEF VALVE</p> Open @ <input type="text"/> Did Not Open <input type="checkbox"/>	<p>PRESSURE VACUUM BREAKER</p> Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	<p>PASS/FAIL/TEST DATE</p> <input type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text"/>
Tester <input type="text"/> Certification # <input type="text"/> Test Kit # <input type="text"/> Test Kit exp date <input type="text"/>				

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10842	\$ 101.97		Management Services August 2021
Meritus Districts	10766	2,360.67	\$ 2,462.64	Management Services - August
Solitude Lake Management	PI A00651096	188.49		Lake and Pond Management Services Thru 8/31/2021
South Shore	72320	1,760.00		Landscape Maintenance August 4 2021
Zebra Cleaning Team Inc.	4556	890.00		Pool Cleaning 8/9/2021
Monthly Contract Sub-Total		\$ 5,301.13		
Variable Contract				
Hawkins Service Co.	209754	\$ 685.00		Return Service Installed Compressor 8/2/2021
Straley Robin Vericker	20192	89.00		Professional Services 8/23/2021
Variable Contract Sub-Total		\$ 774.00		
Utilities				
BOCC	0712968155 081321	\$ 63.98		Water Services Thru 8/6/2021
Spectrum	075386602080721	114.98		Internet Services Thru 8/07/2021
Tampa Electric	211003638973 081321	65.85		Electric Services Thru 8/9/2021
Tampa Electric	211003639179 081321	1,096.92		Electric Services Thru 8/9/2021
Tampa Electric	211003639344 081321	428.79		Electric Services Thru 8/9/2021
Tampa Electric	211003639526 081321	595.80	\$ 2,187.36	Electric Services Thru 8/9/2021
Utilities Sub-Total		\$ 2,366.32		
Regular Services				
Spearem Enterprises	4920	\$ 200.00		Empty Garbage Cans Thru 8/2/2021
Supervisor: Mindy Jacobson	MJ050621	200.00		Supervisor Fee 5/6/2021
Supervisor: Mindy Jacobson	MJ080521	200.00		Supervisor Fee 8/5/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Supervisor: Trivia M. Kimbrough	TK080521	200.00		Supervisor Fee 8/5/2021
Supervisor: Trivia M. Kinbrough	TK050621	200.00		Supervisor Fee 5/6/2021
Supervisor: Troy Gough	TG050621	200.00		Supervisor Fee 5/6/2021
Supervisor: Troy Gough	TG080521	200.00	\$ 1,200.00	Supervisor Fee 8/5/2021
Suzanna M. Kimball	SK080321	45.00		Cleaning Services 8/3/2021
Suzanna M. Kimball	SK081021	45.00		Cleaning Services 8/10/2021
Suzanna M. Kimball	SK081721	45.00		Cleaning Services 8/17/2021
Suzanna M. Kimball	SK082421	45.00	\$ 180.00	Cleaning Services 8/24/2021
Regular Services Sub-Total		\$ 1,580.00		
Additional Services				
Zebra Cleaning Team Inc.	4542	\$ 288.63		Chemical Pump Head Repair 7/22/2021
Additional Services Sub-Total		\$ 288.63		
TOTAL:		\$ 10,310.08		

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 NO.: 10842
DATE: 07/31/2021
DUE DATE: 07/31/2021

BILLING ADDRESS
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement AC Filters Purchased by Meritus	101.97	101.97

SUBTOTAL	101.97
NEW CHARGES	
TOTAL	101.97

an
pl.

53900 / 4602



**How doers
get more done.**

1712 N. DALE MABRY HWY.
TAMPA, FL 33607 (813)879-1000

0256 00051 45750 07/28/21 08:29 AM
SALE SELF CHECKOUT

031949489953 FPR7FILTER <A>
20"X20"X1" HW ALRGN+ FILTER 2PK
5@18.97 94.85

SUBTOTAL 94.85
SALES TAX 7.12
TOTAL \$101.97

XXXXXXXXXXXX5410 DEBIT USD\$ 101.97

AUTH CODE 000058
Chip Read Verified By PIN
AID A0000000980840 US DEBIT

0256 07/28/21 08:29 AM



0256 51 45750 07/28/2021 1777

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/26/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 92045 91840
PASSWORD: 21378 91789

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10766

DATE: 08/01/2021

DUE DATE: 08/01/2021

BILLING ADDRESS
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		2,250.00
	Website Administration		100.00
	Postage June		6.12
27	Copies BW June	0.15	4.05
1	Copies Color June	0.50	0.50
SUBTOTAL			2,360.67
NEW CHARGES			
TOTAL			2,360.67



INVOICE

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

Invoice Number: PI-A00651096
 Invoice Date: 08/01/21

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 08/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 08/01/21 - 08/31/21 Lake & Pond Management Services		188.49	188.49

188.49

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 8/4/2021
Invoice # 72320

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for August.	1,760.00

Thank you for your business!

Total

\$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

53900 / 4609



Thanks For Your Business!

INVOICE

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

DATE: AUGUST 9, 2021
INVOICE #4556
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning August		\$750.00
		Oil enzyme remover		\$140.00

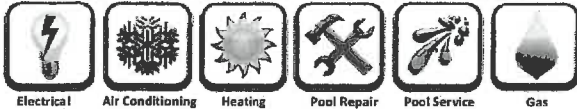
SUBTOTAL
SALES TAX
TOTAL

\$890.00

Comments:

53900/4617

HSC Hawkins Service Co.



813.871.6610 www.HawkinsServiceCo.com 866.429.5782

10517 Riverview Dr
Riverview, FL 33578

Fax # 813.871.6726

Invoice

Date	Invoice #
8/2/2021	209754

Bill To
Mirabella CDD 14306 Romeo Blvd Wimauma, FL 33598

Project Address
Mirabella CDD 14306 Romeo Blvd Wimauma, FL 33598

P.O. No.	Terms
WO-0046	Net 15

Quantity	Description	Rate	Amount
1	Return service Installed compressor	685.00	685.00

53900 / 4602

	Invoice Amount	\$685.00
	Balance Due	\$685.00

Thank you for Choosing Hawkins Service Company

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

August 23, 2021
Client: 001295
Matter: 000001
Invoice #: 20192

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
7/16/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	
7/29/2021	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	
Total Professional Services			0.4	\$89.00

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.2	\$57.00
LB Lynn Butler	0.2	\$32.00

August 23, 2021
Client: 001295
Matter: 000001
Invoice #: 20192

Page: 2

Total Services	\$89.00	
Total Disbursements	\$0.00	
Total Current Charges		\$89.00

PAY THIS AMOUNT

\$89.00

*an
AL*

51490 / 3107

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 08/13/2021	DUE DATE 09/03/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



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	07/09/2021	6628	08/06/2021	6632	400 GAL	ACTUAL	WATER

Service Address Charges

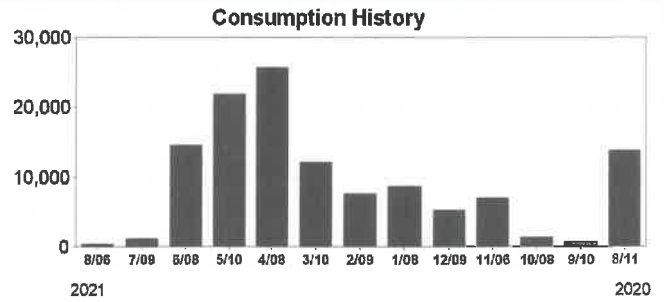
Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$1.21
Water Base Charge	\$16.30
Water Usage Charge	\$0.32
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$2.03
Total Service Address Charges	\$63.98

Summary of Account Charges

Previous Balance	\$70.21
Net Payments - Thank You	-\$70.21
Total Account Charges	\$63.98
AMOUNT DUE	\$63.98

Important Message

The 2020 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



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!

Received
AUG 23 2021
509 8



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

DUE DATE	09/03/2021
AMOUNT DUE	\$63.98
AMOUNT PAID	

August 7, 2021
 Invoice Number: 075386602080721
 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

NEWS AND INFORMATION

Get Spectrum Business Voice for reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. **Call 1-866-880-8128!**

Get Spectrum Business TV Essentials for only \$19.99/mo. Stream to unlimited devices, 60+ channels and no cable box required. **Call 1-866-244-9053 today!**

You are pre-approved! Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call **1-866-234-5229** to see how much you can save!



Summary *Services from 08/06/21 through 09/05/21 details on following pages*

Previous Balance	114.98
Payments Received - Thank You	-114.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 08/23/21	\$114.98

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 08072021 NNNNNY 01 000281 0001

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

Receive
 AUG 12 2021

August 7, 2021
MIRABELLA CDD
 Invoice Number: 075386602080721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 08/23/21	\$114.98
Amount you are enclosing	\$

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602080721
 Security Code: 0050753866-02
 3706

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

7635 1610 NO RP 07 08072021 NNNNNY 01 000281 0001

Charge Details

Previous Balance		114.98
Payments Received - Thank You	07/23	-114.98
Remaining Balance		\$0.00

Payments received after 08/07/21 will appear on your next bill.

Services from 08/06/21 through 09/05/21

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 08/23/21 **\$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**.



Received
AUG 17 2021

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

Statement Date: 08/13/2021
Account: 211003638973

Current month's charges: \$68.85
Total amount due: \$65.85
Payment Due By: 09/03/2021

Your Account Summary

Previous Amount Due	\$64.91
Payment(s) Received Since Last Statement	-\$67.91
Credit balance after payments and credits	-\$3.00
Current Month's Charges	\$68.85
Total Amount Due	\$65.85

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000103-0001066-Page 15 of 26

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges: \$68.85
Total amount due: \$65.85
Payment Due By: 09/03/2021

Amount Enclosed \$ _____
635334226644

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: 08/13/2021
Current month's charges due 09/03/2021



Details of Charges – Service from 07/10/2021 to 08/09/2021

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

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

Meter Location: SIGN-IRR

00000103-0001067-Page 17 of 26

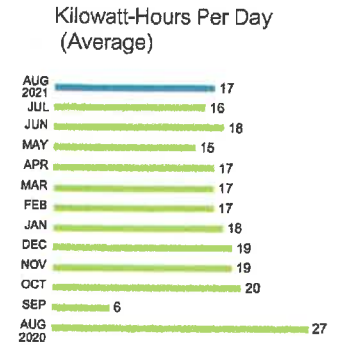
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	08/09/2021	5,817		5,292		525 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	525 kWh @ \$0.05928/kWh	\$31.12
Fuel Charge	525 kWh @ \$0.03167/kWh	\$16.63
Storm Protection Charge	525 kWh @ \$0.00251/kWh	\$1.32
Florida Gross Receipt Tax		\$1.72
Electric Service Cost		\$68.85

Total Current Month's Charges

\$68.85

Tampa Electric Usage History



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.

Statement Date: 08/13/2021
Account: 211003639179

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

Received
AUG 17 2021

Current month's charges: \$1,096.92
Total amount due: \$1,096.92
Payment Due By: 09/03/2021



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

Digging? Make the right call



Know what's below.
Call before you dig.

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tampaelectric.com/news



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges: \$1,096.92
Total amount due: \$1,096.92
Payment Due By: 09/03/2021

Amount Enclosed \$ _____

635334226645

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

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

Account: 211003639179
Statement Date: 08/13/2021
Current month's charges due 09/03/2021



Details of Charges – Service from 07/10/2021 to 08/09/2021

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

More clean energy to you

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/13/2021

Account: 211003639344

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



Current month's charges:	\$428.79
Total amount due:	\$428.79
Payment Due By:	09/03/2021

Your Account Summary

Previous Amount Due	\$244.24
Payment(s) Received Since Last Statement	-\$244.24
Current Month's Charges	\$428.79
Total Amount Due	\$428.79

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

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tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$428.79
Total amount due:	\$428.79
Payment Due By:	09/03/2021

Amount Enclosed \$
635334226646

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: 08/13/2021
Current month's charges due 09/03/2021



Details of Charges – Service from 07/10/2021 to 08/09/2021

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	08/09/2021	84,410	80,130	4,280 kWh	1	31 Days

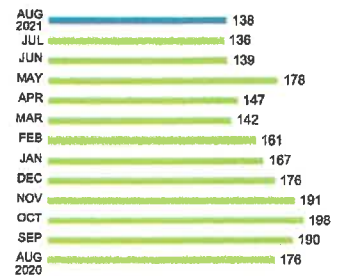
Basic Service Charge		\$18.06
Energy Charge	4,280 kWh @ \$0.05928/kWh	\$253.72
Fuel Charge	4,280 kWh @ \$0.03167/kWh	\$135.55
Storm Protection Charge	4,280 kWh @ \$0.00251/kWh	\$10.74
Florida Gross Receipt Tax		\$10.72
Electric Service Cost		\$428.79

Total Current Month's Charges

\$428.79

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000103-0001070-Page 23 of 26

Important Messages

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Statement Date: 08/13/2021
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:	09/03/2021

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

00000103-0001063-Page 8 of 26

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER
BUSINESS COUNCIL

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$595.80
Total amount due:	\$595.80
Payment Due By:	09/03/2021
Amount Enclosed	\$

635334226647

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

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

Account: 211003639526
Statement Date: 08/13/2021
Current month's charges due 09/03/2021



Details of Charges – Service from 07/10/2021 to 08/09/2021

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

00006103-0001064-Page 11 of 26

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.

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 # 4920
DATE 08/04/2021
DUE DATE 08/19/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 7-12--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
Labor 7-19-2021 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 7-28-2021 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 8-2-2021 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

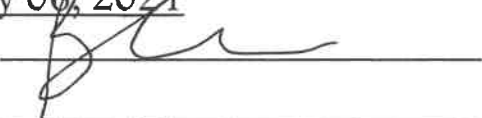
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion 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
aw
SM
 53900 / 4602

MIRABELLA CDD

MEETING DATE: May 06, 2021

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

MJ 050621

MIRABELLA CDD

MEETING DATE: August 05, 2021

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

mj 080521

MIRABELLA CDD

MEETING DATE: August 05, 2021

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

TK 080521

MIRABELLA CDD

MEETING DATE: ~~May 06, 2021~~

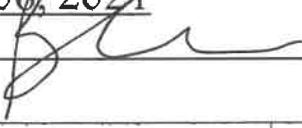
DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

TK050621

MIRABELLA CDD

MEETING DATE: May 06, 2021

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

TG 050621

MIRABELLA CDD

MEETING DATE: August 05, 2021

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	X	SALARY ACCEPTED	\$200.00
Troy Gough	X	SALARY ACCEPTED	\$200.00
Mindy Jacobson	X	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

TG 080521

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

SKO80321

Invoice

Date: 8/3/2021

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 8/3/2021 _____ \$45.00

53900
4602

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: 8/10/2021

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 8/10/2021 _____ \$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: 8/17/2021

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 8/17/2021 _____ \$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: 8/24/2021

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 8/24/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



Thanks For Your Business!

INVOICE

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

DATE: JULY 22, 2021
INVOICE #4542
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
		Chemical pump head		\$288.63
		Read below		
SUBTOTAL				
SALES TAX				
TOTAL				\$288.63

Comments: The acid chemical pump head needs repairs but the cost to repair it is 205.22. The motor to the pump is fine we can get a brand-new pump head for an additional 80.00 that makes more sense than putting money into an aging pump.

on PA
53900/
467

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10896	\$ 2,364.74		Management Services September
Meritus Districts	10940	2,365.21	\$ 4,729.95	Management Services October
Solitude Lake Management	PI-A00668993	188.49		Lake and Pond Management Services - September 2021
South Shore Landscape & Lawn	72355	1,760.00		Landscape Maintenance - September 2021
Zebra Cleaning Team Inc.	4483 090121	890.00		Pool Cleaning Services
Monthly Contract Sub-Total		\$ 7,568.44		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 091521	\$ 63.98		Water Services Thru 9/7/2021
Spectrum	075386602090721	114.98		Internet Services - 9/7/2021
Tampa Electric	211003638973 091521	74.74		Electric Service - Thru 9/9/2021
Tampa Electric	211003639179 091521	1,102.31		Electric Service - Thru 9/9/2021
Tampa Electric	211003639344 091521	516.69		Electric Service - Thru 9/9/2021
Tampa Electric	211003639526 091521	604.67	\$ 2,298.41	Electric Service - Thru 9/9/2021
Utilities Sub-Total		\$ 2,477.37		
Regular Services				
Spearem Enterprises	4956	\$ 200.00		Empty Garbage Cans - 9/03/2021
Suzanna M. Kimball	SK083121	45.00		Bathroom Cleaning Services - 8/31/2021
Suzanna M. Kimball	SK090621	45.00		Pool Bathroom Services - 9/6/2021
Suzanna M. Kimball	SK091421	45.00		Pool Bathroom Service - 9/14/2021
Suzanna M. Kimball	SK092121	45.00	\$ 180.00	Pool Bathroom Service - 9/21/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 380.00		
Additional Services				
Kaeser & Blair authorized Dealer	10903131	\$ 104.96		250 Laser Checks - 9/15/2021
Additional Services Sub-Total		\$ 104.96		
TOTAL:		\$ 10,530.77		

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 NO.: 10896
DATE: 09/01/2021
DUE DATE: 09/01/2021

BILLING ADDRESS
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,250.00
5103	Website Administration		100.00
4101	Postage July		9.94
32 4101	Copies BW July	0.15	4.80
SUBTOTAL			2,364.74
NEW CHARGES			
TOTAL			2,364.74

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10940
DATE: 10/01/2021
DUE DATE: 10/01/2021

BILLING ADDRESS
Mirabella CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,250.00
	Website Administration		100.00
	Postage August		7.71
50	Copies BW August	0.15	7.50
SUBTOTAL			2,365.21
NEW CHARGES			
TOTAL			2,365.21





INVOICE

Invoice Number: PI-A00668993
 Invoice Date: 09/01/21

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

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 10/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 09/01/21 - 09/30/21 Lake & Pond Management Services		188.49	188.49

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

53900 / 4307



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 9/3/2021
Invoice # 72355

Bill To
Mirabella

Maintenance

Description	Amount
Landscape maintenance for September.	1,760.00

Thank you for your business!

Total

\$1,760.00
en
AR

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

53900 / 4604



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 09/15/2021	DUE DATE 10/06/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	08/06/2021	6632	09/07/2021	6636	400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$1.21
Water Base Charge	\$16.30
Water Usage Charge	\$0.32
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$2.03
Total Service Address Charges	\$63.98

Summary of Account Charges

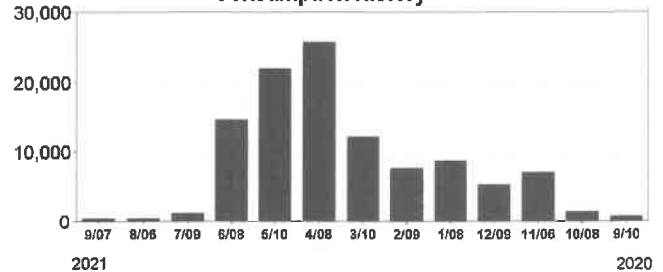
Previous Balance	\$63.98
Net Payments - Thank You	-\$63.98
Total Account Charges	\$63.98

AMOUNT DUE	\$63.98
-------------------	----------------

Important Message

BOCC Approved Rate Increases Are Effective Oct. 1, 2021. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 4.78%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **0712968155**

Received
SEP 20 2021

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

522 8

DUE DATE	10/06/2021
AMOUNT DUE	\$63.98
AMOUNT PAID	

0007129681552

00000063982

September 7, 2021
 Invoice Number: 075386602090721
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

NEWS AND INFORMATION

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

Get Spectrum Business Voice for reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call **1-866-880-8128!**

Get Spectrum Business TV Essentials for only \$19.99/mo. Stream to unlimited devices, 60+ channels and no cable box required. Call **1-866-244-9053 today!**

You are pre-approved! Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call **1-866-234-5229** to see how much you can save!



Summary *Services from 09/06/21 through 10/05/21 details on following pages*

Previous Balance	114.98
Payments Received - Thank You	-114.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 09/23/21	\$114.98

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 09072021 NNNNNY 01 000259 0001

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

September 7, 2021

MIRABELLA CDD

Invoice Number: 075386602090721
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 09/23/21	\$114.98
Amount you are enclosing	\$

Received
 SEP 13 2021

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195





ACCOUNT INVOICE

tampaelectric.com | in

Statement Date: 09/15/2021
Account: 211003638973

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



Current month's charges:	\$74.74
Total amount due:	\$74.74
Payment Due By:	10/06/2021

Your Account Summary

Previous Amount Due	\$65.85
Payment(s) Received Since Last Statement	-\$65.85
Current Month's Charges	\$74.74
Total Amount Due	\$74.74

00000044-0000449-Page 7 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap

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:	\$74.74
Total amount due:	\$74.74
Payment Due By:	10/06/2021
Amount Enclosed	\$

634099675640

Received

SEP 20 2021

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

6340996756402110036389730000000074740



ACCOUNT INVOICE

tampaelectric.com



Account: 211003638973
Statement Date: 09/15/2021
Current month's charges due 10/06/2021



Details of Charges – Service from 08/10/2021 to 09/09/2021

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	09/09/2021	6,335		5,817		518 kWh	1	31 Days

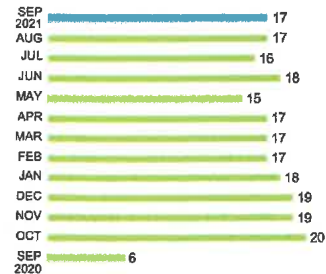
Basic Service Charge		\$18.06
Energy Charge	518 kWh @ \$0.06076/kWh	\$31.47
Fuel Charge	518 kWh @ \$0.04255/kWh	\$22.04
Storm Protection Charge	518 kWh @ \$0.00251/kWh	\$1.30
Florida Gross Receipt Tax		\$1.87
Electric Service Cost		\$74.74

Total Current Month's Charges

\$74.74

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000044-0000450-Page 3 of 18



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/15/2021
Account: 211003639179

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



Current month's charges:	\$1,102.31
Total amount due:	\$1,102.31
Payment Due By:	10/06/2021

Your Account Summary

Previous Amount Due	\$1,096.92
Payment(s) Received Since Last Statement	-\$1,096.92
Current Month's Charges	\$1,102.31
Total Amount Due	\$1,102.31

00000044-0000453-Page 15 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless




EMAIL ALERTS

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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:	\$1,102.31
Total amount due:	\$1,102.31
Payment Due By:	10/06/2021

Amount Enclosed \$ _____

634099675641

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

Received
(SEP 20 2021)

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

6340996756412110036391790000001102319

Account: 211003639179
Statement Date: 09/15/2021
Current month's charges due 10/06/2021



Details of Charges – Service from 08/10/2021 to 09/09/2021

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 @ \$0.02734/kWh	\$13.40
Fixture & Maintenance Charge	35 Fixtures	\$547.05
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	490 kWh @ \$0.04187/kWh	\$20.52
Storm Protection Charge	490 kWh @ \$0.00354/kWh	\$1.73
Florida Gross Receipt Tax		\$0.91
Lighting Charges		\$1,102.31

Total Current Month's Charges

\$1,102.31

00000044-0000454-Page 17 of 18



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/15/2021
Account: 211003639344

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



Current month's charges:	\$516.69
Total amount due:	\$516.69
Payment Due By:	10/06/2021

Your Account Summary

Previous Amount Due	\$428.79
Payment(s) Received Since Last Statement	-\$428.79
Current Month's Charges	\$516.69
Total Amount Due	\$516.69

00000044-0000447-Page 3 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

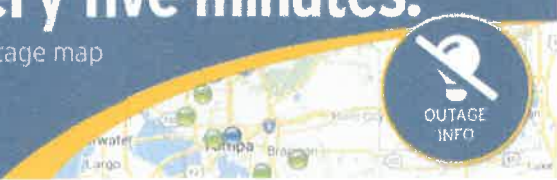


Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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:	\$516.69
Total amount due:	\$516.69
Payment Due By:	10/06/2021
Amount Enclosed	\$

634099675642

Received

SEP 20 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

6340996756422110036393440000000516699

Account: 211003639344
Statement Date: 09/15/2021
Current month's charges due 10/06/2021



Details of Charges – Service from 08/10/2021 to 09/09/2021

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	09/09/2021	89,000		84,410		4,590 kWh	1	31 Days

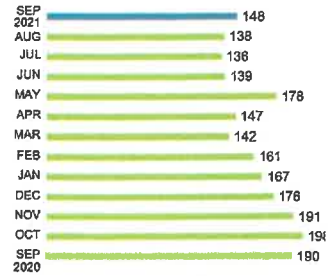
Basic Service Charge		\$18.06
Energy Charge	4,590 kWh @ \$0.06076/kWh	\$278.89
Fuel Charge	4,590 kWh @ \$0.04255/kWh	\$195.30
Storm Protection Charge	4,590 kWh @ \$0.00251/kWh	\$11.52
Florida Gross Receipt Tax		\$12.92
Electric Service Cost		\$516.69

Total Current Month's Charges

\$516.69

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000044-0000449-Page 5 of 18



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/15/2021
Account: 211003639526

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



Current month's charges:	\$604.67
Total amount due:	\$604.67
Payment Due By:	10/06/2021

Your Account Summary

Previous Amount Due	\$595.80
Payment(s) Received Since Last Statement	-\$595.80
Current Month's Charges	\$604.67
Total Amount Due	\$604.67

00000044-0000451-Page 11 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

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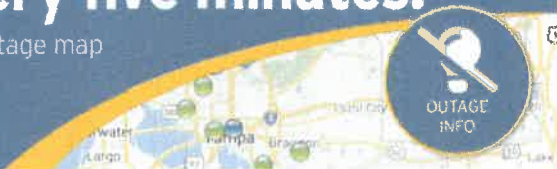


Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$604.67
Total amount due:	\$604.67
Payment Due By:	10/06/2021
Amount Enclosed	\$
634099675643	

Received

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

SEP 20 2021

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

634099675643211003639526000000604677



ACCOUNT INVOICE

tampaelectric.com



Account: 211003639526
Statement Date: 09/15/2021
Current month's charges due 10/06/2021



Details of Charges – Service from 08/10/2021 to 09/09/2021

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

Rate Schedule: Lighting Service

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

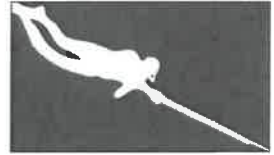
Lighting Energy Charge	806 kWh @ \$0.02734/kWh	\$22.04
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.04187/kWh	\$33.75
Storm Protection Charge	806 kWh @ \$0.00354/kWh	\$2.85
Florida Gross Receipt Tax		\$1.50

Lighting Charges **\$604.67**

Total Current Month's Charges **\$604.67**

0000044-0000452-Page 13 of 18

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 # 4956
DATE 09/03/2021
DUE DATE 09/18/2021
TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor 8-3--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 8-13-2021 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 8-23-2021 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 8-30-2021 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

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

Invoice

Date: 8/31/2021

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 8/31/2021 _____ \$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: 9/6/2021

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 9/6/2021 _____ \$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: 9/14/2021

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 9/14/2021 _____ \$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: 9/21/2021

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 9/21/2021 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



Thanks For Your Business!

INVOICE

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

DATE: JUNE 13, 2021
INVOICE #4483
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 September		\$750.00
		Oil enzyme remover		\$140.00

SUBTOTAL
SALES TAX
TOTAL **\$890.00**

*ew
13/21*

53900 / 4617

Comments:



Kaeser & Blair Authorized Dealer

4236 Grissom Drive
 Batavia, Ohio 45103
 (800) 607-8824
 FAX (800) 322-6000
 credit@kaeser-blair.com

INVOICE

INVOICE NO. 10903131
 DATE: 9/15/21

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003047719

DEALER NUMBER 88178

BILL TO:
 MIRABELLA CDD
 ATTN:MIRABELLA CHECKS TERESA 397-51
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

SHIP TO:
 MIRABELLA CDD
 ATTN:MIRABELLA CHECKS TERESA 397-51
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

YOUR PO NUMBER: MIRABELLA CHECKS
 DATE SHIPPED: 9/08/21
 SHIP VIA: FED-X
 TERMS: NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
 MG Promotional Products
 TO REORDER CALL 813-949-9000
 OR EMAIL TO mikeg@mgpromotionalproducts.com

SUBTOTAL	89.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	15.96
TOTAL DUE	104.96

You can now pay your invoice online at
 paykaeser.com

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003047719 88178

3771 Solutions Center
 Chicago, IL 60677-3007

MIRABELLA CDD
 ATTN:MIRABELLA CHECKS TERESA 397-51
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

REMITTANCE

INVOICE NO. 10903131
 DATE: 9/15/21

TOTAL DUE: 104.96
 Amount Paid

IF PAYING BY CREDIT CARD,
 CHECK THIS BOX AND SEE THE
 BACK OF THIS FORM.

Please add the credit card CVV
 if submitting with remittance

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2021
(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	89,687	0	0	0	0	0	89,687
Investment-Revenue 2013 (3900)	0	104,841	0	0	0	0	104,841
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	150,804	0	0	0	0	150,804
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	5	0	0	0	5
Investment-Reserve 2015 (5004)	0	0	11,305	0	0	0	11,305
Investment-Revenue 2015 (5005)	0	0	17,954	0	0	0	17,954
Accounts Receivable - Other	267	0	0	0	0	0	267
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	(539)	0	0	0	0	0	(539)
Prepaid Property Insurance	0	0	0	0	0	0	0
Deposits	2,694	0	0	0	0	0	2,694
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>92,110</u>	<u>256,171</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,000</u>	<u>3,776,620</u>
Liabilities							
Accounts Payable	1,439	0	0	0	0	0	1,439
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>1,439</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,796,000</u>	<u>1,797,439</u>

Mirabella
Balance Sheet

As of 9/30/2021
(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	22,384	5,457	343	0	0	0	28,184
Total Fund Equity & Other Credits	<u>90,671</u>	<u>256,171</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>1,979,182</u>
Total Liabilities & Fund Equity	<u>92,110</u>	<u>256,171</u>	<u>29,264</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,000</u>	<u>3,776,620</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 9/30/2021
 (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	125	125	0 %
Total Revenues	171,980	172,352	372	0 %
Expenditures				
Legislative				
Supervisor Fees	0	2,400	(2,400)	0 %
Financial & Administrative				
District Manager	27,000	27,000	0	0 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	7,810	(2,155)	(38)%
Auditing Services	5,300	5,000	300	6 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	103	97	49 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	3,463	(1,963)	(131)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	100	105	(5)	(5)%
Website Administration	1,200	1,200	0	0 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	2,465	1,535	38 %
Electric Utility Services				
Electric Utility Services	30,500	25,280	5,220	17 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,671	329	16 %
Other Physical Environment				
Waterway Management Program	3,000	2,262	738	25 %
Property & Casualty Insurance	6,000	5,686	314	5 %
Clubhouse Facility Maintenance	12,000	8,056	3,944	33 %
Landscape Maintenance - Contract	24,000	21,120	2,880	12 %
Landscape Maintenance - Other	3,000	3,090	(90)	(3)%
Plant Replacement Program	2,000	1,797	204	10 %
Irrigation Maintenance	4,000	630	3,370	84 %
Pool Maintenance	9,000	9,257	(257)	(3)%
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	8,598	1,402	14 %
Capital Reserves	6,500	3,542	2,958	46 %
Parks & Recreation				
Clubhouse Facility Maintenance	0	45	(45)	0 %
Security	0	17	(17)	0 %
Total Expenditures	171,980	149,968	22,012	13 %
Excess of Revenues Over/(Under) Expenditures	0	22,384	22,384	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	22,384	22,384	0 %
Fund Balance - Beginning of Period	0	68,287	68,287	119%

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 9/30/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - End of Period	0	90,671	90,671	0 %

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 9/30/2021
 (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>33</u>	<u>33</u>	<u>0 %</u>
Total Revenues	<u>134,450</u>	<u>140,557</u>	<u>6,107</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>5,457</u>	<u>5,457</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,457</u>	<u>5,457</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	250,714	250,714	0 %
Fund Balance - End of Period	<u>0</u>	<u>256,171</u>	<u>256,171</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 9/30/2021
 (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>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>22,220</u>	<u>23,183</u>	<u>963</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>343</u>	<u>343</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>343</u>	<u>343</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 9/30/2021
 (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	0	0	0	0 %
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 9/30/2021
 (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: 9/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Bank Balance	89,732.17
Less Outstanding Checks/Vouchers	45.00
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	89,687.17
Balance Per Books	<u>89,687.17</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: 9/30/2021
Reconciliation Date: 9/30/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2478	9/23/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			45.00	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2460	8/26/2021	System Generated Check/Voucher	63.98	BOCC
2461	8/26/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2462	8/26/2021	System Generated Check/Voucher	2,187.36	Tampa Electric
2463	9/2/2021	System Generated Check/Voucher	2,466.71	Meritus Districts
2464	9/2/2021	System Generated Check/Voucher	400.00	Mindy Robyn Jacobson
2465	9/2/2021	System Generated Check/Voucher	89.00	Straley Robin Vericker
2466	9/2/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2467	9/2/2021	System Generated Check/Voucher	400.00	Trivia M. Kimbrough
2468	9/2/2021	System Generated Check/Voucher	400.00	Troy R. Gough
2469	9/2/2021	System Generated Check/Voucher	890.00	Zebra Cleaning Team, Inc
2470	9/9/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2471	9/16/2021	System Generated Check/Voucher	104.96	Kaeser & Blair Inc.
2472	9/16/2021	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2473	9/16/2021	System Generated Check/Voucher	1,760.00	South Shore Landscape & Lawn, Inc.
2474	9/16/2021	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2475	9/16/2021	System Generated Check/Voucher	114.98	Bright House Networks
2476	9/16/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2477	9/23/2021	System Generated Check/Voucher	63.98	BOCC
2479	9/23/2021	System Generated Check/Voucher	2,298.41	Tampa Electric
Cleared Checks/Vouchers			11,807.87	
			11,807.87	