

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 02, 2022**

**MIRABELLA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**JUNE 02, 2022 6:00 P.M.**  
**THE MIRABELLA CLUBHOUSE**  
**LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598**

<b>District Board of Supervisors</b>	Chair Supervisor Supervisor Supervisor Supervisor	Demetrius Rose Trivia M. Kimbrough Mindy Jacobson Keri Chichizola Mercedes Harrison
<b>District Manager</b>	Inframark	Bryan Radcliff
<b>District Attorney</b>	Straley Robin Vericker	Dana C. Collier
<b>District Engineer</b>	Stantec	Tonja Stewart

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

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the 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, June 02, 2022, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing.....Tab 01
- B. Announcement of Qualified Electors.....Tab 02
- C. 2022 Election Process.....Tab 03
- D. Consideration of Resolution 2022-03; General Elections.....Tab 04
- E. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting April 07, 2022 .....Tab 05
- B. Consideration of Operation and Maintenance Expenditures March 2022.....Tab 06
- C. Consideration of Operation and Maintenance Expenditures April 2022.....Tab 07
- D. Review of Financial Statements Month Ending April 30, 2022.....Tab 08

**5. VENDOR/STAFF REPORTS**

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

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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

**8. ADJOURNMENT**

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

Sincerely,

*Bryan Radcliff*  
District Manager

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 4, 2022  
HOUR: 6:00 p.m.  
LOCATION: Mirabella Clubhouse  
14306 Romeo Blvd.  
Wimauma, Florida 33598

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

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

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

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

**PASSED AND ADOPTED ON MAY 5, 2022.**

Attest:

**Mirabella Community  
Development District**

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

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

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

2023



# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
PROPOSED ANNUAL OPERATING BUDGET

MAY 5, 2022



# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023 PROPOSED ANNUAL OPERATING BUDGET

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MAY 5, 2022

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

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

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

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

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



# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	171,980.00	169,634.69	2,345.31	171,980.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$171,980.00</b>	<b>\$169,634.69</b>	<b>\$2,345.31</b>	<b>\$171,980.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Rental Revenue	0.00	75.00	0.00	75.00	75.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>
<b>TOTAL REVENUES</b>	<b>\$171,980.00</b>	<b>\$169,709.69</b>	<b>\$2,345.31</b>	<b>\$172,055.00</b>	<b>\$75.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	2,400.00	2,000.00	2,000.00	4,000.00	1,600.00
<b>TOTAL LEGISLATIVE</b>	<b>\$2,400.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$4,000.00</b>	<b>\$1,600.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	1,750.00	912.00	838.00	1,750.00	0.00
Disclosure Report	5,000.00	2,500.00	2,500.00	5,000.00	0.00
Trustees Fees	5,655.00	3,500.00	0.00	3,500.00	(2,155.00)
Auditing Services	5,200.00	0.00	5,000.00	5,000.00	(200.00)
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	200.00	310.00	40.00	350.00	150.00
Public Officials Insurance	3,256.00	0.00	3,256.00	3,256.00	0.00
Legal Advertising	1,500.00	0.00	1,500.00	1,500.00	0.00
Bank Fees	150.00	0.00	150.00	150.00	0.00
Dues, Licenses & Fees	175.00	659.23	40.77	700.00	525.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
ADA Website Compliance	1,200.00	800.00	400.00	1,200.00	0.00
Website Administration	1,800.00	1,500.00	300.00	1,800.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$53,636.00</b>	<b>\$23,681.23</b>	<b>\$28,274.77</b>	<b>\$51,956.00</b>	<b>(\$1,680.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,000.00	5,648.00	352.00	6,000.00	2,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,000.00</b>	<b>\$5,648.00</b>	<b>\$352.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	25,000.00	14,657.09	13,342.91	28,000.00	3,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$25,000.00</b>	<b>\$14,657.09</b>	<b>\$13,342.91</b>	<b>\$28,000.00</b>	<b>\$3,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,000.00	785.04	1,214.96	2,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,000.00</b>	<b>\$785.04</b>	<b>\$1,214.96</b>	<b>\$2,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	3,000.00	1,178.43	1,821.57	3,000.00	0.00
Property & Casualty Insurance	9,056.00	0.00	9,056.00	9,056.00	0.00
Clubhouse Facility - Other	0.00	0.00	0.00	0.00	0.00
Clubhouse Facility Maintenance	12,000.00	5,209.88	6,790.12	12,000.00	0.00
Landscape Maintenance - Contract	24,000.00	12,146.20	11,853.80	24,000.00	0.00
Landscape Maintenance - Other	3,500.00	0.00	1,500.00	1,500.00	(2,000.00)
Plant Replacement Program	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Irrigation Maintenance	2,000.00	330.60	669.40	1,000.00	(1,000.00)
Pool Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	9,000.00	5,853.00	4,147.00	10,000.00	1,000.00
Security System - Contract	3,000.00	0.00	0.00	0.00	(3,000.00)
Capital Outlay	10,000.00	0.00	5,000.00	5,000.00	(5,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$77,556.00</b>	<b>\$24,718.11</b>	<b>\$41,837.89</b>	<b>\$66,556.00</b>	<b>(\$11,000.00)</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	7,388.00	0.00	13,543.00	13,543.00	6,155.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$7,388.00</b>	<b>\$0.00</b>	<b>\$13,543.00</b>	<b>\$13,543.00</b>	<b>\$6,155.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$171,980.00</b>	<b>\$71,489.47</b>	<b>\$100,565.53</b>	<b>\$172,055.00</b>	<b>\$75.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$98,220.22</b>	<b>(\$98,220.22)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	171,980.00	171,980.00	0.00	171,980.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$171,980.00</b>	<b>\$171,980.00</b>	<b>\$0.00</b>	<b>\$171,980.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Rental Revenue	0.00	75.00	75.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$171,980.00</b>	<b>\$172,055.00</b>	<b>\$75.00</b>	<b>\$171,980.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	2,400.00	4,000.00	1,600.00	3,000.00	600.00
<b>TOTAL LEGISLATIVE</b>	<b>\$2,400.00</b>	<b>\$4,000.00</b>	<b>\$1,600.00</b>	<b>\$3,000.00</b>	<b>\$600.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	1,750.00	1,750.00	0.00	1,750.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,655.00	3,500.00	(2,155.00)	3,500.00	(2,155.00)
Auditing Services	5,200.00	5,000.00	(200.00)	5,200.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	200.00	350.00	150.00	250.00	50.00
Public Officials Insurance	3,256.00	3,256.00	0.00	2,905.00	(351.00)
Legal Advertising	1,500.00	1,500.00	0.00	900.00	(600.00)
Bank Fees	150.00	150.00	0.00	150.00	0.00
Dues, Licenses & Fees	175.00	700.00	525.00	500.00	325.00
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	1,200.00	1,200.00	0.00	1,200.00	0.00
Website Administration	1,800.00	1,800.00	0.00	1,800.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$53,636.00</b>	<b>\$51,956.00</b>	<b>(\$1,680.00)</b>	<b>\$50,905.00</b>	<b>(\$2,731.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,000.00	6,000.00	2,000.00	4,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,000.00</b>	<b>\$6,000.00</b>	<b>\$2,000.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	25,000.00	28,000.00	3,000.00	28,000.00	3,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$25,000.00</b>	<b>\$28,000.00</b>	<b>\$3,000.00</b>	<b>\$28,000.00</b>	<b>\$3,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,000.00	2,000.00	0.00	2,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	3,000.00	3,000.00	0.00	3,000.00	0.00
Property & Casualty Insurance	9,056.00	9,056.00	0.00	6,823.00	(2,233.00)
Clubhouse Facility - Other	0.00	0.00	0.00	2,500.00	2,500.00
Clubhouse Facility Maintenance	12,000.00	12,000.00	0.00	12,000.00	0.00
Landscape Maintenance - Contract	24,000.00	24,000.00	0.00	24,000.00	0.00
Landscape Maintenance - Other	3,500.00	1,500.00	(2,000.00)	3,500.00	0.00
Plant Replacement Program	2,000.00	1,000.00	(1,000.00)	2,000.00	0.00
Irrigation Maintenance	2,000.00	1,000.00	(1,000.00)	2,000.00	0.00
Pool Maintenance - Other	0.00	0.00	0.00	1,000.00	1,000.00
Pool Maintenance - Contract	9,000.00	10,000.00	1,000.00	10,200.00	1,200.00
Security System - Contract	3,000.00	0.00	(3,000.00)	1,500.00	(1,500.00)
Capital Outlay	10,000.00	5,000.00	(5,000.00)	8,000.00	(2,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$77,556.00</b>	<b>\$66,556.00</b>	<b>(\$11,000.00)</b>	<b>\$76,523.00</b>	<b>(\$1,033.00)</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	7,388.00	13,543.00	6,155.00	7,552.00	164.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$7,388.00</b>	<b>\$13,543.00</b>	<b>\$6,155.00</b>	<b>\$7,552.00</b>	<b>\$164.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$171,980.00</b>	<b>\$172,055.00</b>	<b>\$75.00</b>	<b>\$171,980.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Disclosure Reporting**

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

##### **Trustees Fees**

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

##### **Auditing Services**

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

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

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

##### **Miscellaneous Administration**

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

##### **Public Officials Insurance**

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

##### **Legal Advertising**

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

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

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

#### **Office Supplies**

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

#### **Technology Services**

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

#### **Website Administration**

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

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

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

### **Electric Utility Services**

#### **Electric Utility Services**

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

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

#### **Garbage Collection**

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

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

#### **Water Utility Services**

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

### **Other Physical Environment**

#### **Waterway Management System**

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

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

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

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

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

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

#### **Miscellaneous Landscape**

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

#### **Plant Replacement Program**

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

#### **Property Taxes**

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

#### **Irrigation Maintenance**

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

#### **Pool Maintenance**

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

#### **Clubhouse Maintenance**

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

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### SERIES 2013

#### REVENUES

CDD Debt Service Assessments	\$	130,850
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>130,850</b>

#### EXPENDITURES

Series 2013 May Bond Interest Payment	\$	50,425
Series 2013 November Bond Principal Payment	\$	30,000
Series 2013 November Bond Interest Payment	\$	50,425
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>130,850</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,450,000
Principal Payment Applied Toward Series 2013 Bonds	\$	30,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>1,420,000</b>

FISCAL YEAR 2023  
PROPOSED ANNUAL OPERATING BUDGET

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### SERIES 2015

#### REVENUES

CDD Debt Service Assessments	\$	22,500
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>22,500</b>

#### EXPENDITURES

Series 2015 May Bond Interest Payment	\$	8,250
Series 2015 November Bond Principal Payment	\$	6,000
Series 2015 November Bond Interest Payment	\$	8,250
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>22,500</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	274,500
Principal Payment Applied Toward Series 2015 Bonds	\$	6,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>268,500</b>

FISCAL YEAR 2023  
PROPOSED ANNUAL OPERATING BUDGET



# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2022			Fiscal Year 2023			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment <sup>(1)</sup>	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment <sup>(1)</sup>	Total Increase / (Decrease) in Annual Assmt
<b>MIRABELLA PHASE 1 - SERIES 2013</b>									
Single Family 50'	1.00	71	\$1,200.00	\$1,221.60	<b>\$2,421.60</b>	\$1,200.00	\$1,221.60	<b>\$2,421.60</b>	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$1,343.76	<b>\$2,663.76</b>	\$1,320.00	\$1,343.76	<b>\$2,663.76</b>	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$1,465.92	<b>\$2,905.92</b>	\$1,440.00	\$1,465.92	<b>\$2,905.92</b>	\$0.00
<b>MIRABELLA PHASE 2B - SERIES 2013</b>									
Single Family 50'	1.00	26	\$1,200.00	\$1,221.60	<b>\$2,421.60</b>	\$1,200.00	\$1,221.60	<b>\$2,421.60</b>	\$0.00
Single Family 60'	1.20	8	\$1,440.00	\$1,465.92	<b>\$2,905.92</b>	\$1,440.00	\$1,465.92	<b>\$2,905.92</b>	\$0.00
<b>MIRABELLA PHASE 2A - SERIES 2015</b>									
Single Family 50'	1.00	12	\$1,250.00	\$1,221.60	<b>\$2,471.60</b>	\$1,250.00	\$1,221.60	<b>\$2,471.60</b>	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$1,343.76	<b>\$2,718.76</b>	\$1,375.00	\$1,343.76	<b>\$2,718.76</b>	\$0.00
Landowner	Gross Acreage	Parcel ID		FY 2022 Total Assessment <sup>(2)</sup>		FY 2023 Total Assessment <sup>(2)</sup>	Increase / (Decrease)		
LAND DAWN	5.03	0777790200		<b>\$6,925.46</b>		<b>\$6,925.46</b>	<b>\$0.00</b>		
				<b>\$6,925.46</b>		<b>\$6,925.46</b>			

**Notations:**

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

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

# FISCAL YEAR 2023

## PROPOSED ANNUAL OPERATING BUDGET





*Craig Latimer*  
**Supervisor of Elections**

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

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Mirabella	286

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Candidate Services Manager

**VoteHillsborough.gov**



**(813) 744 - 5900**

Fred B. Karl County Center  
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center  
2514 N. Falkenburg Rd., Tampa, FL 33619

*See website for regional office locations.*

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

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

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, Mirabella Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Mirabella Community Development District begins at Noon, June 13, 2022 – Noon, June 17, 2022 (The supervisor of elections office will begin accepting qualifying documents on May 30, 2022, as per F.S. 99.061(8)).

The District has three seats up for election, Seats 3, 4 and 5. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. Qualifying forms may be emailed to [candidate@votehillsborough.gov](mailto:candidate@votehillsborough.gov) or mailed to Hillsborough County Supervisor of Elections, Attn: Candidate Services, 2514 N. Falkenburg Rd., Tampa, FL 33619. Qualifying checks may not be emailed and should be mailed to this address. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Bryan Radcliff  
District Manager

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2022.**

**WHEREAS**, the Mirabella Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

**WHEREAS**, pursuant to Section 190.006(1), Florida Statutes, the District Board of Supervisors consists of five members; and

**WHEREAS**, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **three (3)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 3, Currently held by Demetrius Rose	Length of term: Four years
Seat No. 4, Currently held by Keri Chichizola	Length of term: Four years
Seat No. 5, Currently held by Mercedes Harrison	Length of term: Four years

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

**Section 1. General Election.** There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **three (3) qualified electors** to serve on the Board of Supervisors of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022, through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

**Section 3. Conduction and Procedure of Election.**

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.

- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

**Section 4. Election Costs.** The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

**This Resolution is duly passed and adopted this 2<sup>nd</sup> day of June, 2022.**

**ATTEST:**

**MIRABELLA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Demetrius Rose  
Chair of the Board of Supervisors

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

April 7, 2022, Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, April 7, 2022, at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

### 1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, April 7, 2022, at 6:03 p.m.**

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

Mindy Jacobson	Vice-Chair
Keri Chichizola	Supervisor
Mercedes Harrison	Supervisor

#### **Staff Members Present:**

Bryan Radcliff	District Manager, Meritus
Brian Sherman	Deputy, HCSO

There were no audience members in attendance.

### 2. PUBLIC COMMENT ON AGENDA ITEMS

All public comments were reserved for the presentation from Deputy Sherman

#### **Deputy Brian Sherman**

Deputy Brian Sherman spoke to the Board and residents regarding parking issues, trespassing, and crime within the community. A conversation ensued between Deputy Sherman, the Board, and residents.

### 3. BUSINESS ITEMS

#### **A. Discussion on Ring Camera Proposals**

The Board agreed to table the Ring Camera Proposal pending discussion of Motion Lighting Proposal.

48 **B. Discussion on Motion Lighting Proposal**

49

50 The Board Approved a proposal for Motion Lighting Installation from Owens Electric.

51

52

MOTION TO:	Approve Lighting Installation from Owens Electric.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Chichizola
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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**C. Discussion on Pool Restroom Access Controls**

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61 The Board Approved a proposal for access controls on the bathrooms from Action Security.

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MOTION TO:	Approve for access controls on the bathrooms from Action Security.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Harrison
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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**B. General Matters of the District**

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73 There were no general matters to discuss.

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90 **4. CONSENT AGENDA**

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92 **A. Consideration of Minutes of the Regular Meeting February 02, 2022**  
93 **B. Consideration of Operations and Maintenance Expenditures January 2022**  
94 **C. Consideration of Operations and Maintenance Expenditures February 2022**  
95 **D. Review of Financial Statements Month Ending February 28, 2022**  
96

97 The Board reviewed the Consent Agenda items.  
98

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

105  
106 **5. VENDOR/STAFF REPORTS**

- 107  
108 **A. District Counsel**  
109 **B. District Engineer**  
110 **C. District Manager**  
111

112 There were no additional reports from staff.  
113

114 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

115  
116 There were no audience questions or comments.  
117  
118

119 **7. SUPERVISOR REQUESTS AND COMMENTS**

120  
121 There were no comments or request by the supervisors at this time.  
122

123 **8. ADJOURNMENT**

MOTION TO:	Adjourn at 6:56 p.m.
MADE BY:	Supervisor Chichizola
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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

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

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

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

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

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

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

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

**Title:**

- Chairman**
- Vice Chairman**

**Title:**

- Secretary**
- Assistant Secretary**

*Recorded by Records Administrator*

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

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

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	75278	\$ 2,822.55		District Management - 3.23.2022
South Shore Landscape & Lawn, Inc.	72567	1,795.20		Landscape Maintenance - 3.8.2022
Zebra Cleaning Team Inc.	4766.	850.00		Pool Cleaning Service - March 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,467.75</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	0712968155 031422	\$ 92.84		Water Service Thru 3.09.2022
Tampa Electric	211003638973 031622.	92.82		Electric Service Thru 3.10.2022.
Tampa Electric	211003639179 031622.	1,355.76		Electric Service Thru 3.10.2022.
Tampa Electric	211003639344 031622.	452.65		Electric Service Thru 3.10.2022.
Tampa Electric	211003639526 031622.	745.14	<b>\$ 2,646.37</b>	Electric Service Thru 3.10.2022.
<b>Utilities Sub-Total</b>		<b>\$ 2,739.21</b>		
<b>Regular Services</b>				
Brandon Lock & Safe, Inc.	53057	\$ 155.00		Lock Repair Service - 3.8.2022
Solitude Lake Management	PI A00771960	207.74		Lake Management - 3.1.2022
Spearem Enterprises	5229	200.00		Emptying Garbage Cans - 3.14.2022
Spectrum	075386602030722	119.98		Internet Service - 4.5.2022
Stantec	1898170	456.00		Professional Service thru 3.09.2022
Suzanna M. Kimball	SK 030122	45.00		Cleaning Service - 3.1.2022
Suzanna M. Kimball	SK 030822	45.00		Pool Cleaning - 3.8.2022
Suzanna M. Kimball	SK 031522	45.00		Pool Cleaning Service - 3.15.2022
Suzanna M. Kimball	SK 032222	45.00		Pool Cleaning Service - 3.22.2022
Suzanna M. Kimball	SK 032922	45.00	<b>\$ 225.00</b>	Pool Cleaning Service - 3.29.2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services Sub-Total</b>		<b>\$ 1,373.72</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 9,580.68</b>		

**Approved (with any necessary revisions noted):**

---

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary

# Meritus Districts

A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#75278

**DATE**  
3/23/2022

**BILL TO**

**CUSTOMER ID**  
C2285

**NET TERMS**  
Net 30

Mirabella CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**PO#**

**DUE DATE**  
4/22/2022

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	18	Ea	0.15	2.70
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Postage - Postage- January	1	Ea	3.18	3.18
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00	150.00
<b>Subtotal</b>				2,822.55

<b>Subtotal</b>	\$2,822.55
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2,822.55

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070



South Shore Landscape and Lawn, Inc.

Invoice

PO Box 3553  
Apollo Beach, FL 33572  
813-334-2793

Date	Invoice #
3/8/2022	72567

Bill To
Mirabella

Description	Amount
Landscape maintenance for March.	1,795.20

Thank you for your business!	<b>Total</b>	\$1,795.20
	<b>Balance Due</b>	\$1,795.20

5390014609



Thanks For Your Business!

# INVOICE

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

DATE: MARCH 8, 2022  
INVOICE #4766  
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 March		\$850.00

SUBTOTAL  
SALES TAX  
TOTAL **\$850.00**

*ML*

Comments:

539001 4617



<b>CUSTOMER NAME</b> MIRABELLA CDD	<b>ACCOUNT NUMBER</b> 0712968155	<b>BILL DATE</b> 03/14/2022	<b>DUE DATE</b> 04/04/2022
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



**Service Address:** 14306 ROMEO BLVD

Hillsborough County Florida

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	02/08/2022	7016	03/09/2022	7047	3100 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$9.36
Water Base Charge	\$17.30
Water Usage Charge	\$2.64
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$16.71
<b>Total Service Address Charges</b>	<b>\$92.84</b>

**Summary of Account Charges**

Previous Balance	\$108.58
Net Payments - Thank You	\$-108.58
<b>Total Account Charges</b>	<b>\$92.84</b>
<b>AMOUNT DUE</b>	<b>\$92.84</b>

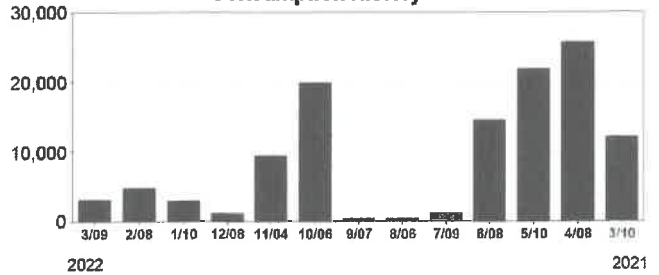
**Important Message**

Bill Payment System Updates Coming April 28. Water Resources Department is making system changes to enhance data security and improve services. Customers will get instructions on how to re-register their online accounts in April.

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

Received  
MAR 21 2022

**Consumption History**



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

Hillsborough County Florida

**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

501 8

<b>DUE DATE</b>	04/04/2022
<b>AMOUNT DUE</b>	\$92.84
<b>AMOUNT PAID</b>	

0007129681552

30  
0000092841

Statement Date: 03/16/2022  
Account: 211003638973

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



Current month's charges:	\$92.82
Total amount due:	\$92.82
Payment Due By:	04/06/2022

**Your Account Summary**

Previous Amount Due	\$24.44
Payment(s) Received Since Last Statement	-\$24.44
<b>Current Month's Charges</b>	<b>\$92.82</b>
<b>Total Amount Due</b>	<b>\$92.82</b>

00000100-0001090-Page 21 of 26

**One Less Worry :)**

Paperless Billing -  
Contact free;  
worry free!



**Sign up for free today!**

[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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



**SCAM AWARE TIP:**

Remember, we will never call to ask for your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003638973

Current month's charges:	\$92.82
Total amount due:	\$92.82
Payment Due By:	04/06/2022
<b>Amount Enclosed</b>	<b>\$</b> _____

603235646276

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:** 03/16/2022  
**Current month's charges due** 04/06/2022



**Details of Charges – Service from 02/10/2022 to 03/10/2022**

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

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

Meter Location: SIGN-IRR

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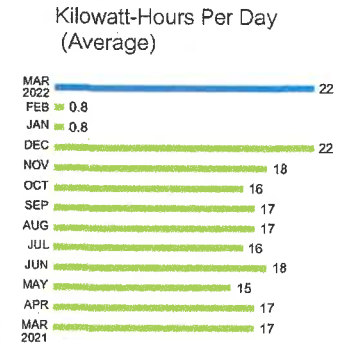
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	03/10/2022	8,720		8,080		640 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	640 kWh @ \$0.07014/kWh	\$44.89
Fuel Charge	640 kWh @ \$0.03057/kWh	\$19.56
Storm Protection Charge	640 kWh @ \$0.00315/kWh	\$2.02
Clean Energy Transition Mechanism	640 kWh @ \$0.00402/kWh	\$2.57
Florida Gross Receipt Tax		\$2.32
<b>Electric Service Cost</b>		<b>\$92.82</b>

**Total Current Month's Charges**

**\$92.82**

**Tampa Electric Usage History**





Statement Date: 03/16/2022  
Account: 211003639179

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



Current month's charges:	\$1,355.76
Total amount due:	\$1,355.76
Payment Due By:	04/06/2022

### Your Account Summary

Previous Amount Due	\$1,355.76
Payment(s) Received Since Last Statement	-\$1,355.76
<b>Current Month's Charges</b>	<b>\$1,355.76</b>
<b>Total Amount Due</b>	<b>\$1,355.76</b>



## One Less Worry :)

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worry free!



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



### SCAM AWARE TIP:

Remember, we will never call to ask for your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$1,355.76
Total amount due:	\$1,355.76
Payment Due By:	04/06/2022

**Amount Enclosed** \$ \_\_\_\_\_  
603235646277

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:** 03/16/2022  
**Current month's charges due** 04/06/2022



## Details of Charges – Service from 02/10/2022 to 03/10/2022

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	490 kWh @ \$0.03076/kWh	\$15.07
Fixture & Maintenance Charge	35 Fixtures	\$661.50
Lighting Pole / Wire	35 Poles	\$658.35
Lighting Fuel Charge	490 kWh @ \$0.03008/kWh	\$14.74
Storm Protection Charge	490 kWh @ \$0.01028/kWh	\$5.04
Clean Energy Transition Mechanism	490 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$0.90
<b>Lighting Charges</b>		<b>\$1,355.76</b>
<b>Total Current Month's Charges</b>		<b>\$1,355.76</b>

00000100-0001088-Page 17 of 26

## Important Messages

### Fuel increase will raise outdoor 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 effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to view the outdoor lighting rates.

Statement Date: 03/16/2022  
Account: 211003639344

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



Current month's charges:	\$452.65
Total amount due:	\$452.65
Payment Due By:	04/06/2022

**Your Account Summary**

Previous Amount Due	\$452.31
Payment(s) Received Since Last Statement	-\$452.31
<b>Current Month's Charges</b>	<b>\$452.65</b>
<b>Total Amount Due</b>	<b>\$452.65</b>

Received  
MAR 21 2022

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worry free!



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



**SCAM AWARE TIP:**

Remember, we will never call to ask for your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$452.65
Total amount due:	\$452.65
Payment Due By:	04/06/2022
<b>Amount Enclosed</b>	<b>\$</b> <u>603235646278</u>

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

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

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Account: **211003639344**  
 Statement Date: 03/16/2022  
 Current month's charges due **04/06/2022**



## Details of Charges – Service from 02/10/2022 to 03/10/2022

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

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

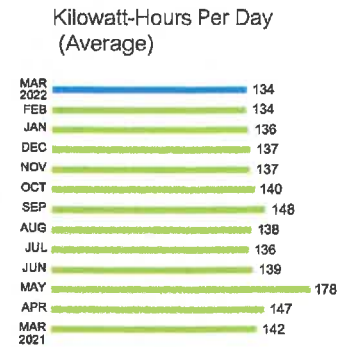
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	03/10/2022	13,831		9,939		3,892 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	3,892 kWh @ \$0.07014/kWh	\$272.98
Fuel Charge	3,892 kWh @ \$0.03057/kWh	\$118.98
Storm Protection Charge	3,892 kWh @ \$0.00315/kWh	\$12.26
Clean Energy Transition Mechanism	3,892 kWh @ \$0.00402/kWh	\$15.65
Florida Gross Receipt Tax		\$11.32
<b>Electric Service Cost</b>		<b>\$452.65</b>

### Total Current Month's Charges

**\$452.65**

### Tampa Electric Usage History



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Statement Date: 03/16/2022  
Account: 211003639526

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



Current month's charges:	\$745.14
Total amount due:	\$745.14
Payment Due By:	04/06/2022

### Your Account Summary

Previous Amount Due	\$745.14
Payment(s) Received Since Last Statement	-\$745.14
<b>Current Month's Charges</b>	<b>\$745.14</b>
<b>Total Amount Due</b>	<b>\$745.14</b>

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# One Less Worry :)

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



### SCAM AWARE TIP:

Remember, we will never call to ask for your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$745.14
Total amount due:	\$745.14
Payment Due By:	04/06/2022

**Amount Enclosed** \$ \_\_\_\_\_  
603235646279

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:** 03/16/2022  
**Current month's charges due** 04/06/2022



## Details of Charges – Service from 02/10/2022 to 03/10/2022

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	806 kWh @ \$0.03076/kWh	\$24.79
Fixture & Maintenance Charge	19 Fixtures	\$328.68
Lighting Pole / Wire	19 Poles	\$357.39
Lighting Fuel Charge	806 kWh @ \$0.03008/kWh	\$24.24
Storm Protection Charge	806 kWh @ \$0.01028/kWh	\$8.29
Clean Energy Transition Mechanism	806 kWh @ \$0.00033/kWh	\$0.27
Florida Gross Receipt Tax		\$1.48

**Lighting Charges** **\$745.14**

**Total Current Month's Charges** **\$745.14**

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## Important Messages

### Fuel increase will raise outdoor 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 effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to view the outdoor lighting rates.



**Brandon Lock & Safe, Inc.**

4630 Eagle Falls Place  
 Tampa, FL 33619  
 813-655-4200

LOCK & SAFE, inc.

Lic. HCLOC14006

**Invoice**

<b>Invoice Date</b>	<b>Invoice #</b>	<b>Terms</b>
3/8/2022	53057	
<b>P.O. No.</b>		Net 30
<b>Due Date</b>		4/7/2022

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

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

Qty	Description	Rate	Amount
1	Labor To: 4 ct. rekey lock cylinders Rekeyed 2 deadbolts & 2 KNK levers on clubhouse to new user key. Tested with Mindy for proper operation. 2 keys total given.	80.00	80.00
1	Service call	75.00	75.00
	Date of Service: 3/1/22		0.00
	Signed for by: Mindy Jacobson		

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

<b>Subtotal</b>	\$155.00
<b>Sales Tax (7.5%)</b>	\$0.00
<b>Total</b>	\$155.00
<b>Payments Credits</b>	\$0.00

**Balance Due** **\$155.00**

Your Security Specialists - Since 1997. Thank you for your business! 5390914602



**INVOICE**

Invoice Number: PI-A00771960  
 Invoice Date: 03/01/22  
 PROPERTY: Mirabella

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

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

<b>CUSTOMER ID</b> 8108	<b>CUSTOMER PO</b>	<b>Payment Terms</b> Net 30	
<b>Sales Rep ID</b> Mychal Manolatos	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b> 03/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 03/01/22 - 03/31/22 Lake & Pond Management Services		207.74	207.74

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

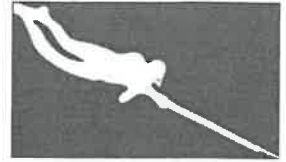
<b>Subtotal</b>	<b>207.74</b>
Sales Tax	0.00
Total Invoice	207.74
Payment Received	0.00
<b>TOTAL</b>	<b>207.74</b>

53900 / 4307



# Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
727-364-3349  
spearem.jmb@gmail.com



## INVOICE

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

INVOICE 5229  
DATE 03/15/2022  
TERMS Net 15  
DUE DATE 03/30/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 2-21-2022 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 2-28-2022 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-7-2022 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-14-2022 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 arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

**\$200.00**

5390014602

March 7, 2022  
 Invoice Number: 075386602030722  
 Account Number: 0050753866-02  
 Security Code: 3706  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

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

**Summary** *Services from 03/06/22 through 04/05/22  
 details on following pages*

Previous Balance	114.98
Payments Received - Thank You	-114.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
<b>Total Due by 03/23/22</b>	<b>\$119.98</b>

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
 7835 1610 NO RP 07 03072022 NNNNNY 01 000253 0001

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



Received  
 MAR 14 2022

**NEWS AND INFORMATION**

**Unreturned Equipment Information.** Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- Digital Receiver decreases from \$103.00 to \$97.00.
- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) increases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.

**STOP OVERPAYING FOR BUSINESS PHONE SERVICE.** Add Spectrum Business Voice for \$29.99/mo and get advanced business phone unlimited long distance and 35+ features. **Call today 1-855-280-4165!**

**STOP OVERPAYING FOR TV SERVICE.** Add Spectrum Business TV Essentials for only \$19.99/mo and get unbeatable entertainment for less. **Call 1-855-297-5172!**

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** You're pre-approved to get Spectrum Mobile for your business. Get unlimited data, text and talk for \$29.99/mo per line with 2+ lines. Taxes are included! **Call 1-866-659-3397.**

March 7, 2022

**MIRABELLA CDD**

Invoice Number: 075386602030722  
 Account Number: 0050753866-02  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

<b>Total Due by 03/23/22</b>	<b>\$119.98</b>
<b>Amount you are enclosing</b>	<b>\$</b>

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



March 7, 2022



Invoice Number:  
Account Number:  
Security Code:

MIRABELLA CDD  
075386602030722  
0050753866-02  
3706

**Contact Us**

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

7635 1610 NO RP 07 03072022 NNNNNY 01 000253 0001

**Charge Details**

Previous Balance		114.98
Payments Received - Thank You	02/24	-114.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/07/22 will appear on your next bill.

Services from 03/06/22 through 04/05/22

**Spectrum Business™ Internet**

Spectrum Business Internet	119.99
Static IP 1	19.99
Promotional Discount	-20.00
	<b>\$119.98</b>

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

**Current Charges** **\$119.98**  
**Total Due by 03/23/22** **\$119.98**

**Billing Information**

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

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

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

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://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](http://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](http://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** - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Payment Options**

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

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

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



**Invoice Number** 1898170  
**Invoice Date** March 9, 2022  
**Purchase Order** 215612179  
**Customer Number** 99870  
**Project Number** 215612179

**Bill To**

Mirabella Community Development District  
 Accounts Payable  
 c/o Meritus Districts  
 2005 Pan Am Circle Suite 300  
 Tampa FL 33607  
 United States

**Please Remit To**

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

---

**Project** **Mirabella CDD**  
 Project Manager Stewart, Tonja L For Period Ending **February 25, 2022**  
 Current Invoice Total (USD) 456.00

SWFWMD site observation and Certification

**Top Task** 2022 2022 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	144.00	144.00
Stewart, Tonja L	1.50	208.00	312.00
<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>456.00</u>

Top Task Subtotal 2022 FY General Consulting 456.00

**Total Fees & Disbursements** 456.00  
**INVOICE TOTAL (USD)** 456.00

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

51300 / 3103  
 @m  
 m.

Please contact Summer Fillinger if you have any questions concerning this invoice.  
 Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)  
**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***  
 Thank you.

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

## Invoice

---

**Date: 3/1/2022**

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

**From:** Suzanna M. Kimball

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

---

### **Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 3/1/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

**Suzanna M. Kimball**

2800 East 113<sup>th</sup> Ave

Unit 203

Tampa, FL 33612

Telephone (813) 389-4189

---

**Invoice**

---

**Date:** 3/8/2022

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 3/8/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**Payment due upon receipt.**

**THANK YOU!**

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

## Invoice

---

**Date:** 3/15/2022

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 3/15/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

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

---

**Invoice**

---

**Date: 3/22/2022**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 3/22/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**



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

---

**Invoice**

---

**Date: 3/29/2022**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

**Pool Bathroom Cleaning** Services Tuesday 3/29/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Solitude Lake Management	PI A00789022	\$ 207.74		Lake & Pond Management - 4.01.2022
South Shore Landscape & Lawn, Inc.	72606	1,795.20		Landscape Maintenance - April
Zebra Cleaning Team Inc.	4800	850.00		Pool Cleaning Service - April
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,852.94</b>		
<b>Variable Contract</b>				
Supervisor: Keri Chichizola	KC 040722	\$ 200.00		Supervisor Fee - 4.07.2022
Supervisor: Mercedes Harrison	MH 040722	200.00		Supervisor Fee - 4.07.2022
Supervisor: Mindy Jacobson	MJ 040722	200.00		Supervisor Fee - 4.07.2022
<b>Variable Contract Sub-Total</b>		<b>\$ 600.00</b>		
<b>Utilities</b>				
BOCC	0712968155 041422	\$ 83.87		Water Service Thru 4.07.2022
Spectrum	075386602040722	119.98		Internet Services Thru 5.05.2022
Tampa Electric	211003638973 041422	127.87		Electric Service Thru 4.08.2022
Tampa Electric	211003639179 041422	1,361.06		Electric Service Thru 4.08.2022
Tampa Electric	211003639344 041422	464.23		Electric Service Thru 4.08.2022
Tampa Electric	211003639526 04142022	753.86	<b>\$ 2,707.02</b>	Electric Service Thru 4.08.2022
<b>Utilities Sub-Total</b>		<b>\$ 2,910.87</b>		
<b>Regular Services</b>				
Owens Electric	20225796	\$ 1,555.00		Electric Repairs & Installation - 4.12.2022
Owens Electric	20225797	1,555.00	<b>\$ 3,110.00</b>	Electric Repairs & Installation - 4.12.2022
South Shore Landscape & Lawn, Inc.	72617	295.88		Landscape Maintenance - 4.05.2022
Spearem Enterprises	5266	200.00		Cleaning Services Thru 4.11.2022
Stantec	1909698	108.00		Consultation Services - 4.06.2022

Mirabella Community Development District
Summary of Operations and Maintenance Invoices

Table with 5 columns: Vendor, Invoice/Account Number, Amount, Vendor Total, Comments/Description. Rows include vendors like Straley Robin Vericker and Suzanna M. Kimball, with sub-totals for Regular Services (\$4,769.10) and Additional Services (\$0.00), and a grand total of \$11,132.91.

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary



**INVOICE**

Invoice Number: PI-A00789022  
 Invoice Date: 04/01/22

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

**PROPERTY:** Mirabella

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

<b>CUSTOMER ID</b> 8108	<b>CUSTOMER PO</b>	<b>Payment Terms</b> Net 30	
<b>Sales Rep ID</b> Mychal Manolatos	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b> 05/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/22 - 04/30/22 Lake & Pond Management Services		207.74	207.74

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>207.74</b>
Sales Tax	0.00
Total Invoice	207.74
Payment Received	0.00
<b>TOTAL</b>	<b>207.74</b>

*Handwritten initials: CM/BL*

*Handwritten: 53900/4307*

# INVOICE

**Mailing Address**  
PO Box  
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com  
813-376-6110  
www.southshorelandscapeandlawn.com



Mirabella

**Bill to**  
Mirabella

**Invoice details**  
Invoice no. : 72606  
Invoice date : 04/05/2022  
Terms : Net 30

Product or service	Amount
1. <b>Maintenance</b> Landscape maintenance for April.	\$1,795.20

Total

**\$1,795.20**

53900 / 4604



Thanks For Your Business!

# INVOICE

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

DATE: APRIL 11, 2022  
INVOICE #4800  
EXPIRATION DATE

TO Mirabella  
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning April		\$850.00

SUBTOTAL  
SALES TAX  
TOTAL **\$850.00**

*Handwritten initials: a1, Bg*

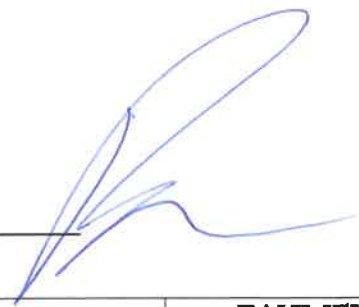
*Handwritten number: 53900/4617*

Comments:

**MIRABELLA CDD**

MEETING DATE: April 7, 2022

DMS Staff Signature: BRYAN RADCLIFF



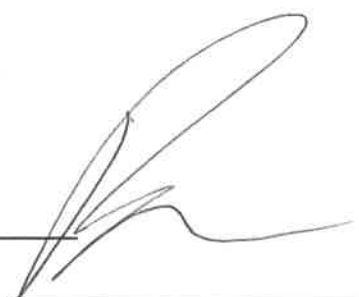
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	NO	SALARY WAIVED	\$0
Trivia M. Kimbrough	NO	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

KC 040722

**MIRABELLA CDD**

MEETING DATE: April 7, 2022

DMS Staff Signature: BRYAN RADCLIFF



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	NO	SALARY WAIVED	\$0
Trivia M. Kimbrough	NO	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

MH040722



**MIRABELLA CDD**

MEETING DATE: April 7, 2022

DMS Staff Signature: BRYAN RADCLIFF



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	NO	SALARY WAIVED	\$0
Trivia M. Kimbrough	NO	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

MJ040722



<b>CUSTOMER NAME</b> MIRABELLA CDD	<b>ACCOUNT NUMBER</b> 0712968155	<b>BILL DATE</b> 04/14/2022	<b>DUE DATE</b> 05/05/2022
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



**Service Address:** 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	03/09/2022	7047	04/07/2022	7098	5100 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$15.40
Water Base Charge	\$17.30
Water Usage Charge	\$4.34
Sewer Base Charge	\$41.85

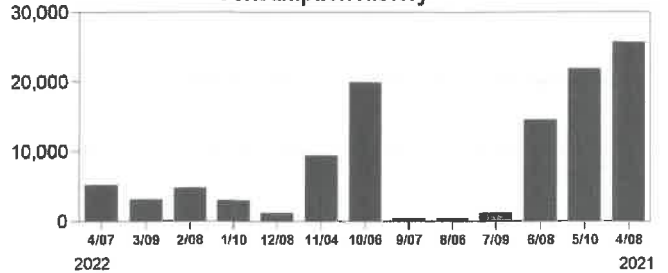
**Summary of Account Charges**

Previous Balance	\$92.84
Net Payments - Thank You	\$-92.84
<b>Total Account Charges</b>	<b>\$83.87</b>
<b>AMOUNT DUE</b>	<b>\$83.87</b>

**Important Message**

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) and select paper delivery.

**Consumption History**



Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 0712968155**



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

Received  
 5028  
 APR 18 2022

<b>DUE DATE</b>	05/05/2022
<b>AMOUNT DUE</b>	\$83.87
<b>AMOUNT PAID</b>	

April 7, 2022  
 Invoice Number: 075386602040722  
 Account Number: 0050753866-02  
 Security Code: 3706  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

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

**Summary** *Services from 04/06/22 through 05/05/22  
 details on following pages*

Previous Balance	119.98
Payments Received - Thank You	-119.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
<b>Total Due by 04/23/22</b>	<b>\$119.98</b>

**NEWS AND INFORMATION**

**STOP OVERPAYING FOR BUSINESS PHONE SERVICE.** Add Spectrum Business Voice for \$29.99/mo and get advanced business phone unlimited long distance and 35+ features. **Call today 1-855-280-4165!**

**STOP OVERPAYING FOR TV SERVICE.** Add Spectrum Business TV Essentials for only \$19.99/mo and get unbeatable entertainment for less. **Call 1-855-297-5172!**

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** You're pre-approved to get Spectrum Mobile for your business. Get unlimited data, text and talk for \$29.99/mo per line with 2+ lines. Taxes are included! **Call 1-866-659-3397.**



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

April 7, 2022

**MIRABELLA CDD**

Invoice Number: 075386602040722  
 Account Number: 0050753866-02  
 Service At: 14306 ROMEO BLVD  
 WIMAUMA, FL 33598-0016

<b>Total Due by 04/23/22</b>	<b>\$119.98</b>
<b>Amount you are enclosing</b>	\$



Received

APR 14 2022

**Please Remit Payment To:**  
 CHARTER COMMUNICATIONS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



Invoice Number: MIRABELLA CDD  
 Account Number: 075386602040722  
 Security Code: 0050753866-02  
 3706

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

7635 1610 NO RP 07 04072022 NNNNNY 01 000261 0001

**Charge Details**

Previous Balance		119.98
Payments Received - Thank You	03/24	-119.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/07/22 will appear on your next bill.

Services from 04/06/22 through 05/05/22

**Spectrum Business™ Internet**

Spectrum Business Internet	119.99
Static IP 1	19.99
Promotional Discount	-20.00
	<b>\$119.98</b>

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

**Current Charges** **\$119.98**  
**Total Due by 04/23/22** **\$119.98**

**Billing Information**

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

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

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

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

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://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](http://SpectrumBusiness.net).

**It's convenient** – you can access your statement through [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's secure** – we deliver securely to your [SpectrumBusiness.net](http://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** - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



**Payment Options**

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

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

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



Statement Date: 04/14/2022  
Account: 211003638973

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



Current month's charges:	\$127.87
Total amount due:	\$127.87
Payment Due By:	05/05/2022

**Your Account Summary**

Previous Amount Due	\$92.82
Payment(s) Received Since Last Statement	-\$92.82
<b>Current Month's Charges</b>	<b>\$127.87</b>
<b>Total Amount Due</b>	<b>\$127.87</b>

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**WAIT** two  
business days



Start  
**DIGGING!**

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003638973

Current month's charges:	\$127.87
Total amount due:	\$127.87
Payment Due By:	05/05/2022

**Amount Enclosed** \$ 626692413330

REC-111

APR 18 2022

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

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



**Account:** 211003638973  
**Statement Date:** 04/14/2022  
**Current month's charges due** 05/05/2022



## Details of Charges – Service from 03/11/2022 to 04/08/2022

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	04/08/2022	9,589		8,720		869 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	869 kWh @ \$0.07035/kWh	\$61.13
Fuel Charge	869 kWh @ \$0.04126/kWh	\$35.85
Storm Protection Charge	869 kWh @ \$0.00315/kWh	\$2.74
Clean Energy Transition Mechanism	869 kWh @ \$0.00402/kWh	\$3.49
Florida Gross Receipt Tax		\$3.20

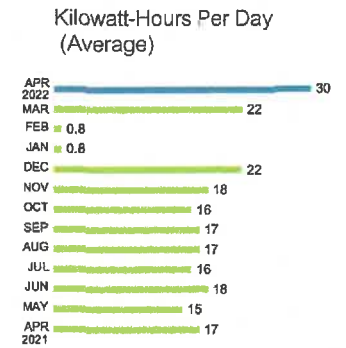
**Electric Service Cost**

**\$127.87**

### Total Current Month's Charges

**\$127.87**

### Tampa Electric Usage History



00000063-0000659-Page 5 of 18

Statement Date: 04/14/2022  
Account: 211003639179

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



Current month's charges:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	05/05/2022

**Your Account Summary**

Previous Amount Due	\$1,355.76
Payment(s) Received Since Last Statement	-\$1,355.76
<b>Current Month's Charges</b>	<b>\$1,361.06</b>
<b>Total Amount Due</b>	<b>\$1,361.06</b>

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**WAIT** two  
business days



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	05/05/2022

**Amount Enclosed** \$ \_\_\_\_\_  
626692413331

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

00000063-0000660-Page 7 of 18

**Account:** 211003639179  
**Statement Date:** 04/14/2022  
**Current month's charges due** 05/05/2022



**Details of Charges – Service from 03/11/2022 to 04/08/2022**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	490 kWh @ \$0.03079/kWh	\$15.09
Fixture & Maintenance Charge	35 Fixtures	\$661.50
Lighting Pole / Wire	35 Poles	\$658.35
Lighting Fuel Charge	490 kWh @ \$0.04060/kWh	\$19.89
Storm Protection Charge	490 kWh @ \$0.01028/kWh	\$5.04
Clean Energy Transition Mechanism	490 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$1.03

**Lighting Charges**

**\$1,361.06**

**Total Current Month's Charges**

**\$1,361.06**

0000063-0000661-Page 8 of 18



Statement Date: 04/14/2022  
Account: 211003639344

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



Current month's charges:	\$464.23
Total amount due:	\$464.23
Payment Due By:	05/05/2022

**Your Account Summary**

Previous Amount Due	\$452.65
Payment(s) Received Since Last Statement	-\$452.65
<b>Current Month's Charges</b>	<b>\$464.23</b>
<b>Total Amount Due</b>	<b>\$464.23</b>

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

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

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



**WAIT** two  
business days



**Start**  
**DIGGING!**

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information.

Account: 211003639344

Current month's charges:	\$464.23
Total amount due:	\$464.23
Payment Due By:	05/05/2022

**Amount Enclosed** \$ \_\_\_\_\_  
626692413332

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:** 04/14/2022  
**Current month's charges due** 05/05/2022



**Details of Charges – Service from 03/11/2022 to 04/08/2022**

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	04/08/2022	17,461		13,831		3,630 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	3,630 kWh @ \$0.07035/kWh	\$255.37
Fuel Charge	3,630 kWh @ \$0.04126/kWh	\$149.77
Storm Protection Charge	3,630 kWh @ \$0.00315/kWh	\$11.43
Clean Energy Transition Mechanism	3,630 kWh @ \$0.00402/kWh	\$14.59
Florida Gross Receipt Tax		\$11.61

**Electric Service Cost**

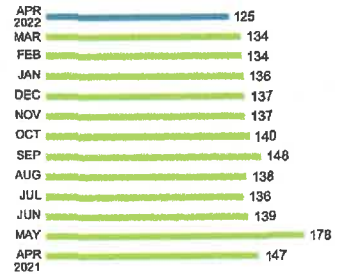
**\$464.23**

**Total Current Month's Charges**

**\$464.23**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day (Average)



00000063-0000663-Page 13 of 18

Statement Date: 04/14/2022  
Account: 211003639526

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



Current month's charges:	\$753.86
Total amount due:	\$753.86
Payment Due By:	05/05/2022

**Your Account Summary**

Previous Amount Due	\$745.14
Payment(s) Received Since Last Statement	-\$745.14
<b>Current Month's Charges</b>	<b>\$753.86</b>
<b>Total Amount Due</b>	<b>\$753.86</b>

00000063-0000664- Page 15 of 18

**One Less Worry :)**

Paperless Billing -  
Contact free;  
worry free!



**Sign up for free today!**

[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

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

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



**WAIT** two  
business days



**Start DIGGING!**

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211003639526

Current month's charges:	\$753.86
Total amount due:	\$753.86
Payment Due By:	05/05/2022

**Amount Enclosed** \$ \_\_\_\_\_  
626692413333

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

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

**Account:** 211003639526  
**Statement Date:** 04/14/2022  
**Current month's charges due** 05/05/2022



**Details of Charges – Service from 03/11/2022 to 04/08/2022**

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	806 kWh @ \$0.03079/kWh	\$24.82
Fixture & Maintenance Charge	19 Fixtures	\$328.68
Lighting Pole / Wire	19 Poles	\$357.39
Lighting Fuel Charge	806 kWh @ \$0.04060/kWh	\$32.72
Storm Protection Charge	806 kWh @ \$0.01028/kWh	\$8.29
Clean Energy Transition Mechanism	806 kWh @ \$0.00033/kWh	\$0.27
Florida Gross Receipt Tax		\$1.69

**Lighting Charges** **\$753.86**

**Total Current Month's Charges** **\$753.86**

0000063-000065-Page 17 of 18



2242 Industrial Blvd.  
Sarasota, FL 34234

941.355.0035

# Invoice

Date	Invoice #
4/12/22	20225796

Bill To
Mirabella C/o Meritus Corp

Description	Qty	DISPATCH	TERMS	P.O. NUMBER
			COD	2022_5244
		Rate		Amount
Proposal #: 2022_5244			0.00	0.00
<p>Installation of new LED Motion Sensor Light Fixtures around Clubhouse:</p> <p>Installation of (4) new LED 270-degree motion sensor light fixtures around clubhouse (see attached picture for exact locations). Install new romex wiring from existing electrical panel to (4) locations around clubhouse. New wiring will be installed in attic of clubhouse and dropped through exterior soffit in each location. Install new outdoor rated flexible conduit through soffit to each light location. Install (4) new round outdoor bell boxes for each new light. Install (4) new integrated led 280-degree white motion sensor lights on each new bell box. Install new breaker to control new motion lights. Make all connections, check for proper operation.</p> <p>Total Proposal:\$3,110</p> <p>Due Upon Acceptance - 4/11/2022</p> <p>Sales Tax</p>			1,555.00	1,555.00
			0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		<b>Total</b>		\$1,555.00
		<b>Payments/Credits</b>		\$0.00
<p><i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i></p>		<b>Balance Due</b>		\$1,555.00





# INVOICE

**Mailing Address**  
PO Box  
Apollo Beach, FL 33572

southshorelandscapeandlawn@gmail.com  
813-376-6110  
www.southshorelandscapeandlawn.com



Mirabella

**Bill to**  
Mirabella

**Invoice details**  
Invoice no. : 72617  
Invoice date : 04/05/2022  
Terms : Net 30

Product or service		Amount
1. <b>Scope of Work</b>		\$0.00
irrigation audit repairs		
2. <b>Irrigation Parts</b>	12 units x \$1.82	\$21.84
Rain Bird nozzle		
3. <b>Irrigation Parts</b>	1 unit x \$12.84	\$12.84
6" pop up spray head		
4. <b>Irrigation Parts</b>	1 unit x \$2.54	\$2.54
4" pop up spray head		
5. <b>Irrigation Parts</b>	3 units x \$11.22	\$33.66
mister		
6. <b>Labor</b>	3 units x \$75.00	\$225.00
	<b>Total</b>	<b>\$295.88</b>

**Note to customer**

Thank you for your business!

*Handwritten:* 539001 4611  
*Handwritten:* 04/05/22



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

IRRIGATION AUDIT LOCATION: Mirabella

DATE: 03-18-2022

ZONE 1: replaced 2 nozzles
ZONE 2: replaced 1 mister and 1 nozzle
ZONE 3: replaced 1 (4") pop up spray head and 1 nozzle
ZONE 4: zone is working properly
ZONE 5: zone is working properly
ZONE 6: zone is working properly
ZONE 7: zone is working properly
ZONE 8: zone is working properly
ZONE 9: zone is working properly
ZONE 10: replaced 1 mister and 1 nozzle
ZONE 11: zone is working properly
ZONE 12: replaced 1 (6") pop up spray head an 2 nozzles
ZONE 13: replaced 1 mister and 1 nozzle
ZONE 14: zone is working properly
ZONE 15: replaced 2 nozzles
ZONE 16: zone is working properly
ZONE 17: zone is working properly
ZONE 18: zone is working properly
ZONE 19: replaced 2 nozzles

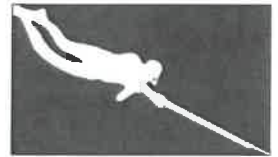


Zone 20: zone is working properly
Zone 21: zone is working properly
Zone 22:
Zone 23:
Zone 24:
Zone 25:
Zone 26:
Zone 27:
Zone 28:
Zone 29:

**NOTES:**


**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335  
 Land O' Lakes, FL 34638  
 +1 8139979520  
 spearem.jmb@gmail.com



**INVOICE**

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

INVOICE 5266  
 DATE 04/10/2022  
 TERMS Net 15  
 DUE DATE 04/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 3-21-2022 Empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 3-28-2022 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 4-4-2022 empty all garbage cans (3) including mailbox area put in garbage and recycle bins and put them out Friday for Saturday am pick up. Weekly Service	1	50.00	50.00
Labor 4-11-2022 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 arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

**\$200.00**

*AM*

53900 / 4602



**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

March 23, 2022  
Client: 001295  
Matter: 000001  
Invoice #: 21190

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

**SERVICES**

Date	Person	Description of Services	Hours	Amount
2/21/2022	DCC	ATTEND TO MATTERS RELATING TO SENDING WELCOME LETTERS AND INFORMATION TO NEW SUPERVISORS.	0.2	\$57.00
2/21/2022	LB	REVIEW RECENT MEETING MINUTES RE APPOINTMENTS OF M. HARRISON AND K. CHICHIZOLA TO THE BOARD OF SUPERVISORS; PREPARE CORRESPONDENCE AND MEMOS TO M. HARRISON AND K. CHICHIZOLA RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS WELCOME PACKAGES.	0.8	\$128.00
2/23/2022	LB	REVIEW STATUS OF SEATS UP FOR 2022 GENERAL ELECTION AND ADD TO SPREADSHEET FOR PREPARING PUBLICATION AD RE QUALIFYING PERIOD.	0.2	\$32.00
3/8/2022	DCC	PREPARE ADVERTISEMENT AND RESOLUTION FOR 2022 ELECTION; TRANSMIT TO DISTRICT MANAGER.	0.5	\$142.50
Total Professional Services			1.7	\$359.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
2/21/2022	Postage	\$3.52
3/15/2022	Photocopies	\$2.70
Total Disbursements		\$6.22

March 23, 2022

Client: 001295

Matter: 000001

Invoice #: 21190

Page: 2

Total Services	\$359.50
Total Disbursements	\$6.22
Total Current Charges	\$365.72
Previous Balance	\$149.50
Less Payments	(\$149.50)
<b>PAY THIS AMOUNT</b>	<b>\$365.72</b>

*514001 3107*

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

April 25, 2022

Client: 001295

Matter: 000001

Invoice #: 21332

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/4/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
4/5/2022	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2015 BONDS.	0.3	\$49.50
4/11/2022	DCC	REVIEW QUARTERLY DISSEMINATION REPORT.	0.4	\$122.00
4/11/2022	MS	PREPARE RESOLUTION SETTING PUBLIC HEARING AND APPROVING BUDGET FOR 2022/2023.	0.4	\$66.00
4/12/2022	DCC	REVIEW AND FINALIZE RESOLUTION SETTING PUBLIC HEARING.	0.3	\$91.50
4/13/2022	MS	FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING TO DISTRICT MANAGER.	0.1	\$16.50
4/14/2022	LB	FINALIZE QUARTERLY REPORTS; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2013 BONDS; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2015 BONDS.	0.2	\$33.00
Total Professional Services			1.9	\$439.50

April 25, 2022

Client: 001295

Matter: 000001

Invoice #: 21332

Page: 2

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Total Services	\$439.50	
Total Disbursements	\$0.00	
Total Current Charges		\$439.50
Previous Balance		\$365.72
Less Payments		(\$365.72)
<b>PAY THIS AMOUNT</b>		<b>\$439.50</b>

*Handwritten:* ai  
Bz  
\$1400 / 3107

*Please Include Invoice Number on all Correspondence*

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

## **Invoice**

---

**Date: 4/5/2022**

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

**From:** Suzanna M. Kimball

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

---

### **Mirabella CDD**

<u>Pool Bathroom Cleaning</u> Services Tuesday 4/5/2022	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 4/5/2022	\$70.00

**Total Amount Due \$115.00**

---

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

**THANK YOU!**



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

---

**Invoice**

---

**Date: 4/12/2022**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 4/12/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

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

---

**Invoice**

---

**Date: 4/19/2022**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 4/19/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

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

---

**Invoice**

---

**Date:** 4/26/2022

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 4/26/2022 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

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

**THANK YOU!**

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2022



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

**Mirabella**  
Balance Sheet  
As of 4/30/2022  
(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
<b>Assets</b>							
Cash-Operating Account	167,751	0	0	0	0	0	167,751
Investment-Revenue 2013 (3900)	0	111,911	0	0	0	0	111,911
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	51,451	0	0	0	0	51,451
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,651	0	0	0	0	150,651
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	8,415	0	0	0	8,415
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	500	0	0	0	500
Investment-Reserve 2015 (5004)	0	0	11,290	0	0	0	11,290
Investment-Revenue 2015 (5005)	0	0	17,037	0	0	0	17,037
Accounts Receivable - Other	160	0	0	0	0	0	160
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	1	0	0	0	0	0	1
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	1,482,191	1,482,191
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>170,606</b>	<b>314,289</b>	<b>37,242</b>	<b>0</b>	<b>1,603,075</b>	<b>1,760,500</b>	<b>3,885,712</b>
<b>Liabilities</b>							
Accounts Payable	0	0	0	0	0	0	0
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	1,480,000	1,480,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	280,500	280,500
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,760,500</b>	<b>1,760,500</b>

**Mirabella**  
Balance Sheet  
As of 4/30/2022  
(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	256,171	29,264	0	0	0	285,436
Fund Balance-Unreserved	83,104	0	0	0	0	0	83,104
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	87,502	58,118	7,978	0	0	0	153,597
Total Fund Equity & Other Credits	<u>170,606</u>	<u>314,289</u>	<u>37,242</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,125,212</u>
Total Liabilities & Fund Equity	<u><u>170,606</u></u>	<u><u>314,289</u></u>	<u><u>37,242</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,760,500</u></u>	<u><u>3,885,712</u></u>

Mirabella  
**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	169,974	(2,006)	(1)%
Other Miscellaneous Revenues				
Rental Revenue	<u>0</u>	<u>150</u>	<u>150</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>171,980</u>	<u>170,124</u>	<u>(1,856)</u>	<u>(1)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	2,400	2,600	(200)	(8)%
Financial & Administrative				
District Manager	27,000	13,500	13,500	50 %
District Engineer	1,750	1,020	730	42 %
Disclosure Report	5,000	2,500	2,500	51 %
Trustees Fees	5,655	3,500	2,155	38 %
Auditing Services	5,200	0	5,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	310	(110)	(55)%
Public Officials Insurance	3,256	0	3,256	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	659	(484)	(277)%
Office Supplies	100	0	100	100 %
Website Administration	1,200	800	400	33 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	6,453	(2,453)	(61)%
Electric Utility Services				
Electric Utility Services	25,000	17,364	7,636	31 %
Water-Sewer Combination Services				
Water Utility Services	2,000	869	1,131	57 %
Other Physical Environment				
Waterway Management Program	3,000	1,386	1,614	54 %
Property & Casualty Insurance	9,056	0	9,056	100 %
Clubhouse Facility Maintenance	12,000	7,290	4,710	39 %
Landscape Maintenance - Contract	24,000	13,941	10,059	42 %
Landscape Maintenance - Other	3,500	0	3,500	100 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	2,000	626	1,374	69 %
Pool Maintenance	9,000	6,748	2,252	25 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	1,555	8,445	84 %
Capital Reserves	<u>7,388</u>	<u>0</u>	<u>7,388</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>171,980</u>	<u>82,622</u>	<u>89,358</u>	<u>52 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>87,502</u>	<u>87,502</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>87,502</u>	<u>87,502</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	83,104	83,104	0 %
Fund Balance - End of Period	<u>0</u>	<u>170,606</u>	<u>170,606</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	132,650	140,202	7,552	6 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>16</u>	<u>16</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>132,650</u>	<u>140,218</u>	<u>7,568</u>	<u>6 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2013	102,650	52,100	50,550	49 %
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>132,650</u>	<u>82,100</u>	<u>50,550</u>	<u>38 %</u>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<u>0</u>	<u>58,118</u>	<u>58,118</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>58,118</u>	<u>58,118</u>	<u>0 %</u>
<b>Fund Balance - Beginning of Period</b>	0	256,171	256,171	0 %
<b>Fund Balance - End of Period</b>	<u>0</u>	<u>314,289</u>	<u>314,289</u>	<u>0 %</u>



Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,360	22,056	(304)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>22,360</u>	<u>22,058</u>	<u>(302)</u>	<u>(1)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	16,860	8,580	8,280	49 %
Principal-Series 2015	5,500	5,000	500	9 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>22,360</u>	<u>14,080</u>	<u>8,280</u>	<u>37 %</u>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<u>0</u>	<u>7,978</u>	<u>7,978</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>7,978</u>	<u>7,978</u>	<u>0 %</u>
<b>Fund Balance - Beginning of Period</b>	0	29,264	29,264	0 %
<b>Fund Balance - End of Period</b>	<u>0</u>	<u>37,242</u>	<u>37,242</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

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

Mirabella  
**Statement of Revenues and Expenditures**

900 - General Fixed Assets Account Group  
 From 10/1/2021 Through 4/30/2022  
 (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: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Bank Balance	171,345.34
Less Outstanding Checks/Vouchers	3,594.50
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	167,750.84
Balance Per Books	<u>167,750.84</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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2607	4/21/2022	System Generated Check/Voucher	1,555.00	Owens Electric, Inc.
2616	4/28/2022	System Generated Check/Voucher	1,555.00	Owens Electric, Inc.
2617	4/28/2022	System Generated Check/Voucher	439.50	Straley Robin Vericker
2618	4/28/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
			<hr/>	
Outstanding Checks/Vouchers			3,594.50	
			<hr/> <hr/>	

**Mirabella  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 4.30.2022**

**Reconciliation Date: 4/30/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2597	11/4/2021	Series 2015 FY22 Tax Dist ID 558	694.06	Mirabella CDD
2563	1/4/2022	Series 2013 FY22 Tax Dist ID 558	2,291.10	Mirabella CDD
2595	3/31/2022	System Generated Check/Voucher	2,822.55	Meritus Districts
2596	3/31/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2600	4/6/2022	Series 2015 FY22 Tax Dist ID 569	45.73	Mirabella CDD
2601	4/6/2022	Series 2013 FY22 Tax Dist ID 569	277.24	Mirabella CDD
2598	4/7/2022	System Generated Check/Voucher	365.72	Straley Robin Vericker
2599	4/7/2022	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2602	4/14/2022	System Generated Check/Voucher	200.00	Keri L. Chichizola
2603	4/14/2022	System Generated Check/Voucher	200.00	Mercedes Jeressa Harrison
2604	4/14/2022	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson
2605	4/14/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2606	4/21/2022	System Generated Check/Voucher	83.87	BOCC
2608	4/21/2022	System Generated Check/Voucher	207.74	Solitude Lake Management, LLC
2609	4/21/2022	System Generated Check/Voucher	2,091.08	South Shore Landscape & Lawn, Inc.
2610	4/21/2022	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2611	4/21/2022	System Generated Check/Voucher	119.98	Charter Communications
2612	4/21/2022	System Generated Check/Voucher	108.00	Stantec Consulting Services Inc.

Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2613	4/21/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2614	4/21/2022	System Generated Check/Voucher	2,707.02	Tampa Electric
2615	4/21/2022	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc
Cleared Checks/Vouchers			<u>13,714.09</u>	

Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 4.30.2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#589	3/21/2022	Rental Fee CHK#589 3.21.2022	75.00	
CR185	4/6/2022	Tax Distribution 4.06.2022	<u>662.75</u>	
Cleared Deposits			737.75	
			<u><u>737.75</u></u>	