

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 4, 2022**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 4, 2022 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598

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

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

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

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

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

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

Mirabella Community Development District
August 8, 2022

Dear Board Members:

The Public Hearing & Regular Meeting of Mirabella Community Development District will be held on **Thursday, August 4, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-06; Setting Fiscal Year 2023 Meeting Schedule.....Tab 03
 - B. Discussion on LED Light Pole Proposal.....Tab 04
 - C. Discussion on South Shore Landscape & Lawn Ful Surcharge.....Tab 05
 - D. Discussion on Clubhouse Control Panel Proposal..... Tab 06
 - E. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting of Board of Supervisors June 2, 2022.....Tab 07
 - B. Consideration of Operation and Maintenance Expenditures May 2022Tab 08
 - C. Consideration of Operation and Maintenance Expenditures June 2022Tab 09
 - D. Review of Financial Statements Month Ending June 30, 2022.....Tab 10
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. 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 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Mirabella Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 20223

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$325,330.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ <u>171,980.00</u>
Total Debt Service Funds	\$ <u>153,350.00</u>
Total All Funds*	\$ <u>325,330.00</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2022.

Attested By:

**Mirabella Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

2023

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2013 Capital Improvement Revenue Bonds
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
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	169,634.69	2,345.31	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$169,634.69	\$2,345.31	\$171,980.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	75.00	0.00	75.00	75.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$0.00	\$75.00	\$75.00
TOTAL REVENUES	\$171,980.00	\$169,709.69	\$2,345.31	\$172,055.00	\$75.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	2,000.00	2,000.00	4,000.00	1,600.00
TOTAL LEGISLATIVE	\$2,400.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,600.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,636.00	\$23,681.23	\$28,274.77	\$51,956.00	(\$1,680.00)
LEGAL COUNSEL					
District Counsel	4,000.00	5,648.00	352.00	6,000.00	2,000.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$5,648.00	\$352.00	\$6,000.00	\$2,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	14,657.09	13,342.91	28,000.00	3,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$14,657.09	\$13,342.91	\$28,000.00	\$3,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	785.04	1,214.96	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$785.04	\$1,214.96	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$77,556.00	\$24,718.11	\$41,837.89	\$66,556.00	(\$11,000.00)
CAPITAL RESERVE					
Capital Reserve	7,388.00	0.00	13,543.00	13,543.00	6,155.00
TOTAL CAPITAL RESERVE	\$7,388.00	\$0.00	\$13,543.00	\$13,543.00	\$6,155.00
TOTAL EXPENDITURES	\$171,980.00	\$71,489.47	\$100,565.53	\$172,055.00	\$75.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$98,220.22	(\$98,220.22)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	171,980.00	0.00	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$171,980.00	\$0.00	\$171,980.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	75.00	75.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00
TOTAL REVENUES	\$171,980.00	\$172,055.00	\$75.00	\$171,980.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	4,000.00	1,600.00	3,000.00	600.00
TOTAL LEGISLATIVE	\$2,400.00	\$4,000.00	\$1,600.00	\$3,000.00	\$600.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,636.00	\$51,956.00	(\$1,680.00)	\$50,905.00	(\$2,731.00)
LEGAL COUNSEL					
District Counsel	4,000.00	6,000.00	2,000.00	4,000.00	0.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$6,000.00	\$2,000.00	\$4,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	28,000.00	3,000.00	28,000.00	3,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$28,000.00	\$3,000.00	\$28,000.00	\$3,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	2,000.00	0.00	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$77,556.00	\$66,556.00	(\$11,000.00)	\$76,523.00	(\$1,033.00)
CAPITAL RESERVE					
Capital Reserve	7,388.00	13,543.00	6,155.00	7,552.00	164.00
TOTAL CAPITAL RESERVE	\$7,388.00	\$13,543.00	\$6,155.00	\$7,552.00	\$164.00
TOTAL EXPENDITURES	\$171,980.00	\$172,055.00	\$75.00	\$171,980.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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
TOTAL REVENUES	\$	130,850

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
TOTAL EXPENDITURES	\$	130,850
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,500
TOTAL REVENUES	\$	22,500

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
TOTAL EXPENDITURES	\$	22,500
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

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

Notations:

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

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

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mirabella Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 4, 2022.

Attested By:

**Mirabella Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

2023

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2013 Capital Improvement Revenue Bonds
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
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	169,634.69	2,345.31	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$169,634.69	\$2,345.31	\$171,980.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	75.00	0.00	75.00	75.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$0.00	\$75.00	\$75.00
TOTAL REVENUES	\$171,980.00	\$169,709.69	\$2,345.31	\$172,055.00	\$75.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	2,000.00	2,000.00	4,000.00	1,600.00
TOTAL LEGISLATIVE	\$2,400.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,600.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,636.00	\$23,681.23	\$28,274.77	\$51,956.00	(\$1,680.00)
LEGAL COUNSEL					
District Counsel	4,000.00	5,648.00	352.00	6,000.00	2,000.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$5,648.00	\$352.00	\$6,000.00	\$2,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	14,657.09	13,342.91	28,000.00	3,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$14,657.09	\$13,342.91	\$28,000.00	\$3,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	785.04	1,214.96	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$785.04	\$1,214.96	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$77,556.00	\$24,718.11	\$41,837.89	\$66,556.00	(\$11,000.00)
CAPITAL RESERVE					
Capital Reserve	7,388.00	0.00	13,543.00	13,543.00	6,155.00
TOTAL CAPITAL RESERVE	\$7,388.00	\$0.00	\$13,543.00	\$13,543.00	\$6,155.00
TOTAL EXPENDITURES	\$171,980.00	\$71,489.47	\$100,565.53	\$172,055.00	\$75.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$98,220.22	(\$98,220.22)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	171,980.00	171,980.00	0.00	171,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$171,980.00	\$171,980.00	\$0.00	\$171,980.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	75.00	75.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00
TOTAL REVENUES	\$171,980.00	\$172,055.00	\$75.00	\$171,980.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	4,000.00	1,600.00	3,000.00	600.00
TOTAL LEGISLATIVE	\$2,400.00	\$4,000.00	\$1,600.00	\$3,000.00	\$600.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	\$53,636.00	\$51,956.00	(\$1,680.00)	\$50,905.00	(\$2,731.00)
LEGAL COUNSEL					
District Counsel	4,000.00	6,000.00	2,000.00	4,000.00	0.00
TOTAL LEGAL COUNSEL	\$4,000.00	\$6,000.00	\$2,000.00	\$4,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	25,000.00	28,000.00	3,000.00	28,000.00	3,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00	\$28,000.00	\$3,000.00	\$28,000.00	\$3,000.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	2,000.00	0.00	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
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)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$77,556.00	\$66,556.00	(\$11,000.00)	\$76,523.00	(\$1,033.00)
CAPITAL RESERVE					
Capital Reserve	7,388.00	13,543.00	6,155.00	7,552.00	164.00
TOTAL CAPITAL RESERVE	\$7,388.00	\$13,543.00	\$6,155.00	\$7,552.00	\$164.00
TOTAL EXPENDITURES	\$171,980.00	\$172,055.00	\$75.00	\$171,980.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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
TOTAL REVENUES	\$	130,850

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
TOTAL EXPENDITURES	\$	130,850
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,500
TOTAL REVENUES	\$	22,500

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
TOTAL EXPENDITURES	\$	22,500
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

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

Notations:

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

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

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST 2022

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN / VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

FISCAL YEAR 2022/2023

October 06, 2022	6:00 p.m.
November 03, 2022	6:00 p.m.
December 02, 2022	6:00 p.m.
January 05, 2023	6:00 p.m.
February 02, 2023	6:00 p.m.
March 02, 2023	6:00 p.m.
April 06, 2023	6:00 p.m.
May 04, 2023	6:00 p.m.
June 01, 2023	6:00 p.m.
July 06, 2023	6:00 p.m.
August 03, 2023	6:00 p.m.
September 07, 2023	6:00 p.m.

All meetings will convene at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL

33598



Proposal Submitted to:
Mirabella

April 26, 2022

Ph: 813-244-0459
Fax/Email: bryan.radcliff@merituscorp.com
Job Description: Parking Lot Pole Light
Location: Clubhouse /Pool Parking Lot

Proposal #2022_5262

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new LED Pole Light for Parking Lot:

Utilizing arial crane truck, install (1) new direct burial fiberglass tapered pole in specific location for clubhouse parking lot. Install (1) new integrated 100w LED fixture with adjustable slip fitter on top of new pole. Install new wiring through new pole and into new hand hole next to pole. Install new in-line fuses at base of new pole to protect new LED. Trench in new PVC conduit from new hand hole to mailbox gazebo and into existing lighting photocell. Pull in new wiring through new PVC conduit and wire into photocell. Make all connections, check for proper operation

Total Proposal: \$4,290

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

<u>PAYMENT SCHEDULE AS FOLLOWS:</u>	<u>50% Upon Start of Job:</u>	<u>\$2,145</u>
	<u>50% Upon Completion:</u>	<u>\$2,145</u>

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our



control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____
Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Proposal #: _____

Print Name: _____ Signature: _____



South Shore
Landscape & Lawn, Inc.

2616 Tarupa Lane
Ruskin, FL 33570
813-376-6110

southshorelandscapeandlawn@gmail.com

June 2, 2022

Dear Valued Customer,

South Shore Landscape and Lawn thanks you for your continued support and trusting us to provide your landscape service's needs.

As you may be aware, gasoline prices are causing significant inflationary challenges across many industries including Landscape Maintenance services.

South Shore Landscape and Lawn will no longer be able to absorb these gasoline prices during this significant inflationary period. Effective July 1, 2022, we will need to add a temporary fuel surcharge to your monthly landscape maintenance invoice. This charge will be temporary and based on the EIA.GOV (www.eia.gov/petroleum/gasdiesel) gasoline price index and will be re-evaluated once gasoline prices return to more historic averages based on 12/27/21 price of \$3.275.

This temporary added expense will allow us to continue to provide the best possible service that you deserve.

Thank you for your understanding during these challenging times.

Sincerely,

Mark Macaluso

President
South Shore Landscape and Lawn, Inc.

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Estimate



ADDRESS
Bryan Radcliff Mirabella c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

ESTIMATE #	DATE	
3047	06/03/2022	

ACTIVITY	QTY	RATE	AMOUNT
Service This estimate is to add a clubhouse door to the existing access control panels. Includes: (1) Card reader (1) Door lock w/ egress (1) Expansion circuit board w/ enclosure (*) Wire (*) Labor	1	3,220.00	3,220.00

Estimate good for 30 days.

TOTAL

\$3,220.00

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By

Accepted Date

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

June 02, 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, June 02, 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, June 02, 2022, at 6:00 p.m.**

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

Trivia Kimbrough	Chair
Mindy Jacobson	Vice-Chair
Keri Chichizola	Supervisor
Mercedes Harrison	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
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There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

3. BUSINESS ITEMS

A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board Adopted Resolution 2022-02, Approving the FY 2023 Proposed Budget & Setting Public Hearing for August 4, 2022.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

46 **B. Announcement of Qualified Electors**

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48 Mr. Radcliff announced to the Board that the District has 286 qualified electors for the CDD as
49 of 04/15/2022.

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51 **C. 2022 Election Process**

52

53 Mr. Radcliff explained the upcoming 2022 election process to the Board and the qualifying
54 period for candidates to submit their documents to the Supervisor of Elections.

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56 **D. Consideration of Resolution 2022-03; General Elections**

57

58 The Board Adopted Resolution 2022-03, General Elections

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MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Chichizola
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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67 **E. General Matters of the District**

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69 The Board requested follow up on the following items:

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- Proposal for an access card reader for the clubhouse door entrance.
- Follow up on Ms. Harrison's fence issue.
- Lock for the pool pump area.
- Proposal for additional flood light in the parking lot.

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75 **4. CONSENT AGENDA**

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77 **A. Consideration of Minutes of the Regular Meeting April 07, 2022**

78 **B. Consideration of Operation and Maintenance Expenditures March 2022**

79 **C. Consideration of Operation and Maintenance Expenditures April 2022**

80 **D. Review of Financial Statements Month Ending April 30, 2022**

81

82 The Board Approved Consent Agenda Items A-D (Minutes of the regular meeting held on
83 04/07/22, O & M for March 2022, O & M for April 2022, Financial Statements ending
84 04/30/2022).

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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 4/0 – Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

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

There were no additional reports from staff.

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

7. SUPERVISOR REQUESTS AND COMMENTS

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

8. ADJOURNMENT

MOTION TO:	Adjourn at 6:13 p.m.
MADE BY:	Supervisor Chichizola
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – 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**

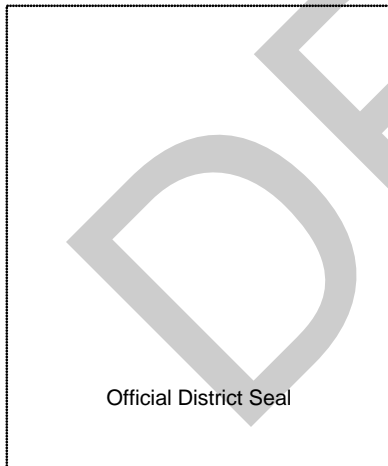
Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	76807	\$ 2,825.06		District Management Services - 4.29.2022.
Solitude Lake Management	PI A00808536	207.74		Lake & Pond Management - 05/01/2022
South Shore Landscape & Lawn, Inc.	72648	1,795.20		Landscape Maintenance - May
Zebra Cleaning Team Inc.	4828	850.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 5,678.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 051322	\$ 119.40		Water & Sewer Services Thru 5.07.2022
Tampa Electric	211003639179 051622	1,361.06		Electric Services Thru 5.10.2022
Tampa Electric	211003639344 051622	463.11		Electric Services Thru 5.10.2022
Tampa Electric	211003639526 051622	753.86	\$ 2,578.03	Electric Services Thru 5.10.2022
Tampa Electric.	211003638973 051622	149.89		Electric Services Thru 5.10.2022
Utilities Sub-Total		\$ 2,847.32		
Regular Services				
Action Security, Inc.	20134	\$ 5,866.00		Action Security - 4.08.2022
Spearem Enterprises	5308	225.00		Cleaning Services - 05.13.2022
Suzanna M. Kimball	SK 050322	45.00		Pool Services - 5.03.2022
Suzanna M. Kimball	SK 051022	45.00		Pool Bathroom Cleaning - 5.10.2022
Suzanna M. Kimball	SK 051722	45.00		Pool Bathroom Cleaning - 5.17.2022
Suzanna M. Kimball	SK 052422	45.00	\$ 180.00	Pool Bathroom Cleaning - 5.24.2022
Zebra Cleaning Team Inc.	4841	620.00		Pool Cleaning - 05.15.2022
Regular Services Sub-Total		\$ 6,891.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Howies Plumbing, Inc.	22153682	\$ 1,036.00		Plumbing Service - 2.11.2022
Additional Services Sub-Total		\$ 1,036.00		
TOTAL:		\$ 16,452.32		

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#

#76807

DATE

4/29/2022

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

5/29/2022

BILL TO

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

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- April	2	Ea	0.50	1.00
Copies - B/W Copies- April	21	Ea	0.15	3.15
Postage - Postage- April	8	Ea	0.53	4.24
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00	150.00
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Subtotal				2,825.06

Subtotal	\$2,825.06
Tax	\$0.00
Total Due	\$2,825.06

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



44



INVOICE

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

Invoice Number: PI-A00808536
 Invoice Date: 05/01/22
 PROPERTY: Mirabella

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Mychal Manolatos	Shipment Method	Ship Date	Due Date 05/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 05/01/22 - 05/31/22 Lake & Pond Management Services		207.74	207.74

PLEASE REMIT PAYMENT TO:

 1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	207.74
Sales Tax	0.00
Total Invoice	207.74
Payment Received	0.00
TOTAL	207.74

53900 / 4307
45

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. : 72648
Invoice date : 05/05/2022
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for May.	\$1,795.20

Total

\$1,795.20

Note to customer

Thank you for your business!

53900 / 4604



Thanks For Your Business!

INVOICE

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

DATE: MAY 15, 2022
INVOICE #4828
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

SUBTOTAL
SALES TAX
TOTAL

\$850.00

Comments:

Handwritten: 53900 / 4617



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 05/13/2022	DUE DATE 06/03/2022
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	04/07/2022	7098	05/07/2022	7128	3000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$9.06
Water Base Charge	\$17.30
Water Usage Charge	\$2.55
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$16.17

Summary of Account Charges

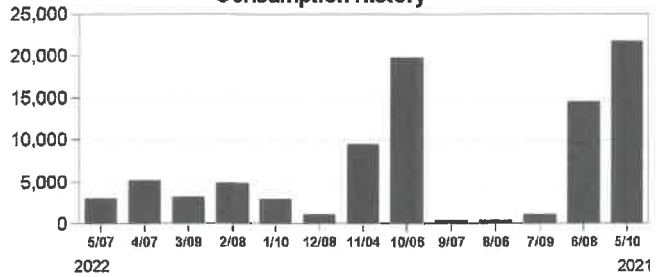
Previous Balance	\$83.87
Net Payments - Thank You	\$-83.87
Bill Corrections	\$27.49
Total Account Charges	\$91.91
AMOUNT DUE	\$119.40

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 and select paper delivery.

Cyber Security is important. Please safeguard your account information. We will never call, email, or text you to ask for account or log-in credentials. To pay or access your bill, use our trusted site HCFLGov.net/WaterBill or call (813) 276-8526.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

MAY 23 2022

DUE DATE	06/03/2022
AMOUNT DUE	\$119.40
AMOUNT PAID	

0007129681552 00000119404

Statement Date: 05/16/2022
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:	06/06/2022



Your Account Summary

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

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

00000090-0000979-Page 21 of 25

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	06/06/2022
Amount Enclosed	\$

637803518698

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

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

Account: 211003639179
Statement Date: 05/16/2022
Current month's charges due 06/06/2022



Details of Charges – Service from 04/09/2022 to 05/10/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000000-00000000-Page 23 of 25

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit tampaelectric.com/solar to learn more.

Statement Date: 05/16/2022
Account: 211003639344

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



Current month's charges:	\$463.11
Total amount due:	\$463.11
Payment Due By:	06/06/2022

Your Account Summary

Previous Amount Due	\$464.23
Payment(s) Received Since Last Statement	-\$464.23
Current Month's Charges	\$463.11
Total Amount Due	\$463.11

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

00000090-0000970-Page 3 of 25

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$463.11
Total amount due:	\$463.11
Payment Due By:	06/06/2022
Amount Enclosed	\$ _____

637803518699

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

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

Account: 211003639344
Statement Date: 05/16/2022
Current month's charges due 06/06/2022



Details of Charges – Service from 04/09/2022 to 05/10/2022

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	05/10/2022	21,063	17,461		3,602 kWh	1	32 Days

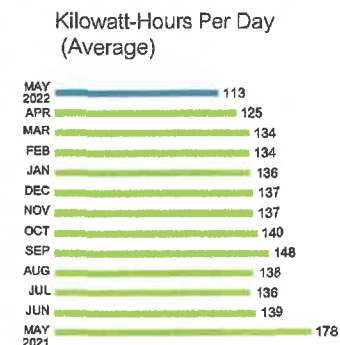
00000080-0000871-Page 5 of 26

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	3,602 kWh @ \$0.07035/kWh	\$253.40
Fuel Charge	3,602 kWh @ \$0.04126/kWh	\$148.62
Storm Protection Charge	3,602 kWh @ \$0.00315/kWh	\$11.35
Clean Energy Transition Mechanism	3,602 kWh @ \$0.00402/kWh	\$14.48
Florida Gross Receipt Tax		\$11.58
Electric Service Cost		\$463.11

Total Current Month's Charges

\$463.11

Tampa Electric Usage History



Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

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Statement Date: 05/16/2022
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:	06/06/2022

Your Account Summary

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

00000000-00000076-Page 15 of 26

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$753.86
Total amount due:	\$753.86
Payment Due By:	06/06/2022
Amount Enclosed	\$

637803518700

Received

MAY 19 2022

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: 05/16/2022
Current month's charges due 06/06/2022



Details of Charges – Service from 04/09/2022 to 05/10/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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

00000090-0000977-Page 17 of 26

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

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Statement Date: 05/16/2022
Account: 211003638973

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



Current month's charges:	\$149.89
Total amount due:	\$149.89
Payment Due By:	06/06/2022

Your Account Summary

Previous Amount Due	\$127.87
Payment(s) Received Since Last Statement	-\$127.87
Current Month's Charges	\$149.89
Total Amount Due	\$149.89

00000080-0000873-Page 8 of 26

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

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tampaelectric.com/bizsave

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



See reverse side for more information

Account: 211003638973

Current month's charges:	\$149.89
Total amount due:	\$149.89
Payment Due By:	06/06/2022
Amount Enclosed	\$

637803518697

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: 05/16/2022
Current month's charges due 06/06/2022



Details of Charges – Service from 04/09/2022 to 05/10/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

00000000-0000074-Page 11 of 25

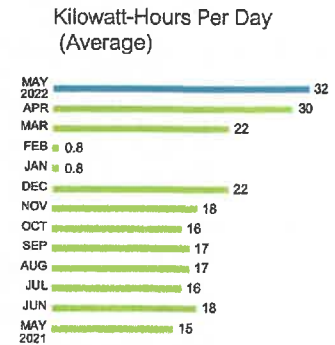
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551750	05/10/2022	10,620	9,589	1,031 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	1,031 kWh @ \$0.07035/kWh	\$72.53
Fuel Charge	1,031 kWh @ \$0.04126/kWh	\$42.54
Storm Protection Charge	1,031 kWh @ \$0.00315/kWh	\$3.25
Clean Energy Transition Mechanism	1,031 kWh @ \$0.00402/kWh	\$4.14
Florida Gross Receipt Tax		\$3.75
Electric Service Cost		\$149.89

Total Current Month's Charges

\$149.89

Tampa Electric Usage History



Important Messages

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ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
 Bryan Radcliff
 Mirabella
 c/o Meritus 2005 Pan Am Circle, Suite
 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20134	04/08/2022	\$5,866.00	06/14/2022	Due on receipt	

P.O. NUMBER

Approved Estimate # 2986

ACTIVITY	QTY	RATE	AMOUNT
Service This estimate is to add the men's and women's pool bathrooms to the existing access control panels. Includes: (2) Card reader (2) Door lock w/ egress (2) Expansion circuit board w/ enclosure (*) Wire (*) Labor	2	2,933.00	5,866.00

FL Contractor ES12001404

BALANCE DUE

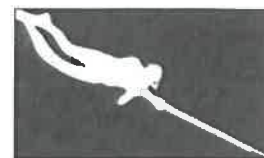
\$5,866.00

Thank you, we appreciate your business!

Handwritten:
 53900 / 6403
 OR BN

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 5308
DATE 05/13/2022
TERMS Net 15
DUE DATE 05/28/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 4-18-2022 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 4-25-2022 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 5-2-2022 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 5-9-2022 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
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	25.00	25.00

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

\$225.00

BC

53900 / 4602

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

Invoice

Date: 5/3/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD™

Pool Bathroom Cleaning Services Tuesday 5/3/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 5/10/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/10/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 5/17/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/17/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 5/24/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/24/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!



Thanks For Your Business!

INVOICE

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

DATE: MAY 15, 2022
INVOICE # 4841
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
		Chlorine chemical pump		\$550.00
2		Chemical tank weights	35.00	\$70.00

SUBTOTAL
SALES TAX
TOTAL

\$620.00

*an
bn*

Comments:

53900 # 4617



Howie's Plumbing, Inc.
 PO Box 5005, Sun City Center, Florida 33571 United States
 (813) 633-8923
 CFC1429356

Invoice 22153682
 Invoice Date 2/11/2022
 Completed Date 2/11/2022
 Technician Lance Carpenter
 Customer PO

Billing Address
 Meritus
 2005 Pan Am Circle #Suite 300
 Tampa, FL 33607 USA

Job Address
 Mirabella CDD 14306 Romeo Blvd
 14306 Romeo Boulevard
 Wimauma, FL 33598 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
BKF-100	Furnish & install new 2" Wilkins 720A irrigation backflow with new unions & nipples to replace the leaking unit.	1.00	\$1,036.00	\$1,036.00

Price includes materials & labor.

Sub-Total \$1,036.00
Tax \$0.00
Total Due \$1,036.00

Balance Due \$1,036.00

Thank you for choosing Howie's Plumbing, Inc.

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. Payments by credit card will have an additional \$4.95 processing fee.

2/11/2022

I find and agree that all work performed by Howie's Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

53900
 4/11/11

2/11/2022

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77941	\$ 2,826.65		District Management Services - 5.26.2022.
Solitude Lake Managment	PI A00827268	207.74		Lake & Pond Management - 6.01.2022
Zebra Cleaning Team Inc	4869	850.00		Pool Cleaning Service - June
Zebra Cleaning Team Inc	4870	50.00	\$ 900.00	Gas Charge - June
Monthly Contract Sub-Total		\$ 3,934.39		
Variable Contract				
Supervisor: Keri Chichizola	KC 060222	\$ 200.00		Supervisor Fee - 6.2.2022
Supervisor: Mercedes Harrison	MH 060222	200.00		Supervisor Fee - 6.2.2022
Supervisor: Mindy Jacobson	MJ 060222	200.00		Supervisor Fee - 6.2.2022
Supervisor: Trivia M. Kimbrough	TK 060222	200.00		Supervisor Fee - 6.2.2022
Variable Contract Sub-Total		\$ 800.00		
Utilities				
Tampa Electric	211003638973 061522	\$ 145.21		Electric Service Thru 6.09.2022.
Tampa Electric	211003639179 061522	1,361.06		Electric Service Thru 6.09.2022.
Tampa Electric	211003639344 061522	448.30		Electric Service Thru 6.09.2022.
Tampa Electric	211003639526 061522	753.86	\$ 2,708.43	Electric Service Thru 6.09.2022.
Utilities Sub-Total		\$ 2,708.43		
Regular Services				
Action Security, Inc.	20586	\$ 310.00		Action Security - 6.10.2022
Amanda Green	AG 052722	75.00		Return of Rental Fee - 5.27.2022
Florida Department of Health	29 60 1559151 060122	275.00		Florida Department of Health - 6.30.2022
Hawkins Service Co.	215876	75.00		Maintenance & Repair - 6.1.2022
South Shore Landscape & Lawn, Inc.	72682	1,795.20		Landscape Maintenance - June
Spearem Enterprises	5341	200.00		Cleaning Service - 6.9.2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spectrum	075386602060722	241.76		Internet Service Thru 7.5.2022
Stantec	1931319	312.00		Professional Service - 6.8.2022
Straley Robin Vericker	21484	77.50		Professional Service Thru 5.15.2022
Suzanna M. Kimball	SK 053122	45.00		Pool Cleaning Service - 5.31.2022
Suzanna M. Kimball	SK 060722	45.00		Cleaning Service - 6.7.2022
Suzanna M. Kimball	SK 061422	45.00		Cleaning Service - 6.14.2022
Suzanna M. Kimball	SK 062122	45.00		Cleaning Service - 6.21.2022
Suzanna M. Kimball	SK 062822	45.00	\$ 225.00	Cleaning Service - 6.28.2022
Tampa Bay Times	121446 052522	325.00		Advertising Service - 5.25.2022
Regular Services Sub-Total		\$ 3,911.46		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 11,354.28		

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#

#77941

DATE

5/26/2022

BILL TO

Mirabella CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-2380
United States

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- May	2	Ea	0.50	1.00
Copies - B/W Copies- May	21	Ea	0.15	3.15
Postage - Postage- May	11	Ea	0.53	5.83
Website Maintenance - Website Maintenance / Admin	1	Ea	150.00	150.00
Dissemination Services - Dissemination Services	1	Ea	416.67	416.67
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Subtotal				2,826.65

Subtotal \$2,826.65

Tax \$0.00

Total Due \$2,826.65

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



INVOICE

Invoice Number: PI-A00827268
 Invoice Date: 06/01/22

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

PROPERTY: Mirabella

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Mychal Manolatos	Shipment Method	Ship Date	Due Date 07/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 06/01/22 - 06/30/22 Lake & Pond Management Services		207.74	207.74

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	207.74
Sales Tax	0.00
Total Invoice	207.74
Payment Received	0.00
TOTAL	207.74

207.74 on bill



Thanks For Your Business!

INVOICE

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

DATE: JUNE 11, 2022
INVOICE # 4869
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
		June pool cleaning service		\$850.00

SUBTOTAL	
SALES TAX	
TOTAL	\$850.00

(Handwritten signature/initials)

Comments:

53900 / 4617



Thanks For Your Business!

INVOICE

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

DATE: JUNE 11, 2022
INVOICE # 4870
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
		June gas charge		\$50.00

SUBTOTAL
SALES TAX
TOTAL \$50.00 *MLR*

Comments:

53900/4617

MIRABELLA CDD

MEETING DATE: June 2, 2022

DMS Staff Signature: _____



BRYAN RADCLIFF


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

KC 060222

MIRABELLA CDD

MEETING DATE: June 2, 2022

DMS Staff Signature: _____



BRYAN RADCLIFF

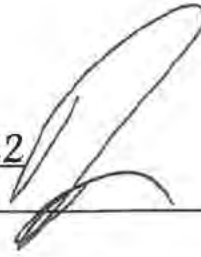
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

MH060222

MIRABELLA CDD

MEETING DATE: June 2, 2022

DMS Staff Signature: _____



BRYAN RADCLIFF

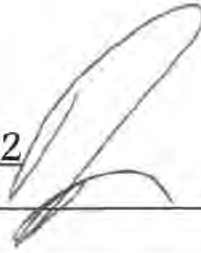
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

MJ 060222

MIRABELLA CDD

MEETING DATE: June 2, 2022

DMS Staff Signature: _____



BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose		SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

TK060222

Statement Date: 06/15/2022
Account: 211003638973

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



Current month's charges:	\$145.21
Total amount due:	\$145.21
Payment Due By:	07/06/2022

Your Account Summary

Previous Amount Due	\$149.89
Payment(s) Received Since Last Statement	-\$149.89
Current Month's Charges	\$145.21
Total Amount Due	\$145.21

00000090-0000876-Page 3 of 26

A one-stop shop to manage your account.

- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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



Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

Received
JUN 22 2022

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:	\$145.21
Total amount due:	\$145.21
Payment Due By:	07/06/2022
Amount Enclosed	\$

609408531961

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: 06/15/2022
Current month's charges due 07/06/2022



Details of Charges – Service from 05/11/2022 to 06/09/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

00000000-00000077-Page 5 of 26

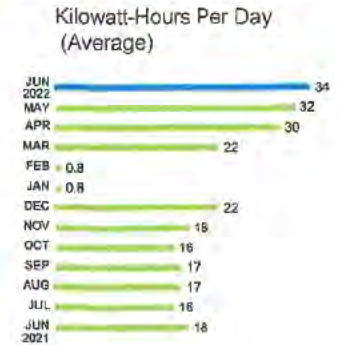
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551750	06/09/2022	11,625	10,620	1,005 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	1,005 kWh @ \$0.07035/kWh	\$70.70
Fuel Charge	1,005 kWh @ \$0.04126/kWh	\$41.47
Storm Protection Charge	1,005 kWh @ \$0.00315/kWh	\$3.17
Clean Energy Transition Mechanism	1,005 kWh @ \$0.00402/kWh	\$4.04
Florida Gross Receipt Tax		\$3.63
Electric Service Cost		\$145.21

Total Current Month's Charges

\$145.21

Tampa Electric Usage History



Statement Date: 06/15/2022
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:	07/06/2022

Your Account Summary

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

0000090-0000979-Page 9 of 26

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
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- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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



Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit tampaelectric.com/reliability

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:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	07/06/2022

Amount Enclosed \$ _____

609408531962

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: 06/15/2022
 Current month's charges due **07/06/2022**



Details of Charges – Service from 05/11/2022 to 06/09/2022

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

Rate Schedule: **Lighting Service**

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

Lighting Energy Charge	490 kWh @ \$0.03079/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

00000090-0000990-Page 11 of 26

Statement Date: 06/15/2022
Account: 211003639344

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

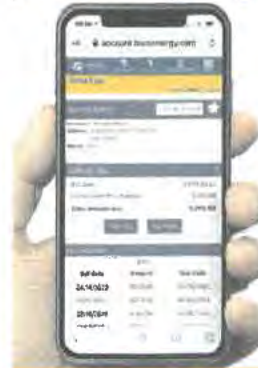
Current month's charges: \$448.30
Total amount due: \$448.30
Payment Due By: 07/06/2022



Your Account Summary

Previous Amount Due	\$463.11
Payment(s) Received Since Last Statement	-\$463.11
Current Month's Charges	\$448.30
Total Amount Due	\$448.30

A one-stop shop to manage your account.



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00000030-0000882-Page 15 of 26

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



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Visit tampaelectric.com/reliability

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: \$448.30
Total amount due: \$448.30
Payment Due By: 07/06/2022

Amount Enclosed \$ _____
609408531963

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: 06/15/2022
Current month's charges due 07/06/2022



Details of Charges – Service from 05/11/2022 to 06/09/2022

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	06/09/2022	24,556	21,063	3,493 kWh	1	30 Days

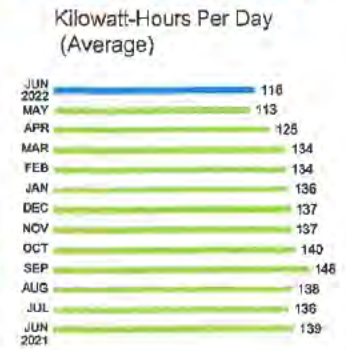
0000090-000088-Page 17 of 26

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	3,493 kWh @ \$0.07035/kWh	\$245.73
Fuel Charge	3,493 kWh @ \$0.04126/kWh	\$144.12
Storm Protection Charge	3,493 kWh @ \$0.00315/kWh	\$11.00
Clean Energy Transition Mechanism	3,493 kWh @ \$0.00402/kWh	\$14.04
Florida Gross Receipt Tax		\$11.21
Electric Service Cost		\$448.30

Total Current Month's Charges

\$448.30

Tampa Electric Usage History



Statement Date: 06/15/2022
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:	07/06/2022

Your Account Summary

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

0000090-0000985-Page 21 of 26

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Visit tampaelectric.com/reliability

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:	07/06/2022

Amount Enclosed \$ _____

609408531964

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: 06/15/2022
Current month's charges due 07/06/2022



Details of Charges – Service from 05/11/2022 to 06/09/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	806 kWh @ \$0.03079/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

00000090-0000866-Page 23 of 26

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
 Bryan Radcliff
 Mirabella
 c/o Meritus 2005 Pan Am Circle, Suite
 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20586	06/10/2022	\$310.00	07/08/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26/2022 Provided service per customer request, to checkout report of card not working to open bathroom doors. Tested access system with test card provided. Reset system, activated trackers and verified systems operating as designed.	2	125.00	250.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$310.00

Thank you, we appreciate your business!

as
 539001495

DISTRICT CHECK REQUEST FORM

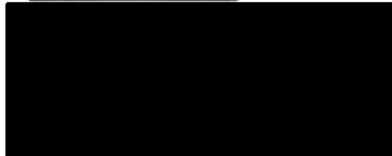
Today's Date May 27, 2022

District Name Mirbella CDD

Check Amount \$75.00

Payable: Amanda Green

Mailing Address



Check Description

Clubhouse Rental Return Fee – Event Cancelled 5/21

Special Instructions _____

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

Approved Signature

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Rental Form

Today's Date: 03/15/22

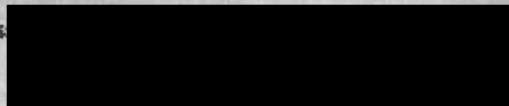
Event Date: 03/21/22

8am to Noon	1pm to 5 pm	6pm to 10pm	<input checked="" type="checkbox"/> Full Day
-------------	-------------	-------------	--

Type of Event: First Birthday Party

Maximum Number of People Attending: 45

Resident's Name: Amanda Green

Resident's Address: 

Resident's Home Phone: _____ Cell: 

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

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

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

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

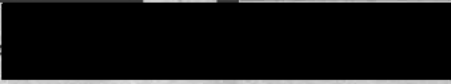
(Check should be written to: Mirabella CDD.)

Check writer information:

Name: _____

Address: _____

Phone: _____ Cell: _____

Drivers License Number  State: FL

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

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

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

Date Deposit Returned: ___/___/___ Check # _____ Amount \$ _____

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Clubhouse Rental Policy and Rules

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

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

1. The Clubhouse will not be available for reservations/rentals on any major holidays.

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

Residents Signature: _____

We do not adjust the air conditioning or heat, except in extreme conditions.
Mirabella CDD Copy - Copy to be made for residents on request.



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



29-BID-5899206

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: \$325.00

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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Mirabella Swimming Pool
Location: 14306 Romeo Boulevard
Wimauma, FL 33598

Pool Volume: 64,000 gallons
Bathing Load: 65
Flow Rate: 319

Owner Information:

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

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-60-1559151 Bill ID: 29-BID-5899206

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:55012

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

HSC Hawkins Service Co.



Electrical Air Conditioning Heating Pool Repair Pool Service Gas
 813.871.6610 www.HawkinsServiceCo.com 866.429.5782

10517 Riverview Dr
 Riverview, FL 33578 Fax # 813.871.6726

Invoice

Date	Invoice #
6/1/2022	215876

Bill To
Mirabella CDD 14306 Romeo Blvd Wimauma, FL 33598

Project Address
Mirabella CDD 14306 Romeo Blvd Wimauma, FL 33598

P.O. No.	Terms
WO-1457	Net 15

Quantity	Description	Rate	Amount
1	Compressor is grounded	75.00	75.00

Invoice Amount	\$75.00
Balance Due	\$75.00

53900 / 4602 *01/13/22*

Thank you for Choosing Hawkins Service Company

INVOICE



South Shore Landscape & Lawn, Inc.

Mailing Address
PO Box
Apollo Beach, FL 33572

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

Mirabella

Bill to
Mirabella

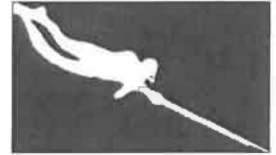
Invoice details
Invoice no. : 72682
Invoice date : 6/1/22
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for June.	\$1,795.20
Total	\$1,795.20

Note to customer
Thank you for your business!

a
AK
53900 # 4609

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 # 5341
DATE 06/09/2022
DUE DATE 06/24/2022
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 5/10 to 6/9 One month at 2 times a/month includes dog waist can maintenance and paper goods	2	100.00	200.00

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
Handwritten initials
 53900 / 4602

June 7, 2022
 Invoice Number: 075386602060722
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

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

Summary *Services from 06/06/22 through 07/05/22
 details on following pages*

Previous Balance	119.98
Payments Received	0.00
Past Due Balance - Due Now	\$119.98
Spectrum Business™ Internet	119.98
One-Time Charges	1.80
Current Charges Due by 06/23/22	\$121.78
Total Due	\$241.76

NEWS AND INFORMATION

Stay connected to your customers, employees and vendors with crystal-clear phone service for your business. Call 1-855-875-1805 to get Spectrum Business Voice today!

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call 1-877-413-0155 to get Spectrum Business TV Essentials today!

Call 1-844-202-6443 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Received
 06/24/22

4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1810 NO RP 07 06072022 NNNNNY 01 000261 0001

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



June 7, 2022

MIRABELLA CDD

Invoice Number: 075386602060722
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due	\$241.76
Amount you are enclosing	\$

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





Invoice Number: MIRABELLA CDD
 Account Number: 075386602060722
 Security Code: 0050753866-02
 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249
 7635 1610 NO RP 07 06072022 NNNNNY 01 000261 0001

Charge Details

Previous Balance	119.98
Past Due Balance - Due Now	\$119.98

Payments received after 06/07/22 will appear on your next bill.

Services from 06/06/22 through 07/05/22

Spectrum Business™ Internet

Spectrum Business Internet	119.99
Static IP 1	19.99
Promotional Discount	-20.00
	\$119.98

Spectrum Business™ Internet Total \$119.98

One-Time Charges

Late Payment Charge	06/06	1.80
One-Time Charges Total		\$1.80

Current Charges Due by 06/23/22 **\$121.78**
Total Due **\$241.76**

Billing Information

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

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

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

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

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

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

- It's easy** - enroll in paperless billing visit SpectrumBusiness.net.
- It's convenient** - you can access your statement through SpectrumBusiness.net.
- It's secure** - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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



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

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

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.

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

Invoice Number 1931319
Invoice Date June 8, 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 **May 27, 2022**
 Current Invoice Total (USD) 312.00

Follow up regarding drainage inquiry

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	1.50	208.00	312.00
Subtotal Professional Services	1.50		312.00

Top Task Subtotal 2022 FY General Consulting 312.00

Total Fees & Disbursements 312.00
INVOICE TOTAL (USD) 312.00

AM
 51300 / 3103

Due upon receipt or in accordance with terms of the contract

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

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com

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

Thank you.

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

May 24, 2022
Client: 001295
Matter: 000001
Invoice #: 21484

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/2/2022	DCC	FOLLOW UP WITH DISTRICT MANAGER REGARDING STATUS OF UPCOMING MEETING AND POSTING CANCELLATION ON WEB SITE.	0.2	\$61.00
5/11/2022	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER'S OFFICE RE PUBLICATION AD AND DATE FOR PUBLICATION OF THE 2022 GENERAL ELECTION QUALIFYING PERIOD.	0.1	\$16.50
Total Professional Services			0.3	\$77.50

May 24, 2022
Client: 001295
Matter: 000001
Invoice #: 21484

Page: 2

Total Services	\$77.50	
Total Disbursements	\$0.00	
Total Current Charges		\$77.50
Previous Balance		\$439.50
Less Payments		(\$439.50)
PAY THIS AMOUNT		\$77.50

Handwritten:
a
M
5149013107

Please Include Invoice Number on all Correspondence

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

Invoice

Date: 5/31/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/31/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 6/7/2022

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

From: Suzanna M. Kimball

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

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 6/7/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 6/14/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 6/14/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 6/21/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 6/21/2022 _____ \$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 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 6/28/2022

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 6/28/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/25/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
05/25/2022		Deirdre Bonett	121446
Total Amount Due		Ad Number	
\$325.00		0000226539	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000226539	Times	Legals CLS	Qualifying Period	1	2x39 L	\$323.00
05/25/22	05/25/22	0000226539	Tampabay.com	Legals CLS	Qualifying Period AffidavitMaterial	1	2x39 L	\$0.00 \$2.00

325.00

SI 300 / 4801

MIRABELLA
MAY 31 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
05/25/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
05/25/2022		Deirdre Bonett	121446
Total Amount Due		Ad Number	
\$325.00		0000226539	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Period** was published in said newspaper by print in the issues of: **5/25/22** or by publication on the newspaper's website, if authorized, on

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

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Mirabella Community Development District (the "District") will commence at noon on Monday June 13, 2022, and close at noon on Friday June 17, 2022. Candidates may qualify* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 384-3944 or candidate@vote.hillsborough.gov to coordinate how to properly submit the paperwork.

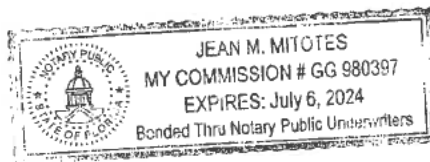
All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of 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.

The District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.vote.hillsborough.gov.

Publish May 25, 2022

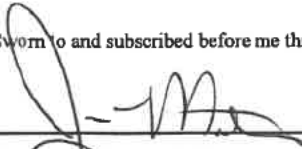
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Signature Affiant

Sworn to and subscribed before me this 05/25/2022



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2022
(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
Assets							
Cash-Operating Account	143,835	0	0	0	0	0	143,835
Investment-Revenue 2013 (3900)	0	115,098	0	0	0	0	115,098
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	251	0	0	0	0	251
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,674	0	0	0	0	150,674
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,290	0	0	0	11,290
Investment-Revenue 2015 (5005)	0	0	16,873	0	0	0	16,873
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	1,481,691	1,481,691
Other	0	0	0	0	0	0	0
Total Assets	146,690	266,298	28,163	0	1,603,075	1,760,000	3,804,226
Liabilities							
Accounts Payable	2,925	0	0	0	0	0	2,925
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	280,000	280,000
Total Liabilities	2,925	0	0	0	0	1,760,000	1,762,925

Mirabella
Balance Sheet
As of 6/30/2022
(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	89,565	0	0	0	0	0	89,565
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	54,200	10,127	(1,102)	0	0	0	63,225
Total Fund Equity & Other Credits	<u>143,765</u>	<u>266,298</u>	<u>28,163</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,041,301</u>
Total Liabilities & Fund Equity	<u><u>146,690</u></u>	<u><u>266,298</u></u>	<u><u>28,163</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,760,000</u></u>	<u><u>3,804,226</u></u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	173,859	1,879	1 %
Other Miscellaneous Revenues				
Rental Revenue	<u>0</u>	<u>125</u>	<u>125</u>	<u>0 %</u>
Total Revenues	<u>171,980</u>	<u>173,984</u>	<u>2,004</u>	<u>1 %</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	3,400	(1,000)	(42)%
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	1,750	1,332	418	24 %
Disclosure Report	5,000	3,750	1,250	26 %
Trustees Fees	5,655	3,499	2,156	38 %
Auditing Services	5,200	0	5,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	337	(137)	(68)%
Public Officials Insurance	3,256	2,421	835	26 %
Legal Advertising	1,500	325	1,175	78 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	934	(759)	(434)%
Office Supplies	100	0	100	100 %
Website Administration	1,200	1,250	(50)	(4)%
ADA Website Compliance	1,800	1,500	300	17 %
Legal Counsel				
District Counsel	4,000	6,483	(2,483)	(62)%
Electric Utility Services				
Electric Utility Services	25,000	21,204	3,796	15 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,132	868	43 %
Other Physical Environment				
Waterway Management Program	3,000	1,802	1,198	40 %
Property & Casualty Insurance	9,056	5,686	3,370	37 %
Clubhouse Facility Maintenance	12,000	8,437	3,563	30 %
Landscape Maintenance - Contract	24,000	17,532	6,468	27 %
Landscape Maintenance - Other	3,500	0	3,500	100 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	2,000	1,662	338	17 %
Pool Maintenance	9,000	9,118	(118)	(1)%
Security System - Contract	3,000	310	2,690	90 %
Capital Outlay	10,000	1,555	8,445	84 %
Capital Reserves	<u>7,388</u>	<u>5,866</u>	<u>1,522</u>	<u>21 %</u>
Total Expenditures	<u>171,980</u>	<u>119,785</u>	<u>52,195</u>	<u>30 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>54,200</u>	<u>54,200</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>54,200</u>	<u>54,200</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	89,565	89,565	0 %
Fund Balance - End of Period	<u>0</u>	<u>143,765</u>	<u>143,765</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	132,650	142,677	10,027	8 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>56</u>	<u>56</u>	<u>0 %</u>
Total Revenues	<u>132,650</u>	<u>142,733</u>	<u>10,083</u>	<u>8 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	102,650	103,300	(650)	(1)%
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>132,650</u>	<u>133,300</u>	<u>(650)</u>	<u>(0)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>9,433</u>	<u>9,433</u>	<u>0 %</u>
Other Financial Sources/(Uses)				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>694</u>	<u>694</u>	<u>0 %</u>
Total Other Financial Sources/(Uses)	<u>0</u>	<u>694</u>	<u>694</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>10,127</u>	<u>10,127</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	256,171	256,171	0 %
Fund Balance - End of Period	<u>0</u>	<u>266,298</u>	<u>266,298</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2021 Through 6/30/2022
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,360	22,579	219	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8</u>	<u>8</u>	<u>0 %</u>
Total Revenues	<u>22,360</u>	<u>22,587</u>	<u>227</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	16,860	16,995	(135)	(1)%
Principal-Series 2015	5,500	5,500	0	0 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
Total Expenditures	<u>22,360</u>	<u>22,995</u>	<u>(635)</u>	<u>(3)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(408)</u>	<u>(408)</u>	<u>0 %</u>
Other Financial Sources/(Uses)				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(694)</u>	<u>(694)</u>	<u>0 %</u>
Total Other Financial Sources/(Uses)	<u>0</u>	<u>(694)</u>	<u>(694)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(1,102)</u>	<u>(1,102)</u>	<u>0 %</u>
Fund Balance - Beginning of Period	<u>0</u>	<u>29,264</u>	<u>29,264</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>28,163</u>	<u>28,163</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2021 Through 6/30/2022
 (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 6/30/2022
 (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: 6/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Bank Balance	149,118.65
Less Outstanding Checks/Vouchers	5,283.67
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	143,834.98
Balance Per Books	<u>143,834.98</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: 6/30/2022
 Reconciliation Date: 6/30/2022
 Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2648	6/17/2022	Series 2013 FY22 Tax Dist ID 578	1,022.50	Mirabella CDD
2649	6/22/2022	System Generated Check/Voucher	310.00	Action Security Inc.
2651	6/22/2022	System Generated Check/Voucher	207.74	Solitude Lake Management, LLC
2654	6/22/2022	System Generated Check/Voucher	900.00	Zebra Cleaning Team, Inc
2655	6/29/2022	System Generated Check/Voucher	135.00	Suzanna M. Kimball
2656	6/29/2022	System Generated Check/Voucher	2,708.43	Tampa Electric
Outstanding Checks/Vouchers			5,283.67	

**Mirabella
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2621	5/5/2022	Series 2013 FY22 Tax Dist ID 572	2,147.26	Mirabella CDD
2624	5/26/2022	System Generated Check/Voucher	5,866.00	Action Security Inc.
2625	5/26/2022	System Generated Check/Voucher	119.40	BOCC
2626	5/26/2022	System Generated Check/Voucher	2,825.06	Inframark LLC
2627	5/26/2022	System Generated Check/Voucher	207.74	Solitude Lake Management, LLC
2628	5/26/2022	System Generated Check/Voucher	1,795.20	South Shore Landscape & Lawn, Inc.
2629	5/26/2022	System Generated Check/Voucher	225.00	Spearem Enterprises LLC
2630	5/26/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2631	5/26/2022	System Generated Check/Voucher	2,727.92	Tampa Electric
2632	5/26/2022	System Generated Check/Voucher	1,470.00	Zebra Cleaning Team, Inc
2633	6/2/2022	System Generated Check/Voucher	75.00	Amanda Green
2634	6/2/2022	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
2635	6/2/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2636	6/9/2022	System Generated Check/Voucher	75.00	Hawkins Service Co.
2637	6/9/2022	System Generated Check/Voucher	2,826.65	Inframark LLC
2638	6/9/2022	System Generated Check/Voucher	200.00	Keri L. Chichizola
2639	6/9/2022	System Generated Check/Voucher	200.00	Mercedes Jeressa Harrison
2640	6/9/2022	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson

**Mirabella
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2641	6/9/2022	System Generated Check/Voucher	1,795.20	South Shore Landscape & Lawn, Inc.
2642	6/9/2022	System Generated Check/Voucher	77.50	Straley Robin Vericker
2643	6/9/2022	System Generated Check/Voucher	325.00	Times Publishing Company
2644	6/9/2022	System Generated Check/Voucher	200.00	Trivia M. Kimbrough
2645	6/16/2022	System Generated Check/Voucher	241.76	Charter Communications
2646	6/16/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2647	6/17/2022	Series 2015 FY22 Tax Dist ID 578	168.67	Mirabella CDD
2650	6/22/2022	System Generated Check/Voucher	144.14	BOCC
2652	6/22/2022	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2653	6/22/2022	System Generated Check/Voucher	312.00	Stantec Consulting Services Inc.
Cleared Checks/Vouchers			24,834.50	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 6/30/2022
Reconciliation Date: 6/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK372746	6/16/2022	Rental Deposit 6.16.2022 CHK#72746	100.00	
CR200	6/16/2022	Rental Fee 6.16.2022	50.00	
CR201	6/17/2022	Tax Distribution 6.17.2022	<u>2,444.36</u>	
Cleared Deposits			2,594.36	