

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 6, 2022**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 6, 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
October 6, 2022

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, October 6, 2022, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2021.....Tab 01
 - B. Discussion on Parking in the Community
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting of Board of Supervisors August 31, 2022.....Tab 02
 - B. Consideration of Operation and Maintenance Expenditures July 2022.....Tab 03
 - C. Consideration of Operation and Maintenance Expenditures August 2022.....Tab 04
 - D. Review of Financial Statements Month Ending August 31, 2022,.....Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

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

Sincerely,

Bryan Radcliff
District Manager

To the Board of Supervisors
Mirabella Community Development District

We have audited the financial statements of Mirabella Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated August 18, 2022. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 2, 2022, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of depreciation is based on the estimated useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures in the financial statements relate to the concentration of revenue received from the major landowners.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated August 18, 2022.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

McDiernit Davis

Orlando, Florida
August 18, 2022

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

August 18, 2022

McDermitt Davis, LLC
934 North Magnolia Ave., Suite 100
Orlando, FL 32803

This representation letter is provided in connection with your audit of the basic financial statements of the Mirabella Community Development District as of September 30, 2021 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, and results of operations, and cash flows, where applicable, of the various opinion units of Mirabella Community Development District in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of August 18, 2022.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated November 17, 2021 for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- There is no summary of unrecorded misstatements since all adjustments proposed by the auditor, material and immaterial, have been recorded.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.

- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to nonaudit services performed by you (financial statement preparation), we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.

- Mirabella Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which Mirabella Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- Mirabella Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Brian Lamb, Secretary

Alexandra Wolfe, Controller

Financial Report

September 30, 2021

Mirabella Community Development District

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22
Management Letter	23
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	25

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated August 18, 2022, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
August 18, 2022

Our discussion and analysis of *Mirabella Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2021 by \$839,122, an increase in net position of \$43,147 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported a combined fund balance of \$377,796, an increase in net position of \$29,875 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Mirabella Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the three reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was (\$839,122) at September 30, 2021. The following analysis focuses on the net position of the District's governmental activities.

	<u>2021</u>	<u>2020</u>
Assets:		
Assets, excluding capital assets	\$ 380,879	\$ 360,526
Capital assets, net of depreciation	611,101	633,195
Total assets	<u>991,980</u>	<u>993,721</u>
Liabilities:		
Liabilities, excluding long-term liabilities	53,662	63,893
Long-term liabilities	1,777,440	1,812,097
Total liabilities	<u>1,831,102</u>	<u>1,875,990</u>
Net Position:		
Net investment in capital assets	(1,166,339)	(1,178,902)
Restricted for debt service	236,220	228,346
Unrestricted	90,997	68,287
Total net position	<u>\$ (839,122)</u>	<u>\$ (882,269)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2021 and 2020.

Changes in Net Position

	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenues	\$ 338,766	351,064
General revenues	123	640
Total revenues	<u>338,889</u>	<u>351,704</u>
Expenses:		
General government	58,426	60,619
Maintenance and operations	97,557	97,964
Culture and recreation	17,185	17,123
Conveyance of capital assets	-	955,310
Interest on long-term debt	122,574	124,480
Total expenses	<u>295,742</u>	<u>1,255,496</u>
Change in net position	43,147	(903,792)
Net position, beginning	(882,269)	21,523
Net position, ending	<u>\$ (839,122)</u>	<u>\$ (882,269)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$295,742. The majority of these costs are comprised of maintenance operations and interest on bonds outstanding.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2021, the District's governmental funds reported a combined ending fund balance of \$377,796. Of this total, \$2,857 is nonspendable, \$286,799 is restricted, and the remainder is an unassigned fund balance of \$88,140.

The fund balance of the general fund increased by \$22,710 primarily due to an increase of assessments received. The debt service fund balance increased by \$7,165.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$611,101 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2021, the District had \$1,796,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

Mirabella Community Development District
Statement of Net Position
September 30, 2021

	Governmental Activities
Assets:	
Cash	\$ 89,687
Deposits	2,857
Assessments receivable	2,899
Prepays	-
Restricted Assets:	
Temporarily restricted investments	285,436
Capital Assets:	
Capital assets being depreciated, net	611,101
Total assets	991,980
Liabilities:	
Accounts payable and accrued expenses	3,083
Accrued interest payable	50,579
Noncurrent Liabilities:	
Due within one year	35,000
Due in more than one year	1,742,440
Total liabilities	1,831,102
Net Position	
Net investment in capital assets	(1,166,339)
Restricted for debt service	236,220
Unrestricted	90,997
Total net position	\$ (839,122)

Mirabella Community Development District
Statement of Activities
Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenue		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
				Governmental Activities
Governmental Activities:				
General government	\$ 58,426	\$ 58,592	\$ -	\$ 166
Maintenance and operations	97,557	97,835	-	278
Parks and recreation	17,185	17,234	-	49
Interest on long-term debt	122,574	165,068	37	42,531
Total governmental activities	\$ 295,742	\$ 338,729	\$ 37	\$ 43,024
General Revenues:				
Interest income				123
Total general revenues				123
Change in net position				43,147
Net position, beginning				(882,269)
Net position, ending				\$ (839,122)

Mirabella Community Development District
Balance Sheet - Governmental Funds
September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash	\$ 89,687	\$ -	\$ 89,687
Investments	-	285,436	285,436
Assessments receivable	1,536	1,363	2,899
Deposits	2,857	-	2,857
Total assets	\$ 94,080	\$ 286,799	\$ 380,879
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 3,083	\$ -	\$ 3,083
Total liabilities	3,083	-	3,083
Fund Balances:			
Nonspendable	2,857	-	2,857
Restricted for debt service	-	286,799	286,799
Unassigned	88,140	-	88,140
Total fund balances	90,997	286,799	377,796
Total liabilities and fund balances	\$ 94,080	\$ 286,799	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 611,101

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(50,579)	
Bonds payable	(1,777,440)	(1,828,019)
Net position of governmental activities		\$ (839,122)

Mirabella Community Development District
**Statement of Revenues, Expenditures and Changes in Fund Balances -
 Governmental Funds**
 Year Ended September 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Special assessments	\$ 173,661	\$ 165,068	\$ 338,729
Investment and miscellaneous income	123	37	160
Total revenues	<u>173,784</u>	<u>165,105</u>	<u>338,889</u>
Expenditures:			
Current:			
General government	58,426	-	58,426
Maintenance and operations	92,586	-	92,586
Culture and recreation	62	-	62
Debt Service:			
Interest	-	122,440	122,440
Principal	-	35,500	35,500
Total expenditures	<u>151,074</u>	<u>157,940</u>	<u>309,014</u>
Net change in fund balances	22,710	7,165	29,875
Fund balances, beginning of year	<u>68,287</u>	<u>279,634</u>	<u>347,921</u>
Fund balances, end of year	<u>\$ 90,997</u>	<u>\$ 286,799</u>	<u>\$ 377,796</u>

Mirabella Community Development District
**Reconciliation of The Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to
the Statement of Activities**
Year Ended September 30, 2021

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	29,875
--	----	--------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. However, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement, however, depreciation is reported as an expense in the statement of net position.

Depreciation		(22,094)
--------------	--	----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		35,500
---	--	--------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	709	
Amortization on bond discount	(843)	(134)
	<u>709</u>	<u>(134)</u>

Change in net position of governmental activities	\$	<u>43,147</u>
---	----	---------------

Mirabella Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 171,980	\$ 171,980	\$ 173,661	\$ 1,681
Investment and miscellaneous Income	-	-	123	123
Total revenues	171,980	171,980	173,784	1,804
Expenditures:				
Current:				
General government	56,980	56,980	58,426	(1,446)
Maintenance and operations	115,000	115,000	92,586	22,414
Parks and recreation	-	-	62	(62)
Total expenditures	171,980	171,980	151,074	20,906
Net change in fund balance	-	-	22,710	22,710
Fund balance, beginning of year	68,287	68,287	68,287	-
Fund balance, end of year	\$ 68,287	\$ 68,287	\$ 90,997	\$ 22,710

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Mirabella Community Development District*, (the "District") was created by Hillsborough County Ordinance 06-7 enacted on March 7, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190 Florida Statutes. The Act provides among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. All of the Board members are affiliated with 672-Mirabella, LLC (the "Developer") at September 30, 2021. The District is economically dependent on the Developer. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the district and benefited by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

All funds are considered to be major funds. The District reports the following governmental funds:

General Fund - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables

All receivables are shown net of allowance for uncollectible amounts.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Amenity	40
Improvements other than buildings	15-40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Bond issuance costs are expensed.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2021:

- Money market mutual funds of \$285,436 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2021 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Money Market Account	\$ 256,171	AAAm	50 days
First American Government Obligation Fund	29,265	AAAm	14 days
	<u>\$ 285,436</u>		

Credit Risk

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS:

Capital asset activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Being Depreciated:				
Amenity	\$ 513,693	\$ -	\$ -	\$ 513,693
Improvements other than buildings	141,596	-	-	141,596
Total capital assets being depreciated	<u>655,289</u>	<u>-</u>	<u>-</u>	<u>655,289</u>
Less Accumulated Depreciation for:				
Amenity	(17,123)	(17,123)	-	(34,246)
Improvements other than buildings	(4,971)	(4,971)	-	(9,942)
Total accumulated depreciation	<u>(22,094)</u>	<u>(22,094)</u>	<u>-</u>	<u>(44,188)</u>
Total capital assets being depreciated, net	<u>633,195</u>	<u>(22,094)</u>	<u>-</u>	<u>611,101</u>
Governmental activities capital assets, net	<u>\$ 633,195</u>	<u>\$ (22,094)</u>	<u>\$ -</u>	<u>\$ 611,101</u>

Depreciation of \$4,971 was allocated to maintenance and operations and \$17,123 was allocated to parks and recreation in the Statement of Activities.

NOTE 5 LONG-TERM LIABILITIES

2013 Capital Improvement Revenue Bonds - Public Offering

On October 3, 2013 the District issued \$1,860,000 of Capital Improvement Revenue Bonds, Series 2013. These bonds consist of \$370,000 Term Bonds due on November 1, 2026 with a fixed interest rate of 6% and \$1,490,000 Term Bonds due on November 1, 2044 with a fixed interest rate of 7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2014. Principal on the Series 2013 Bonds is payable annually commencing November 1, 2015 through November 1, 2044.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2021, this requirement has been met.

Total principal and interest remaining on the Series 2013 Bonds at September 30, 2021 is \$3,081,400. Principal and Interest paid in the current year was \$135,100 Special assessment revenue pledged was \$141,694.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

2015 Special Assessment Revenue Bonds - Public Offering

On June 30, 2015 the District issued \$310,500 of Special Assessment Revenue Bonds, Series 2015. These bonds consist of \$310,500 Term Bonds due on November 1, 2045 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Series 2015 Bonds is payable annually commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2021, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2021 is \$550,675. Principal and Interest paid in the current year was \$22,840. Special assessment revenue pledged was \$23,374.

Long-term debt activity for the year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,540,000	\$ -	\$ (30,000)	\$ 1,510,000	\$ 30,000
Bond discount	(19,403)		843	(18,560)	-
Series 2015	291,500		(5,500)	286,000	5,000
Governmental activity long-term liabilities	<u>\$ 1,812,097</u>	<u>\$ -</u>	<u>\$ (34,657)</u>	<u>\$ 1,777,440</u>	<u>\$ 35,000</u>

At September 30, 2021, the scheduled debt service requirements on the bonds payable were as follows:

<u>September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 35,000	\$ 120,340
2023	35,500	118,225
2024	41,000	115,930
2025	41,000	113,470
2026	46,500	110,745
2027-2031	250,000	504,850
2032-2036	338,000	405,735
2037-2041	476,000	268,285
2042-2046	533,000	78,495
	<u>\$ 1,796,000</u>	<u>\$ 1,836,075</u>

NOTE 6 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

NOTE 7 CONCENTRATIONS

A significant portion of the District's activity is dependent upon the continued involvement of two major landowners, the loss of which could have a materially adverse effect on the District's ability to pay the principal and interest on the District Series 2013 Bonds and the District Series 2015 Bonds, along with the operations of the District.

All of the members of the Board of Supervisors are affiliated with the Developer.

COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated August 18, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

21-1 Timely Completion of Annual Audit

State Statutes require the annual audit to be submitted no later than 9 months after the end of the District's fiscal year. Due to delays in receiving all relevant audit information, the audit was unable to be completed by June 30th. We recommend that the District implement procedures to ensure that annual audits are able to be completed in a timely manner.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
August 18, 2022

MANAGEMENT LETTER

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated August 18, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 18, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There was no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the *District* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *District's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as none.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as none.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as none.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as none.

- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as follows:

	Series		
	O&M	2013 Debt Service	Series 2015 Debt Service
Phase I:			
Single Family 50'	\$ 1,221.60	\$ 1,200.00	\$ -
Single Family 55'	1,343.76	1,320.00	-
Single Family 60'	1,465.92	1,440.00	-
Phase 2B:			
Single Family 50'	\$ 1,221.60	\$ 1,200.00	\$ -
Single Family 60'	1,465.92	1,440.00	-
Phase 2A:			
Single Family 50'	\$ 1,221.60	\$ -	\$ 1,250.00
Single Family 55'	1,343.76	-	1,375.00

- b. The total amount of special assessments collected by or on behalf of the district as \$338,729.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires us to communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, the Board of Supervisors, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
August 18, 2022



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

McDermitt Davis

Orlando, Florida
August 18, 2022

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 04, 2022, Minutes of the Public Hearing and Regular Meetings

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS

The Public Hearing and Regular Meetings of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, August 04, 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 Public Hearing and Regular Meetings of the Mirabella Community Development District to order on **Thursday, August 04, 2022, at 6:01 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

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

The Board opened the Public Hearing on Final Fiscal Year 2023 Budget.

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

46 **B. Staff Presentation**

47
48 There were no staff presentation.

49
50 **C. Public Comment**

51
52 There were no public comments.

53
54 **D. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2023 Budget**

55
56 Mr. Radcliff presented the Final Fiscal Year 2023 Budget to the Board. The Board Adopted
57 Resolution 2022-04, Adopting Final Fiscal Year 2023 Budget.

58
59 MOTION TO: Adopt Resolution 2022-04.
60 MADE BY: Supervisor Jacobson
61 SECONDED BY: Supervisor Kimbrough
62 DISCUSSION: None Further
63 RESULT: Called to Vote: Motion PASSED
64 4/0 - Motion Passed Unanimously

65
66 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

67
68 The Board closed the Public Hearing on Final Fiscal Year 2023 Budget

69
70 MOTION TO: Close the Public Hearing.
71 MADE BY: Supervisor Jacobson
72 SECONDED BY: Supervisor Kimbrough
73 DISCUSSION: None Further
74 RESULT: Called to Vote: Motion PASSED
75 4/0 - Motion Passed Unanimously

76
77
78 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

79
80 **A. Open the Public Hearing on Levying O&M Assessments**

81
82 The Board opened the Public Hearing on Levying O&M Assessments.

83
84

85
86
87
88
89
90

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

91
92

B. Staff Presentation

93
94

There were no staff presentation.

95
96

C. Public Comment

97
98

There were no public comments.

99
100

D. Consideration of Resolution 2022-05; Levying O&M Assessments

101
102

Mr. Radcliff presented the O&M Assessments that will be levied. The Board Adopted Resolution 2022-05, Levying O&M Assessments.

103
104

105
106

MOTION TO:	Adopt Resolution 2022-05.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

107
108

109
110

111
112

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

113
114

The Board closed the Public Hearing on Levying O&M Assessments.

115
116

117
118

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Chichizola
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

119
120

121

122 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

123

124 Mr. Radcliff directed the Board to proceed to the regular meeting.

125

126

127 **7. BUSINESS ITEMS**

128

129 **A. Consideration of Resolution 2022-06; Setting Fiscal Year 2023 Meeting Schedule**

130

131 The Board Adopted Resolution 2022-06, Setting the Fiscal Year 2023 Meeting Schedule.

132

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

133

134

135

136

137

138

139

140

141 **B. Discussion on LED Light Pole Proposal**

142

143 The Board Approved a proposal for the installation of a LED Light Pole from Owen’s Electric.

144

MOTION TO:	Approve the proposal for the installation of LED Light Pole from Owens Electric.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

145

146

147

148

149

150

151

152

153

154 **C. Discussion on South Shore Landscape & Lawn Fuel Surcharge**

155

156 The Board Approved the fuel surcharge from South Shore Landscaping.

157

158

159

160

161
162
163
164
165
166
167

MOTION TO:	Approve the fuel surcharge from South Shore Landscaping.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

168
169
170
171
172
173

D. Discussion on Clubhouse Control Panel Proposal

The Board Approved a proposal from Action Security for an additional control panel at the clubhouse.

174
175
176
177
178
179
180

MOTION TO:	Approve proposal from Action Security for additional control panel at the clubhouse.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Chichizola
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

181
182
183
184

E. General Matters of the District

There were no general matters of the District at this time.

185
186
187

8. CONSENT AGENDA

188
189
190
191
192

- A. Consideration of Minutes of the Regular Meeting June 02, 2022**
- B. Consideration of Operation and Maintenance Expenditures May 2022**
- C. Consideration of Operation and Maintenance Expenditures June 2022**
- D. Review of Financial Statements Month Ending June 30, 2022**

193
194
195
196
197
198
199

The Board Approved Consent Agenda Items A – D (Minutes of the Regular Meeting held on 06/02/2022, O&M Expenditures for May 2022, O&M Expenditures for June 2022, Financial Statements for the month ending June 30th, 2022).

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

MOTION TO:	Approve Consent Agenda Items A-D.
MADE BY:	Supervisor Chichizola
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

9. VENDOR/STAFF REPORTS

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

There were no staff reports at this time.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

11. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Jacobson requested a follow up on the furniture for the pool, the purchase of a pool net, and meeting books being sent out in advance of the meetings.

12. ADJOURNMENT

MOTION TO:	Adjourn at 6:18 p.m.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271

**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**

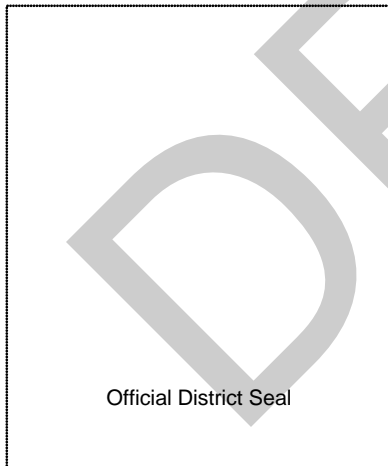
Title:

- 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	79404	\$ 2,825.07		District Management Service - 06/30/2022
Solitude Lake Management	PI A00849911	207.74		Lake Management - 07/01/2022
South Shore Landscape & Lawn, Inc.	72726	1,849.05		Landscape Maintenance - 07/01/2022
Zebra Cleaning Team Inc.	4930	850.00		Cleaning Services - 07/11/2022
Monthly Contract Sub-Total		\$ 5,731.86		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211003638973 071522	\$ 143.18		Electric Service - 07/15/2022
Tampa Electric	211003639179 071522	1,361.06		Electric Service - 07/15/2022
Tampa Electric	211003639344 071522	577.14		Electric Service - 07/15/2022
Tampa Electric	211003639526 071522	753.86	\$ 2,835.24	Electric Service - 07/15/2022
Utilities Sub-Total		\$ 2,835.24		
Regular Services				
Affordable Backflow Testing	18532	\$ 50.00		Professional Services - 07/22/2022
Belkis Ramos	BR073022	100.00		Check Request - 06/30/2022
Hawkins Service Co.	216027	2,750.00		Professional Services - 06/07/2022
Spearem Enterprises	5375	225.00		Empty Dog Waste Cans - 07/10/2022
Spectrum	075386602070722	119.98		Internet Services - 07/07/2022
Straley Robin Vericker	21650	726.50		Professional Services - 06/27/2022
Suzanna M. Kimball	SK 070522	45.00		Cleaning Services - 07/05/2022
Suzanna M. Kimball	SK 071222	45.00		Cleaning Services - 07/12/2022
Suzanna M. Kimball	SK 071922	45.00		Pool Cleaning Services - 07/19/2022
Suzanna M. Kimball	SK 072622	45.00	\$ 180.00	Pool Cleaning Services - 07/26/2022

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	121446 070622	2,103.25		Advertising Services - 07/06/2022
Tampa Bay Times	121446 071322	435.50	\$ 2,538.75	Advertising Services - 07/13/2022
Zebra Cleaning Team Inc.	4908	126.78		Cleaning Services - 06/28/2022
Zebra Cleaning Team Inc.	4931	373.88	\$ 500.66	Cleaning Services - 07/11/2022
Regular Services Sub-Total		\$ 7,190.89		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 15,757.99		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#79404

DATE

6/30/2022

BILL TO

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

CUSTOMER ID

C2285

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	2	Ea	0.50		1.00
B/W Copies- May	14	Ea	0.15		2.10
Postage- May	10	Ea	0.53		5.30
Website Maintenance / Admin	1	Ea	150.00		150.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,250.00		2,250.00
Subtotal					2,825.07

Subtotal	\$2,825.07
Tax	\$0.00
Total Due	\$2,825.07

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

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

Invoice Number: PI-A00849911

Invoice Date: 07/01/22

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 07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 07/01/22 - 07/31/22 Lake & Pond Management Services		207.74	207.74

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

www.solitudelakemanagement.com

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

www.aeratorsaquatics4lakesnponds.com

53900 / 4307

INVOICE

Mailing Address
PO Box
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details
Invoice no. : 72726
Invoice date : 7/1/22
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for July.	\$1,795.20
2. Fuel Surcharge	\$53.85

Sales tax \$0.00

Total

\$1,849.05

Note to customer

Thank you for your business!

53900 / 4609



Thanks For Your Business!

INVOICE

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

DATE: JULY 11, 2022
INVOICE # 4930
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 service July		\$850.00

SUBTOTAL
SALES TAX
TOTAL **\$850.00** *MS*

Comments:

539001 4617

Statement Date: 07/15/2022
Account: 211003638973

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



Current month's charges:	\$143.18
Total amount due:	\$143.18
Payment Due By:	08/05/2022

Your Account Summary

Previous Amount Due	\$145.21
Payment(s) Received Since Last Statement	-\$145.21
Current Month's Charges	\$143.18
Total Amount Due	\$143.18

00000101-0001080-Page 3 of 26

SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$143.18
Total amount due:	\$143.18
Payment Due By:	08/05/2022

Amount Enclosed \$ _____
621754193494

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: 07/15/2022
Current month's charges due 08/05/2022



Details of Charges – Service from 06/10/2022 to 07/11/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

00000101-0001081-Page 5 of 26

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	07/11/2022	12,601		11,625		976 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	976 kWh @ \$0.07035/kWh	\$68.66
Fuel Charge	976 kWh @ \$0.04126/kWh	\$40.27
Storm Protection Charge	976 kWh @ \$0.00315/kWh	\$3.07
Clean Energy Transition Mechanism	976 kWh @ \$0.00402/kWh	\$3.92
Florida Gross Receipt Tax		\$3.58

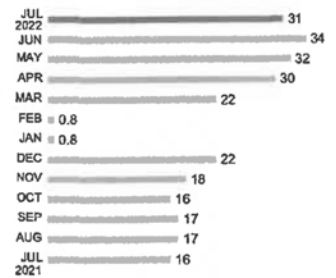
Electric Service Cost

Total Current Month's Charges

\$143.18
\$143.18

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 07/15/2022

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:	08/05/2022

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

00000101-0001088-Page 21 of 26

SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	08/05/2022

Amount Enclosed \$ _____
 621754193495

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

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

Account: 211003639179
Statement Date: 07/15/2022
Current month's charges due 08/05/2022



Details of Charges – Service from 06/10/2022 to 07/11/2022

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

00000101-0001090-Page 23 of 25

Statement Date: 07/15/2022
Account: 211003639344

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



Current month's charges:	\$613.68
Total amount due:	\$577.14
Payment Due By:	08/05/2022

Your Account Summary

Previous Amount Due	\$448.30
Payment(s) Received Since Last Statement	-\$448.30
Miscellaneous Credits	-\$36.54
Credit balance after payments and credits	-\$36.54
Current Month's Charges	\$613.68
Total Amount Due	\$577.14

00000101-0001083-Page 8 of 26



Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$613.68
Total amount due:	\$577.14
Payment Due By:	08/05/2022
Amount Enclosed	\$ _____

621754193496

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

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

Account: 211003639344
Statement Date: 07/15/2022
Current month's charges due 08/05/2022



Details of Charges – Service from 06/10/2022 to 07/11/2022

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

Rate Schedule: General Service - Non Demand

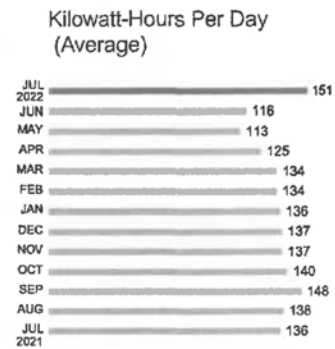
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000439099	07/11/2022	29,394	24,556	4,838 kWh	1	32 Days

00000101-0001084-Page 11 of 26

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	4,838 kWh @ \$0.07035/kWh	\$340.35
Fuel Charge	4,838 kWh @ \$0.04126/kWh	\$199.62
Storm Protection Charge	4,838 kWh @ \$0.00315/kWh	\$15.24
Clean Energy Transition Mechanism	4,838 kWh @ \$0.00402/kWh	\$19.45
Florida Gross Receipt Tax		\$15.34
Electric Service Cost		\$613.68

Total Current Month's Charges **\$613.68**

Tampa Electric Usage History



Miscellaneous Credits

Deposit Refund	-\$36.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.54

Total Current Month's Credits **-\$36.54**

Important Messages

Deposit Credit Applied

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

Statement Date: 07/15/2022

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:	08/05/2022

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

00000101-0001086-Page 15 of 26



SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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



SCAM ALERT!

Scammers are calling. Don't be a victim.

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

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



See reverse side for more information

Account: 211003639526

Current month's charges:	\$753.86
Total amount due:	\$753.86
Payment Due By:	08/05/2022

Amount Enclosed \$ _____
621754193497

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: 07/15/2022
Current month's charges due 08/05/2022



Details of Charges – Service from 06/10/2022 to 07/11/2022

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

00000101-0001087-Page 17 of 26

7-22

Affordable Backflow Testing

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

NAME <i>Mirabella CDD c/o Inframark</i>		DATE OF ORDER <i>7-6-22</i>	
ADDRESS <i>Infrastructure Management Services</i>		PHONE <i>(813) 873-7300</i>	
JOB NAME / LOCATION <i>14306 Romeo Blvd., Wimauma</i>		DATE PROMISED <i>EXT. 330</i>	
DESCRIPTION OF WORK		ORDER TAKEN BY	
QTY.	DESCRIPTION	PRICE	AMOUNT
<i>1</i>	<i>Backflow Preventer Test</i>		<i>\$50.00</i>
<i>bryan.radcliff@inframark.com</i>			
LABOR	HOURS	RATE	TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY <i>Bryan</i>	TOTAL LABOR	TAX	
JOB INVOICE	DATE COMPLETED	<i>Thank You</i> TOTAL	<i>\$50.00</i>
<i>18532</i>	SIGNATURE: (I hereby acknowledge the satisfactory completion of the above described work.)		

OK B.M.
53900 / 4611

R

PRDUC1 021



**Hillsborough
County Florida**

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

Revision 06/01/2018

Current Date Hazard #:

Existing Replaced New

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

Customer/Site Information

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

Assembly Data

Type of Service
 Domestic Irrigation Fire Line
 Size Type of Assembly

Assembly Data Existing

Manufacturer Size
 Model # Serial #
 Meter # Meter Size

Assembly Data New

Manufacturer Size
 Model # Serial #
 Meter # Meter Size

Permit #

New Installation or Replacement by

Type of Assembly Installation Date Phone #

CHECK VALVE #1 <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="9.2"/>	CHECK VALVE #2 <input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight Differential Pressure Reading Across Check Valve <input type="text" value="2.2"/>	RELIEF VALVE Open @ <input type="text" value="2.6"/> Did Not Open <input type="checkbox"/>	PRESSURE VACUUM BREAKER Air Inlet Open @ <input type="text"/> Did Not Open <input type="checkbox"/> Check Valve Held @ <input type="text"/>	PASS/FAIL/TEST DATE <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail Test Date <input type="text" value="7-6-22"/>
Tester <input type="text" value="David Forrester"/> Certification # <input type="text" value="3913"/>		Test Kit # <input type="text" value="157392"/> Test Kit exp date <input type="text" value="6-17-23"/>		

Assembly Repaired Repair Date Repair Cert # Company

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

**MIRABELLA CDD
DISTRICT CHECK REQUEST FORM**

Today's Date June 30, 2022

District Name Mirabella CDD

Check Amount 100.00

Payable to Belkis Ramos



Check Description

Return the clubhouse rental deposit.

Special Instructions

_____ sum _____

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

RC

Staff Accountant

[Signature]

Approved Signature

DM	_____
Fund	<u>001</u>
G/L	20702
CK #	_____
Date	_____

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

Clubhouse Rental Form

Today's Date: 06/14/2022

Event Date: 06/18/2022

8am to Noon	1pm - 5 pm - \$25.00	<u>6pm - 10pm - \$50.00</u>	Full Day \$75.00
-------------	----------------------	-----------------------------	------------------

Type of Event: Graduation Celebration

Maximum Number of People Attending: 25

Resident's Name: Bolke Parms



Resident's Home Phone: _____ Cell: 813-337-8347

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: Bolke Parms



Phone: _____ Cell: 813-337-8347

Drivers License Number: 2525-072-78-7630 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
 - *New Year's Day
 - *Christmas Day
 - * Memorial Day
 - * 4th of July
 - * Easter Sunday
 - * Labor Day
 - * Halloween
 - * Thanksgiving
 - * Christmas Eve
2. Residents reserving the clubhouse will be responsible for their own cleaning supplies and trash bags. All trash must be placed in the trash dumpster located in parking lot following the event.
3. Keys may be picked up no earlier than 24 hours prior to the event during normal business hours, unless special arrangements are made with the District Field Manager. Keys not returned immediately following event will result in a charge of \$40.00 against the deposit for replacement.
4. The facility shall not be rented beyond the agreed time. All overages on time will be billed at \$25.00 per quarter hour.
 - If your rental time is 8am to Noon, you and your guests must leave and the room must be cleaned and inspected by Noon.
 - If your rental time is 1pm to 5pm, you and your guests must leave and the room must be cleaned and inspected by 5pm.
 - If your rental time is 6pm to 10pm, you and your guests must leave and the room must be cleaned and inspected by 10pm.
5. **Absolutely no decorations on walls, window dressing, fans or ceilings.** Stand up decorations and table top decorations are permitted. Balloons are only allowed in the clubhouse.
6. Renter must assign a person to let party guests into the clubhouse and open doors for guests' use of the restrooms. Restroom doors, main gate and pool gate are not to be propped open.
7. No bathing suits permitted in clubhouse, shoes and shirts are required.
8. No grills or cooking permitted in or outside facility. This is by order of the Fire Marshall.
9. Rental fees are \$75.00 for a full day or \$25.00 for each rental period, with a \$100.00 deposit. The deposit is required to be submitted to ensure the Clubhouse is clean, undamaged, and all rules followed. Keys must be turned in at the end of the event.
10. No food or drink permitted within fifteen (15) feet of pool's edge.
11. The amenities, exterior area, and furniture may not be used exclusively for party purposes. They are for the community's use.
12. Pool usage is by Resident/Member Pass only. All pool rules and guest limitations apply to that pass.
13. Cancellation of a booked event two weeks prior will receive full refund of rental and deposit. Cancellation within two weeks of the event will result in the rental fee being retained and deposit returned.
14. NO SMOKING is permitted in the Clubhouse. All smoking materials used outside must be placed in approved containers.
14. IN CASE OF EMERGENCY, CALL 911. Then, notify the District Manager at (813) 397-5121.
15. All regulations are subject to change by the Board of Supervisors of the Mirabella CDD.

Residents Signature: Belkis Ramos 6/14/2022

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

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

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore

86-490 2224672747
1031

F6

PAY TO THE ORDER OF

Mirabella CDD

06/16/2022

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

\$\$\$50.00

PURCHASER

**FIFTY AND 00/100 DOLLARS

2224672747

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

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2224672747⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore

86-490 2224672746
1031

F6

PAY TO THE ORDER OF

Mirabella CDD

06/16/2022

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

=\$100.00

PURCHASER

**ONE HUNDRED AND 00/100 DOLLARS

2224672746

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

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2224672746⑈

HSC Hawkins Service Co.



Invoice

10517 Riverview Dr
Riverview, FL 33578

Fax # 813.871.6726

Date	Invoice #
6/7/2022	216027

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-2198	Net 15

Quantity	Description	Rate	Amount
1	Replaced compressor	2,100.00	2,100.00
1	Added surge protector	325.00	325.00
1	Added dual capacitor	325.00	325.00

Invoice Amount	\$2,750.00
Balance Due	\$2,750.00

Thank you for Choosing Hawkins Service Company

53900 / 6403

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 5375
DATE 07/10/2022
TERMS Net 15
DUE DATE 07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/9 to 7/9-2022 4 weeks 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	4	50.00	200.00
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
m
3/1

53909 / 4602

July 7, 2022

Invoice Number: 075386602070722
 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 07/06/22 through 08/05/22
 details on following pages*

Previous Balance	241.76
Payments Received - Thank You	-241.76
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
Total Due by 07/23/22	\$119.98

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.



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 07072022 NNNYNY 01 000241 0001

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



July 7, 2022

MIRABELLA CDD

Invoice Number: 075386602070722
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 07/23/22	\$119.98
Amount you are enclosing	\$

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



July 7, 2022



Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602070722
0050753866-02
3706

Contact Us

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

7635 1610 NO RP 07 07072022 NNNYNY 01 000241 0001

Charge Details

Previous Balance		241.76
Payments Received - Thank You	06/28	-241.76
Remaining Balance		\$0.00

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

Services from 07/06/22 through 08/05/22

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

Current Charges	\$119.98
Total Due by 07/23/22	\$119.98

Billing Information

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

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

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

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

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

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

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

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

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

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

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



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

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

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

Complaint Procedures - 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.



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

June 27, 2022
Client: 001295
Matter: 000001
Invoice #: 21650

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2022	DCC	REVIEW CORRESPONDENCE FROM OWNER AT 14304 FISSORE BOULEVARD REGARDING YARD FLOODING; REVIEW PLAT; REVIEW PLANS; REPLY TO DISTRICT MANAGER AND DISTRICT ENGINEER WITH ADDITIONAL QUESTIONS ON NEIGHBORING PROPERTIES.	0.4	\$122.00
5/27/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
6/3/2022	DCC	REVIEW AND FINALIZE BUDGET DOCUMENTS.	0.4	\$122.00
6/3/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING; FINALIZE AND PROCESS PUBLICATION NOTICES.	1.0	\$165.00
6/7/2022	DCC	CALL WITH B. RADCLIFF AND T. STEWART REGARDING RESIDENT COMPLAINT REGARDING FLOODING.	0.3	\$91.50
6/10/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	\$165.00
Total Professional Services			3.3	\$726.50

June 27, 2022

Client: 001295

Matter: 000001

Invoice #: 21650

Page: 2

Total Services \$726.50

Total Disbursements \$0.00

Total Current Charges

Previous Balance

Less Payments

PAY THIS AMOUNT

\$726.50

\$77.50

(\$77.50)

\$726.50

51400 / 3107

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: 7/5/2022

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 7/5/2022 _____ \$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: 7/12/2022

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 7/12/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 7/19/2022

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 7/19/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 7/26/2022

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 7/26/2022 _____ \$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	
07/ 6/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/06/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$2,103.25		0000233421	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/06/22	0000233421	Times	Legals CLS	O&M Assessments	1	5x10.25 IN	\$2,101.25
07/06/22	07/06/22	0000233421	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	5x10.25 IN	\$0.00 \$2.00

2103.25

51300 14891

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

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

Advertising Run Dates		Advertiser Name	
07/ 6/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/06/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$2,103.25		0000233421	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

Received

JUL 11 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who
oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times**
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 of
O&M Assessments was published in said newspaper by print in the issue of
7/6/22 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.

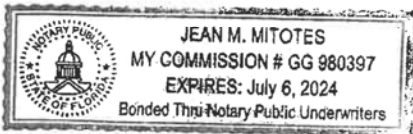
Signature Affiant

Sworn to and subscribed before me this **07/06/2022**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



O&M Assessments was published in said newspaper by print in the issues of:
7/6/22 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.



Signature Affiant

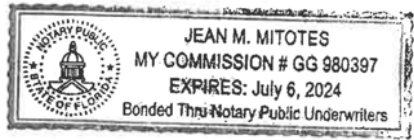
Sworn to and subscribed before me this **07/06/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



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

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on Thursday August 4, 2022, at 6:00 p.m. at the Mirabella Clubhouse, 14306 Romeo Blvd., Wimauma, Florida 33598.

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	Fiscal Year 2022					Fiscal Year 2023				
	Lot Value	Lot Count	O&M 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	\$1,343.76	\$1,343.76	\$2,663.76	\$1,343.76	\$1,343.76	\$2,663.76	\$0.00	
Single Family 60'	1.20	2	\$1,440.00	\$1,465.92	\$2,906.82	\$1,440.00	\$1,465.92	\$2,906.82	\$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	5.05	0777799200	\$6,925.48			\$6,925.48			\$0.00	
			\$6,925.48			\$6,925.48				

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

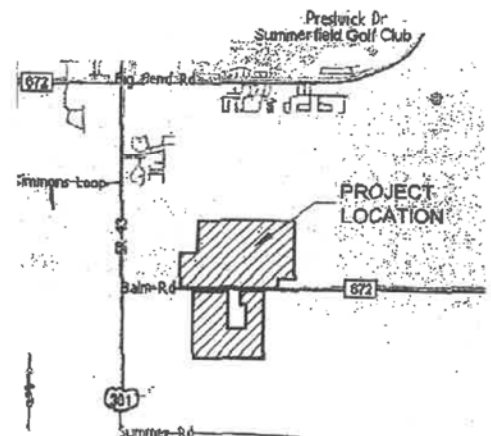
or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

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

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

Bryan Radcliff
District Manager



Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/13/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/13/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$435.50		0000233424	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/13/22	0000233424	Times	Legals CLS	BOS Meeting	1	2x52 L	\$433.50
07/13/22	07/13/22	0000233424	Tampabay.com	Legals CLS	BOS Meeting AffidavitMaterial	1	2x52 L	\$0.00 \$2.00

5130014991
435.50

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/13/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
07/13/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$435.50		0000233424	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

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: BOS Meeting** was published in said newspaper by print in the issues of: **7/13/22** 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.



Signature Affiant

Sworn to and subscribed before me this **.07/13/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

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

The Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") will hold a public hearing and a meeting on Thursday August 4, 2022, at 6:00 p.m. at the Mirabella Clubhouse, 14306 Romeo Blvd., Wimauma, Florida 33598.

} ss
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://mirabellacdd.com/>, or may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

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

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

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

Bryan Radcliff
District Manager

Run Date: July 13, 2022

0000233424





Thanks For Your Business!

INVOICE

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

DATE: JUNE 28, 2022
INVOICE # 4908
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
		Equipment gate lock		\$68.71
		Pool net		\$58.05

SUBTOTAL
SALES TAX
TOTAL **\$126.78**

Comments:

53900 / 4602



Thanks For Your Business!

INVOICE

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

DATE: JULY 11, 2022
INVOICE # 4931
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
2		Pool rules signs	\$90.00	\$180.00
		Pool life ring		\$157.00
		Pool life ring throw rope		\$36.88

SUBTOTAL
SALES TAX
TOTAL **\$373.88**

Handwritten signature

Comments:

53900 / 4602

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80860	\$ 2,833.02		District Invoices - July
Solitude Lake Management	PI A00866970	207.74		Lake & Pond - 08/01/22-08/31/22
Monthly Contract Sub-Total		\$ 3,040.76		
Variable Contract				
Supervisor: Keri Chichizola	KC 080422	\$ 200.00		Supervisor Fee - 08/04/22
Supervisor: Mercedes Harrison	MH 080422	200.00		Supervisor Fee - 08/04/22
Supervisor: Mindy Jacobson	MJ 080422	200.00		Supervisor Fee - 07/28/22
Supervisor: Trivia M. Kimbrough	TK 080422	200.00		Supervisor Fee - 08/04/22
Variable Contract Sub-Total		\$ 800.00		
Utilities				
Tampa Electric	211003638973 081522	\$ 123.25		Electric Service - Thru 08/15/22
Tampa Electric	211003639179 081522	1,361.06		Electricity Service - Thru 08/09/22
Tampa Electric	211003639344 081522	533.31		Electricity Service - Thru 08/09/22
Tampa Electric	211003639526 081522	753.86	\$ 2,771.48	Electricity Service - Thru 08/09/22
Utilities Sub-Total		\$ 2,771.48		
Regular Services				
South Shore Landscape & Lawn, Inc.	72761	\$ 1,849.05		Landscape Maintenance - August
Spectrum	075386602080722	119.98		Internet & Phone Service - Thru 09/05/22
Straley Robin Vericker	21781	514.50		Professional Service - Thru 07/15/22
Suzanna M. Kimball	SK 080222	45.00		Pool Bathroom Cleaning - 08/02/22
Suzanna M. Kimball	SK 080922	45.00		Pool Bathroom - 08/09/22
Suzanna M. Kimball	SK 081622	45.00		Cleaning Services - 08/16/22
Suzanna M. Kimball	SK 082322	45.00		Pool Bathroom - 08/23/22
Suzanna M. Kimball	SK 083022	45.00	\$ 225.00	Pool Bathroom - 08/30/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 2,708.53		
Additional Services				
Spearem Enterprises	5399	\$ 200.00		Labor - 07/09/22-08/09/22
Additional Services Sub-Total		\$ 200.00		
TOTAL:		\$ 9,520.77		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#80860

DATE
7/31/2022

CUSTOMER ID
C2285

NET TERMS
Net 30

PO#

DUE DATE
8/30/2022

BILL TO

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- June	4	Ea	0.50		2.00
B/W Copies- June	15	Ea	0.15		2.25
Postage- June	22	Ea	0.55		12.10
Website Maintenance / Admin	1	Ea	150.00		150.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,250.00		2,250.00
Subtotal					2,833.02

Subtotal	\$2,833.02
Tax	\$0.00
Total Due	\$2,833.02

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

OK



INVOICE

Invoice Number: PI-A00866970
 Invoice Date: 08/01/22
 PROPERTY: Mirabella

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

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Mychal Manolatos	Shipment Method	Ship Date	Due Date 08/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 08/01/22 - 08/31/22 Lake & Pond Management Services		207.74	207.74

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

www.solitudelakemanagement.com

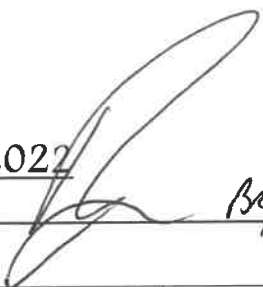
Subtotal	207.74
Sales Tax	0.00
Total Invoice	207.74
Payment Received	0.00
TOTAL	207.74

www.aeratorsaquatics4lakesnponds.com

5390014307
87

MIRABELLA CDD

MEETING DATE: August 4, 2022

DMS Staff Signature:  Bryan RADCLIFFE


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 080422

MIRABELLA CDD

MEETING DATE: August 4, 2022

DMS Staff Signature: _____



Bryan Radloff

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

MH 080422

MIRABELLA CDD

MEETING DATE: August 4, 2022

DMS Staff Signature: _____

 Byron RADEX??

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 080422

MIRABELLA CDD

MEETING DATE: August 4 , 2022

DMS Staff Signature:  Bryan RADCLIFFE

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

TK 080422

Statement Date: 08/15/2022
Account: 211003638973

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



Current month's charges:	\$123.25
Total amount due:	\$123.25
Payment Due By:	09/06/2022

Your Account Summary

Previous Amount Due	\$143.18
Payment(s) Received Since Last Statement	-\$143.18
Current Month's Charges	\$123.25
Total Amount Due	\$123.25

00000105-0001137-Page 21 of 26

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

EMAIL and
TEXT ALERTS

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news

2022
TRUSTED
BUSINESS
PARTNER

REC-2022-08-10-14-08-00

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



WAYS TO PAY YOUR BILL

mail

phone

online

pay agent

See reverse side for more information

Account: 211003638973

Current month's charges:	\$123.25
Total amount due:	\$123.25
Payment Due By:	09/06/2022
Amount Enclosed	\$ _____
640272709627	

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

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

Account: 211003638973
Statement Date: 08/15/2022
Current month's charges due 09/06/2022



Details of Charges – Service from 07/12/2022 to 08/09/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

00000105-0001138-Pag 23 of 26

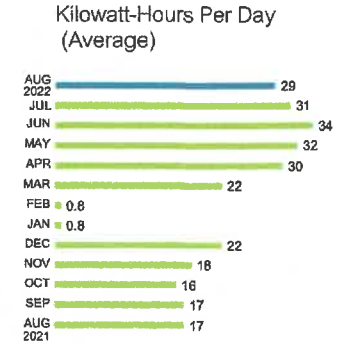
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000551750	08/09/2022	13,432	12,601	831 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	831 kWh @ \$0.07035/kWh	\$58.46
Fuel Charge	831 kWh @ \$0.04126/kWh	\$34.29
Storm Protection Charge	831 kWh @ \$0.00315/kWh	\$2.62
Clean Energy Transition Mechanism	831 kWh @ \$0.00402/kWh	\$3.34
Florida Gross Receipt Tax		\$3.08
Electric Service Cost		\$123.25

Total Current Month's Charges

\$123.25

Tampa Electric Usage History



Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 08/15/2022

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:	09/06/2022

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



One Less Worry :)

Paperless Billing -
 Contact free;
 worry free!



Sign up for free today!

tampaelectric.com/paperless

00000105-0001134-Page 15 of 26

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.06
Total amount due:	\$1,361.06
Payment Due By:	09/06/2022

Amount Enclosed \$ _____
 640272709628

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

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

Account: 211003639179
Statement Date: 08/15/2022
Current month's charges due 09/06/2022



Details of Charges – Service from 07/12/2022 to 08/09/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	490 kWh @ \$0.03079/kWh	\$15.09
Fixture & Maintenance Charge	35 Fixtures	\$661.50
Lighting Pole / Wire	35 Poles	\$658.35
Lighting Fuel Charge	490 kWh @ \$0.04060/kWh	\$19.89
Storm Protection Charge	490 kWh @ \$0.01028/kWh	\$5.04
Clean Energy Transition Mechanism	490 kWh @ \$0.00033/kWh	\$0.16
Florida Gross Receipt Tax		\$1.03
Lighting Charges		\$1,361.06

Total Current Month's Charges

\$1,361.06

00000105-0001135-Page 17 of 26

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 08/15/2022
Account: 211003639344

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



Current month's charges:	\$533.31
Total amount due:	\$533.31
Payment Due By:	09/06/2022

Your Account Summary

Previous Amount Due	\$577.14
Payment(s) Received Since Last Statement	-\$577.14
Current Month's Charges	\$533.31
Total Amount Due	\$533.31

00000105-0001131-Page 8 of 26

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news

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



See reverse side for more information

Account: 211003639344

Current month's charges:	\$533.31
Total amount due:	\$533.31
Payment Due By:	09/06/2022
Amount Enclosed	\$

640272709629

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

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

Account: 211003639344
Statement Date: 08/15/2022
Current month's charges due 09/06/2022



Details of Charges – Service from 07/12/2022 to 08/09/2022

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	08/09/2022	33,591	29,394		4,197 kWh	1	29 Days

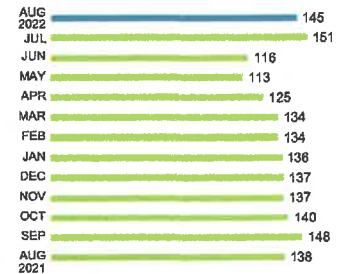
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	4,197 kWh @ \$0.07035/kWh	\$295.26
Fuel Charge	4,197 kWh @ \$0.04126/kWh	\$173.17
Storm Protection Charge	4,197 kWh @ \$0.00315/kWh	\$13.22
Clean Energy Transition Mechanism	4,197 kWh @ \$0.00402/kWh	\$16.87
Florida Gross Receipt Tax		\$13.33
Electric Service Cost		\$533.31

Total Current Month's Charges

\$533.31

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000105-0001132-Page 11 of 25

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 08/15/2022
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:	09/06/2022

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



00000105-0001128-Page 3 of 26

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



EMAIL and
TEXT ALERTS

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2022
TRUSTED
BUSINESS
PARTNER

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



Account: 211003639526

Current month's charges:	\$753.86
Total amount due:	\$753.86
Payment Due By:	09/06/2022

Amount Enclosed \$ _____
640272709630

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: 211003639526
Statement Date: 08/15/2022
Current month's charges due 09/06/2022



Details of Charges – Service from 07/12/2022 to 08/09/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	806 kWh @ \$0.03079/kWh	\$24.82
Fixture & Maintenance Charge	19 Fixtures	\$328.68
Lighting Pole / Wire	19 Poles	\$357.39
Lighting Fuel Charge	806 kWh @ \$0.04060/kWh	\$32.72
Storm Protection Charge	806 kWh @ \$0.01028/kWh	\$8.29
Clean Energy Transition Mechanism	806 kWh @ \$0.00033/kWh	\$0.27
Florida Gross Receipt Tax		\$1.69
Lighting Charges		\$753.86

Total Current Month's Charges

\$753.86

0000105-0001128-Page 5 of 26

Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

INVOICE

Mailing Address
PO Box 3553
Apollo Beach, FL 33572

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



Mirabella

Bill to
Mirabella

Invoice details
Invoice no. : 72761
Invoice date : 8/3/22
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for August.	\$1,795.20
2. Fuel Surcharge	\$53.85

Sales tax \$0.00

Note to customer
Thank you for your business!

Total **\$1,849.05**

53900 / 4604

August 7, 2022
 Invoice Number: 075386602080722
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

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

NEWS AND INFORMATION

Stay connected to your employees, customers and vendors with Advanced Business Voice. Call 1-866-597-6861 today!

Call 1-855-287-6365 and get a streaming tv solution for your waiting room or break room that will entertain your customers and employees by providing more than 60+ channels of popular entertainment, weather and news channels.



Summary *Services from 08/06/22 through 09/05/22 details on following pages*

Previous Balance	119.98
Payments Received - Thank You	-119.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	119.98
Current Charges	\$119.98
Total Due by 08/23/22	\$119.98

MIRABELLA CDD
 AUG 11 2022

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 08072022 NNNNNY 01 000230 0001

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



August 7, 2022

MIRABELLA CDD

Invoice Number: 075386602080722
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 08/23/22	\$119.98
Amount you are enclosing	\$

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



0001000100507538660202011998

August 7, 2022

**Contact Us**Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)

Or, call us at 1-877-824-6249

7635 1610 NO RP 07 08072022 NNNNNY 01 000230 0001

Invoice Number: MIRABELLA CDD
 Account Number: 075386602080722
 Security Code: 0050753866-02
 3706

Charge Details

Previous Balance		119.98
Payments Received - Thank You	08/01	-119.98
Remaining Balance		\$0.00

Payments received after 08/07/22 will appear on your next bill.

Services from 08/06/22 through 09/05/22**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**

Current Charges **\$119.98**
Total Due by 08/23/22 **\$119.98**

Billing Information

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

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

Visit [Spectrum.com/stores](https://www.spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://www.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](https://www.spectrumbusiness.net).

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

It's secure - we deliver securely to your [SpectrumBusiness.net](https://www.spectrumbusiness.net) account and only you can access through a secure sign-in process.

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



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

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

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

Complaint Procedures - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Payment Options**

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



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

July 21, 2022

Client: 001295

Matter: 000001

Invoice #: 21781

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2022	DCC	DRAFT PROPOSED REPLY TO G. RIVERO REGARDING FLOODING ISSUE; REPLY TO COMMUNICATION FROM DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING SAME.	0.3	\$91.50
6/28/2022	DCC	PREPARE PROPOSED REPLY FROM DISTRICT MANAGER TO RESIDENT REGARDING YARD FLOODING ISSUE.	0.2	\$61.00
7/6/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2015 BONDS.	0.3	\$49.50
7/6/2022	MS	REVIEW AND PREPARE BUDGET RESOLUTIONS.	0.2	\$33.00
7/7/2022	DCC	REVIEW AND FINALIZE BUDGET DOCUMENTS FOR AUGUST MEETING.	0.3	\$91.50
7/11/2022	MS	FINALIZE AND TRANSMIT 2022/2023 BUDGET RESOLUTIONS TO DM.	0.2	\$33.00
7/12/2022	DCC	REVIEW AND FINALIZE DISSEMINATION REPORT.	0.4	\$122.00
7/15/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT; FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE 2015 BONDS; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
Total Professional Services			2.1	\$514.50

July 21, 2022

Client: 001295

Matter: 000001

Invoice #: 21781

Page: 2

Total Services	\$514.50
Total Disbursements	\$0.00
Total Current Charges	\$514.50
Previous Balance	\$726.50
Less Payments	(\$726.50)
PAY THIS AMOUNT	\$514.50

Handwritten: 5/31, 514.00 / 3107

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: 8/2/2022

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 8/2/2022 _____ \$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: 8/9/2022

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 8/9/2022 _____ \$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: 8/16/2022

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 8/16/2022 _____ \$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: 8/23/2022

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 8/23/2022 _____ \$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: 8/30/2022

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 8/30/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL 34638
 +1 8139978101
 spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5399
DATE 08/11/2022
DUE DATE 08/26/2022
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/9 to 8/9 4 weeks empty all garbage cans including mail slot can and bring to curb 1 time per week	4	50.00	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
MB
 5390014602

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2022

(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	118,801.00	0.00	0.00	0.00	0.00	0.00	118,801.00
Investment-Revenue 2013 (3900)	0.00	110,530.00	0.00	0.00	0.00	0.00	110,530.00
Investment-Sinking 2013 (3901)	0.00	3.00	0.00	0.00	0.00	0.00	3.00
Investment-Interest 2013 (3902)	0.00	178.00	0.00	0.00	0.00	0.00	178.00
Investment-Prepayment 2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Reserve 2013 (3907)	0.00	150,830.00	0.00	0.00	0.00	0.00	150,830.00
Investment-Construction 2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Interest 2015 (5000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Sinking 2015 (5002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Prepayment 2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investment-Reserve 2015 (5004)	0.00	0.00	11,290.00	0.00	0.00	0.00	11,290.00
Investment-Revenue 2015 (5005)	0.00	0.00	16,888.00	0.00	0.00	0.00	16,888.00
Accounts Receivable - Other	(5.00)	0.00	0.00	0.00	0.00	0.00	(5.00)
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	2,857.00	0.00	0.00	0.00	0.00	0.00	2,857.00
Construction Work In Progress	0.00	0.00	0.00	0.00	1,603,075.00	0.00	1,603,075.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	278,309.00	278,309.00
Amount To Be Provided-Debt	0.00	0.00	0.00	0.00	0.00	1,481,691.00	1,481,691.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	121,653.00	261,540.00	28,178.00	0.00	1,603,075.00	1,760,000.00	3,774,446.00
Liabilities							
Accounts Payable	9,649.00	0.00	0.00	0.00	0.00	0.00	9,649.00
Accounts Payable Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series	0.00	(5,000.00)	0.00	0.00	0.00	1,480,000.00	1,475,000.00
Revenue Bonds Payable - Series	0.00	0.00	0.00	0.00	0.00	280,000.00	280,000.00
Total Liabilities	9,649.00	(5,000.00)	0.00	0.00	0.00	1,760,000.00	1,764,649.00

(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	0.00	257,341.00	29,457.00	0.00	0.00	0.00	286,799.00
Fund Balance-Unreserved	90,997.00	0.00	0.00	0.00	0.00	0.00	90,997.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	1,603,075.00	0.00	1,603,075.00
Other	21,007.00	9,199.00	(1,279.00)	0.00	0.00	0.00	28,926.00
Total Fund Equity & Other Credits	112,004.00	266,540.00	28,178.00	0.00	1,603,075.00	0.00	2,009,797.00
Total Liabilities & Fund Equity	121,653.00	261,540.00	28,178.00	0.00	1,603,075.00	1,760,000.00	3,774,446.00

Mirabella
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original
Revenues			
Special Assessments - Service Charges			
O&M Assmts - Tax Roll	171,980.00	172,425.00	445.00
Other Miscellaneous Revenues			
Rental Revenue	<u>0.00</u>	<u>325.00</u>	<u>325.00</u>
Total Revenues	<u>171,980.00</u>	<u>172,750.00</u>	<u>770.00</u>
Expenditures			
Legislative			
Supervisor Fees	2,400.00	4,200.00	(1,800.00)
Financial & Administrative			
District Manager	27,000.00	22,500.00	4,500.00
District Engineer	1,750.00	1,332.00	418.00
Disclosure Report	5,000.00	4,167.00	833.00
Trustees Fees	5,655.00	3,500.00	2,155.00
Auditing Services	5,200.00	5,000.00	200.00
Arbitrage Rebate Calculation	650.00	0.00	650.00
Postage, Phone, Faxes, Copies	200.00	353.00	(153.00)
Public Officials Insurance	3,256.00	2,421.00	835.00
Legal Advertising	1,500.00	2,864.00	(1,364.00)
Bank Fees	150.00	0.00	150.00
Dues, Licenses & Fees	175.00	934.00	(759.00)
Office Supplies	100.00	0.00	100.00
Website Administration	1,200.00	1,400.00	(200.00)
ADA Website Compliance	1,800.00	1,500.00	300.00
Legal Counsel			
District Counsel	4,000.00	8,258.00	(4,258.00)
Electric Utility Services			
Electric Utility Services	25,000.00	26,810.00	(1,810.00)
Water-Sewer Combination Services			
Water Utility Services	2,000.00	1,132.00	868.00
Other Physical Environment			
Waterway Management Program	3,000.00	2,217.00	783.00
Property & Casualty Insurance	9,056.00	5,686.00	3,370.00
Clubhouse Facility Maintenance	12,000.00	9,633.00	2,367.00
Landscape Maintenance - Contract	24,000.00	21,230.00	2,770.00
Landscape Maintenance - Other	3,500.00	0.00	3,500.00
Plant Replacement Program	2,000.00	0.00	2,000.00
Irrigation Maintenance	2,000.00	1,712.00	288.00
Pool Maintenance	9,000.00	11,192.00	(2,192.00)
Security System - Contract	3,000.00	310.00	2,690.00
Capital Outlay	10,000.00	4,775.00	5,225.00
Capital Reserves	<u>7,388.00</u>	<u>8,616.00</u>	<u>(1,228.00)</u>
Total Expenditures	<u>171,980.00</u>	<u>151,744.00</u>	<u>20,236.00</u>
Excess of Revenues Over/(Under) Expenditures	<u>0.00</u>	<u>21,007.00</u>	<u>21,007.00</u>

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>21,007.00</u>	<u>21,007.00</u>
Fund Balance - Beginning of Period	0.00	90,997.00	90,997.00
Fund Balance - End of Period	<u>0.00</u>	<u>112,004.00</u>	<u>112,004.00</u>

Mirabella
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

202 - Debt Service - Series 2013
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original
Revenues			
Special Assessments - Capital Improvements			
DS Assmts - Tax Roll	132,650.00	141,507.00	8,857.00
Interest Earnings			
Interest Earnings	<u>0.00</u>	<u>84.00</u>	<u>84.00</u>
Total Revenues	<u>132,650.00</u>	<u>141,591.00</u>	<u>8,941.00</u>
Expenditures			
Debt Service Payments			
Interest-Series 2013	102,650.00	103,300.00	(650.00)
Principal-Series 2013	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>
Total Expenditures	<u>132,650.00</u>	<u>133,300.00</u>	(650.00)
Excess of Revenues Over/(Under) Expenditures	<u>0.00</u>	<u>8,291.00</u>	<u>8,291.00</u>
Other Financial Sources/(Uses)			
Interfund Transfer			
Interfund Transfer	<u>0.00</u>	<u>694.00</u>	<u>694.00</u>
Total Other Financial Sources/(Uses)	<u>0.00</u>	<u>694.00</u>	<u>694.00</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>8,985.00</u>	<u>8,985.00</u>
Fund Balance - Beginning of Period	0.00	257,341.00	257,341.00
Fund Balance - End of Period	<u>0.00</u>	<u>266,326.00</u>	<u>266,326.00</u>

Mirabella
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

203 - Debt Service - Series 2015
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original
Revenues			
Special Assessments - Capital Improvements			
DS Assmts - Tax Roll	22,360.00	22,386.00	26.00
Interest Earnings			
Interest Earnings	<u>0.00</u>	<u>23.00</u>	<u>23.00</u>
Total Revenues	<u>22,360.00</u>	<u>22,410.00</u>	<u>50.00</u>
Expenditures			
Debt Service Payments			
Interest-Series 2015	16,860.00	16,995.00	(135.00)
Principal-Series 2015	5,500.00	5,500.00	0.00
Prepayments	<u>0.00</u>	<u>500.00</u>	<u>(500.00)</u>
Total Expenditures	<u>22,360.00</u>	<u>22,995.00</u>	<u>(635.00)</u>
Excess of Revenues Over/(Under) Expenditures	<u>0.00</u>	<u>(585.00)</u>	<u>(585.00)</u>
Other Financial Sources/(Uses)			
Interfund Transfer			
Interfund Transfer	<u>0.00</u>	<u>(694.00)</u>	<u>(694.00)</u>
Total Other Financial Sources/(Uses)	<u>0.00</u>	<u>(694.00)</u>	<u>(694.00)</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(1,279.00)</u>	<u>(1,279.00)</u>
Fund Balance - Beginning of Period	0.00	29,457.00	29,457.00
Fund Balance - End of Period	<u>0.00</u>	<u>28,178.00</u>	<u>28,178.00</u>

Mirabella
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

302 - Capital Projects - Series 2013
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original
Excess of Revenues Over/(Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fund Balance - Beginning of Period	0.00	0.00	0.00
Fund Balance - End of Period	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Mirabella
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

900 - General Fixed Assets Account Group
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original
Fund Balance - Beginning of Period	0.00	1,603,075.00	1,603,075.00
Fund Balance - End of Period	<u>0.00</u>	<u>1,603,075.00</u>	<u>1,603,075.00</u>

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Percent Total Budget
Remaining - Original

0 %

0 %

0 %

(75)%

17 %

24 %

17 %

38 %

4 %

100 %

(77)%

26 %

(91)%

100 %

(434)%

100 %

(17)%

17 %

(106)%

(7)%

43 %

26 %

37 %

20 %

12 %

100 %

100 %

14 %

(24)%

90 %

52 %

(17)%

12 %

0 %

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

0 %

0 %

0 %

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Percent Total Budget
Remaining - Original

7 %

0 %

7 %

(1)%

0 %

(0)%

0 %

0 %

0 %

0 %

0 %

0 %

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Percent Total Budget
Remaining - Original

0 %

0 %

0 %

(1)%

0 %

0 %

(3)%

0 %

0 %

0 %

0 %

0 %

0 %

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Percent Total Budget Remaining - Original
<hr/> 0 %
<hr/> 0 %
0 %
<hr/> 0 %

Mirabella
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

Percent Total Budget
Remaining - Original

0 %

0 %

Mirabella
Reconcile Cash Accounts

B
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	121,817.70
Less Outstanding Checks/Vouchers	3,016.48
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	118,801.22
Balance Per Books	<u>118,801.22</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Mirabella
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2684	8/28/2022	System Generated Check/Voucher	200.00	Spearem Enterprises LLC
2685	8/28/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2686	8/28/2022	System Generated Check/Voucher	<u>2,771.48</u>	Tampa Electric
Outstanding Checks/Vouchers			<u>3,016.48</u>	

Mirabella
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2648	6/17/2022	Series 2013 FY22 Tax Dist ID 578	1,022.50	Mirabella CDD
2658	7/7/2022	System Generated Check/Voucher	2,825.07	Inframark LLC
2670	7/27/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2671	7/27/2022	System Generated Check/Voucher	2,835.24	Tampa Electric
2672	8/4/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2673	8/11/2022	System Generated Check/Voucher	200.00	Keri L. Chichizola
2674	8/11/2022	System Generated Check/Voucher	200.00	Mercedes Jeressa Harrison
2675	8/11/2022	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson
2676	8/11/2022	System Generated Check/Voucher	207.74	Solitude Lake Management, LLC
2677	8/11/2022	System Generated Check/Voucher	1,849.05	South Shore Landscape & Lawn, Inc.
2678	8/11/2022	System Generated Check/Voucher	514.50	Straley Robin Vericker
2679	8/11/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2680	8/11/2022	System Generated Check/Voucher	200.00	Trivia M. Kimbrough
2681	8/19/2022	System Generated Check/Voucher	2,833.02	Inframark LLC
2682	8/19/2022	System Generated Check/Voucher	119.98	Charter Communications
2683	8/19/2022	System Generated Check/Voucher	<u>45.00</u>	Suzanna M. Kimball
Cleared Checks/Vouchers			<u>13,187.10</u>	

Mirabella
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR206	8/1/2022	Rental Fee CHK#2217913 07.20.22	<u>125.00</u>	
Cleared Deposits			<u>125.00</u>	