

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 1, 2022**

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 1, 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 Vacant Vacant 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
December 1, 2022**

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, December 1, 2022, at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Declaring Vacancies - Seats 3 & 4Tab 01
 - B. Ratification of Holiday Lighting Proposal 2022.....Tab 02
 - C. Discussion of Parking within the community
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting of Board of Supervisors October 6, 2022.....Tab 03
 - B. Consideration of Operation and Maintenance Expenditures September 2022Tab 04
 - C. Consideration of Operation and Maintenance Expenditures October 2022.....Tab 05
 - D. Review of Financial Statements Month Ending October 31, 2022,Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

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

Sincerely,

Bryan Radcliff
District Manager

RESOLUTION 2023-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT 3 AND SEAT 4 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, on November 8, 2022, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 3 or Seat 4; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 3 and Seat 4 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to each vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring that Seat 3 and Seat 4 will become vacant and open for appointment.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #3 (currently held by Demetrious Rose)

Seat #4 (currently held by Keri Chichizola)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of the respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of December 2022.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 873-7300

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

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Front Entrance Exit Side Install warm white, LED C9s outlining top of black fence (to second column - rig Install lighted garland with structured bows across center of Mirabella sign Install lighted wreath with structured bow on columns to right and left of sign Requires 50% Deposit</p>	<p>\$2,250.00</p>
TOTAL ESTIMATE JOB COST	\$2,250.00

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

*** NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay
PREPARED BY

10/12/2022
DATE

AUTHORIZED SIGNATURE FOR MIRABELLA CDD

DATE

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

October 6, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

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

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, October 6, 2022, at 6:00 p.m.**

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

Trivia Kimbrough	Chair	
Mindy Jacobson	Vice-Chair	
Keri Chichizola	Supervisor	<i>(via conference call)</i>
Mercedes Harrison	Supervisor	
Demetrious Rose	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. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2021

The Board Approved the Financial Report and Audit for the Fiscal Year ending September 30, 2021.

MOTION TO:	Approve Financial Report and Audit for the Fiscal
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Chichizola
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

46 **B. Discussion on Parking in the Community**

47
48 Mr. Radcliff opened a conversation regarding the school traffic and parking condition within the
49 District. A conversation ensued between the Board and the residents. The Board requested
50 follow up on the following options to alleviate the problem:

- 51
- 52 - Contact the District Engineer regarding the process of changing the roads from County to
53 private to facilitate private maintenance.
 - 54
 - 55 - Distribution of parking tags to residents to differentiate residents from trespassers.
 - 56
 - 57 - Hire an off-duty patrol officer to work during school dismissal hours.
 - 58
 - 59 - Contact the school Board and county commissioners to voice the concerns.
 - 60

61 **C. General Matters of the District**

62
63 There were no general matters of the District currently.

64
65 **4. CONSENT AGENDA**

- 66 **A. Consideration of Minutes of the Public Hearing and Regular Meeting August 31, 2022**
- 67 **B. Consideration of Operation and Maintenance Expenditures July 2022**
- 68 **C. Consideration of Operation and Maintenance Expenditures August 2022**
- 69 **D. Review of Financial Statements Month Ending August 31, 2022**
- 70

71 The Board Approved Consent Agenda Items A-D (Minutes of the regular meeting held on
72 08/31/22, O & M for July 2022, O & M for August 2022, Financial Statements ending
73 08/31/2022).

74

75 MOTION TO:	Approve Consent Agenda Items A through D.
76 MADE BY:	Supervisor Chichizola
77 SECONDED BY:	Supervisor Jacobson
78 DISCUSSION:	None Further
79 RESULT:	Called to Vote: Motion PASSED
80	5/0 – Motion Passed Unanimously

81
82 **5. VENDOR/STAFF REPORTS**

- 83 **A. District Counsel**
- 84 **B. District Engineer**
- 85 **C. District Manager**
- 86

87 There were no vendor nor staff reports currently.

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6. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Jacobson requested follow up on replacing damaged pool furniture.
Supervisor Jacobson requested follow up on the solar light install in the parking lot.
Supervisor Jacobson requested follow up on a Holiday Lighting proposal for the next meeting.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented on the increased amount of debris around the pool and pond areas.

8. ADJOURNMENT

MOTION TO:	The Board Approved a proposal to adjourn the meeting at 7:27 PM.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Harrison
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- Chairman**
- Vice Chairman**

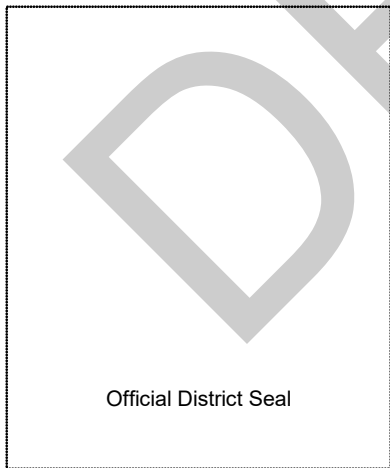
Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
South Shore Landscape & Lawn, Inc.	72801	\$ 1,849.05		Landscape Maintenance - September
Zebra Cleaning Team Inc.	4982	850.00		Pool Service - August
Monthly Contract Sub-Total		\$ 2,699.05		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 091422	\$ 375.08		Reclaim Water Service - Thru 09/08/22
Hillsborough County BOCC	0712968155 071422	99.32		Water Services - 07/14/2022
Hillsborough County BOCC	0712968155 081222	237.43	\$ 336.75	Water Services - 08/12/2022
Tampa Electric	211003638973 091522	134.11		Electricity Service - Thru 09/09/22
Tampa Electric	211003639179 091522	1,361.17		Electricity Service - Thru 09/09/22
Tampa Electric	211003639344 091522	571.87		Electricity Service - Thru 09/09/22
Tampa Electric	211003639526 091522	754.05	\$ 2,821.20	Electricity Service - Thru 09/09/22
Utilities Sub-Total		\$ 3,533.03		
Regular Services				
Action Security, Inc.	21014	\$ 3,220.00		Service - 08/08/22
Mcdirmitt Davis	52898	5,000.00		Accounting Service - Thru - 09/30/21
Spearem Enterprises	5436	200.00		Labor - 08/09/22-09/09/22
Spectrum	075386602090722	119.98		Internet & Phone Service - Thru 10/05/22
Stantec	1976916	288.00		Professional Service - Thru 08/26/22
Straley Robin Vericker	21922	534.45		Professional Service - Thru 08/15/22
Sun Plumbing & septic Service	WO 3336	65.00		Misc Task - 06/16/2022
Suzanna M. Kimball	SK 090622	115.00		Pool / Clubhouse Cleaning - 09/06/22
Suzanna M. Kimball	SK 091322	45.00		Pool Bathroom Cleaning - 09/13/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK 092022	45.00	\$ 205.00	Pool Bathroom Cleaning - 09/20/22
Trevina Broughton	TB 091322	100.00		Deposit Return - 09/13/22
Regular Services Sub-Total		\$ 9,732.43		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 15,964.51		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

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. : 72801
Invoice date : 9/1/22
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for September	\$1,795.20
2. Fuel Surcharge	\$53.85
Sales tax	\$0.00
Total	\$1,849.05

Note to customer
Thank you for your business!

Handwritten: 53900 / 4604



Thanks For Your Business!

INVOICE

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

DATE: AUGUST 16, 2022
INVOICE # 4982
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
		August pool cleaning		\$850.00

SUBTOTAL
SALES TAX
TOTAL **\$850.00**

AM.

Comments:

539001 4617



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	09/14/2022	10/05/2022

Service Address: 14306 ROMEO BLVD

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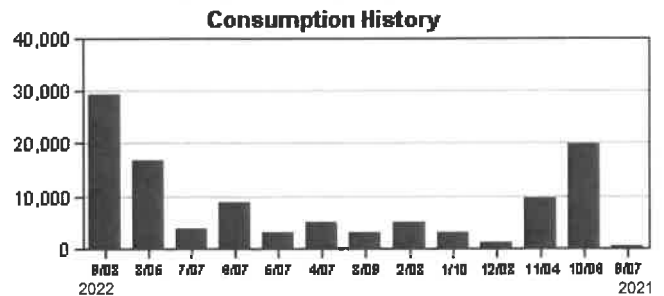
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	08/05/2022	7420	09/08/2022	7714	29400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$88.79
Water Base Charge	\$17.30
Water Usage Charge	\$63.69
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$158.47

Summary of Account Charges

Previous Balance	\$336.75
Net Payments - Thank You	\$-336.75
Total Account Charges	\$375.08
AMOUNT DUE	\$375.08



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

515 8

DUE DATE	10/05/2022
AMOUNT DUE	\$375.08
AMOUNT PAID	



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 07/14/2022	DUE DATE 08/04/2022
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Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	06/07/2022	7214	07/07/2022	7252	3800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$11.48
Water Base Charge	\$17.30
Water Usage Charge	\$3.23
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$20.48

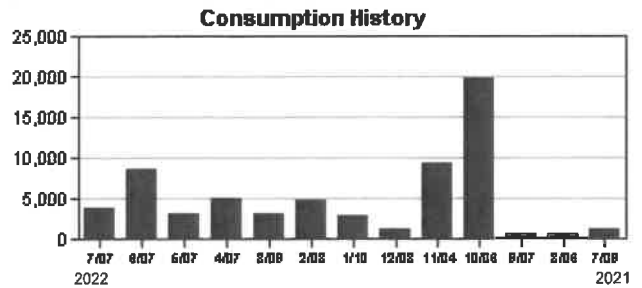
Summary of Account Charges

Previous Balance	\$144.14
Net Payments - Thank You	\$-144.14
Total Account Charges	\$99.32

AMOUNT DUE	\$99.32
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Important Message

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



Hillsborough County Florida

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



ELECTRONIC PAYMENTS BY CHECK OR		
Automated Payment Line: (813) 276 8526		
Internet Payments: HCFLGov.net/WaterBill		
Additional Information: HCFLGov.net/Water		

THANK YOU!



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

705 8

DUE DATE	08/04/2022
AMOUNT DUE	\$99.32
AMOUNT PAID	

0007129681552 00000099325



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 08/12/2022	DUE DATE 09/02/2022
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Service Address: 14306 ROMEO BLVD

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	07/07/2022	7252	08/05/2022	7420	16800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$50.74
Water Base Charge	\$17.30
Water Usage Charge	\$27.04
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$90.55

Miscellaneous Charges

Late Payment Charge	\$4.97
Total Miscellaneous Charges	\$4.97

Summary of Account Charges

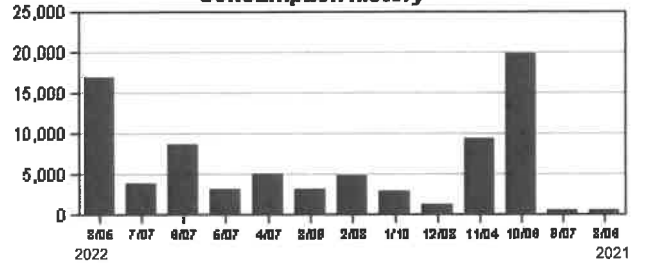
Previous Balance	\$99.32
Net Payments	\$0.00
Past Due Amount	\$99.32
Bill Adjustments	\$4.97
Total Account Charges	\$232.46

AMOUNT DUE	\$336.75
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Important Message

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Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**

DUE DATE	09/02/2022
AMOUNT DUE	\$336.75
AMOUNT PAID	



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

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0007129681552 00000336750

Statement Date: 09/15/2022

Account: 211003638973

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



Current month's charges:	\$134.11
Total amount due:	\$134.11
Payment Due By:	10/06/2022

Your Account Summary

Previous Amount Due	\$123.25
Payment(s) Received Since Last Statement	-\$123.25
Current Month's Charges	\$134.11
Total Amount Due	\$134.11

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An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$134.11
Total amount due:	\$134.11
Payment Due By:	10/06/2022
Amount Enclosed	\$

630396192680

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: 09/15/2022
Current month's charges due 10/06/2022



Details of Charges – Service from 08/10/2022 to 09/09/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

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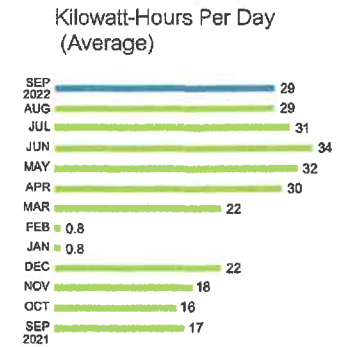
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	09/09/2022	14,333		13,432		901 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	901 kWh @ \$0.07089/kWh	\$63.87
Fuel Charge	901 kWh @ \$0.04126/kWh	\$37.18
Storm Protection Charge	901 kWh @ \$0.00315/kWh	\$2.84
Clean Energy Transition Mechanism	901 kWh @ \$0.00402/kWh	\$3.62
Florida Gross Receipt Tax		\$3.35
Electric Service Cost		\$134.11

Total Current Month's Charges

\$134.11

Tampa Electric Usage History



Statement Date: 09/15/2022
Account: 211003639179

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



Current month's charges:	\$1,361.17
Total amount due:	\$1,361.17
Payment Due By:	10/06/2022

Your Account Summary

Previous Amount Due	\$1,361.06
Payment(s) Received Since Last Statement	-\$1,361.06
Current Month's Charges	\$1,361.17
Total Amount Due	\$1,361.17

0000052-000517-Page 3 of 18

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Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.17
Total amount due:	\$1,361.17
Payment Due By:	10/06/2022
Amount Enclosed	\$

630396192681

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

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

Account: 211003639179
Statement Date: 09/15/2022
Current month's charges due 10/06/2022



Details of Charges – Service from 08/10/2022 to 09/09/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	490 kWh @ \$0.03102/kWh	\$15.20
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		\$1,361.17

Total Current Month's Charges \$1,361.17

00000032-0000518-Page 5 of 18



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/15/2022

Account: 211003639344

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



Current month's charges:	\$571.87
Total amount due:	\$571.87
Payment Due By:	10/06/2022

Your Account Summary

Previous Amount Due	\$533.31
Payment(s) Received Since Last Statement	-\$533.31
Current Month's Charges	\$571.87
Total Amount Due	\$571.87

0000052-000521-Page 11 of 18

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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tampaelectric.com/outagemap



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$571.87
Total amount due:	\$571.87
Payment Due By:	10/06/2022
Amount Enclosed	\$

630396192682

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

6303961926822110036393440000000571870

Account: **211003639344**
 Statement Date: 09/15/2022
 Current month's charges due **10/06/2022**



Details of Charges – Service from 08/10/2022 to 09/09/2022

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	09/09/2022	38,069		33,591		4,478 kWh	1	31 Days

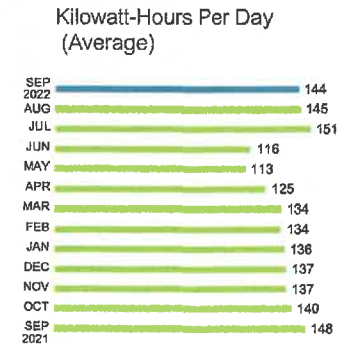
00000052-0000522-Page 13 of 18

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	4,478 kWh @ \$0.07089/kWh	\$317.45
Fuel Charge	4,478 kWh @ \$0.04126/kWh	\$184.76
Storm Protection Charge	4,478 kWh @ \$0.00315/kWh	\$14.11
Clean Energy Transition Mechanism	4,478 kWh @ \$0.00402/kWh	\$18.00
Florida Gross Receipt Tax		\$14.30
Electric Service Cost		\$571.87

Total Current Month's Charges

\$571.87

Tampa Electric Usage History





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/15/2022

Account: 211003639526

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



Current month's charges:	\$754.05
Total amount due:	\$754.05
Payment Due By:	10/06/2022

Your Account Summary

Previous Amount Due	\$753.86
Payment(s) Received Since Last Statement	-\$753.86
Current Month's Charges	\$754.05
Total Amount Due	\$754.05

0000052-0000519-Page 7 of 18

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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tampaelectric.com/outagemap



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$754.05
Total amount due:	\$754.05
Payment Due By:	10/06/2022

Amount Enclosed \$ _____
630396192683

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

6303961926832110036395260000000754054

Statement Date: 09/15/2022
Account: 211003639179

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



Current month's charges:	\$1,361.17
Total amount due:	\$1,361.17
Payment Due By:	10/06/2022

Your Account Summary

Previous Amount Due	\$1,361.06
Payment(s) Received Since Last Statement	-\$1,361.06
Current Month's Charges	\$1,361.17
Total Amount Due	\$1,361.17

00000052-0000517-Page 3 of 18

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

tampaelectric.com/bizsave

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Our outage map is refreshed every five minutes.

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tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,361.17
Total amount due:	\$1,361.17
Payment Due By:	10/06/2022
Amount Enclosed	\$

630396192681

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

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

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

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21014	08/08/2022	\$3,220.00	10/05/2022	Due on receipt	

P.O. NUMBER

Approved Estimate # 3047

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

FL Contractor ES12001404

BALANCE DUE

\$3,220.00

Thank you, we appreciate your business!

BR.

53900/6401



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

(407) 843-5406
www.mcdermittdavis.com

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

Date: 8/30/2022
Invoice Number: 52898
Client: 10132.0

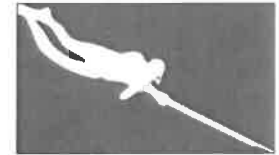
Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2021.

Total Due This Invoice \$5,000.00

51300 / 3202

Thank you for your business.

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 # 5436
DATE 09/09/2022
DUE DATE 09/24/2022
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/9 to 9/9 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
 9/9
 539001 4692



September 7, 2022
 Invoice Number: 075386602090722
 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 09/06/22 through 10/05/22
 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 09/23/22	\$119.98

NEWS AND INFORMATION

Your secure, reliable Internet Service is now 50% faster! As part of our commitment to delivering better services at the best value, we have upgraded your Internet speed to **300 Mbps** (wireless speeds may vary)! That's **50% faster** than your previous speed. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds.

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.

NEW! Mobile service is now available for all of your employees! Call **1-855-281-5334** and get the best Mobile service at the best price for your business.



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 09072022 YNNNNY 01 000239 0001

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



Received
 SEP 12 2022

September 7, 2022

MIRABELLA CDD

Invoice Number: 075386602090722

Account Number: 0050753866-02

Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 09/23/22 **\$119.98**
 Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7195
 PASADENA, CA 91109-7195



0001000100507538660202011998

September 7, 2022



Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602090722
0050753866-02
3706

Contact Us

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

7635 1610 NO RP 07 09072022 YNNNNY 01 000239 0001

Charge Details

Previous Balance		119.98
Payments Received - Thank You	08/30	-119.98
Remaining Balance		\$0.00

Payments received after 09/07/22 will appear on your next bill.

Services from 09/06/22 through 10/05/22

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 09/23/22 **\$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.

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**.

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.





INVOICE

Invoice Number 1976916
Invoice Date September 12, 2022
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

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

Please Remit To

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

Project **Mirabella CDD**
 Project Manager Stewart, Tonja L For Period Ending **August 26, 2022**
 Current Invoice Total (USD) 288.00

Site visit regarding pond void concern

Top Task 2022 2022 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Wahabodeen, Shoaib A (Deen)	2.00	144.00	288.00
Subtotal Professional Services	<u>2.00</u>		<u>288.00</u>

Top Task Subtotal 2022 FY General Consulting 288.00

Total Fees & Disbursements 288.00
INVOICE TOTAL (USD) 288.00

Due upon receipt or in accordance with terms of the contract

51300/3103

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

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com

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

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 24, 2022

Client: 001295

Matter: 000001

Invoice #: 21922

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/29/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
8/1/2022	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER TO SAME.	0.5	\$82.50
8/2/2022	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 20-21 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	1.1	\$390.50
Total Professional Services			1.8	\$534.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2022	Photocopies	\$0.45
Total Disbursements		\$0.45

August 24, 2022

Client: 001295

Matter: 000001

Invoice #: 21922

Page: 2

Total Services	\$534.00
Total Disbursements	\$0.45
Total Current Charges	\$534.45
Previous Balance	\$514.50
Less Payments	(\$514.50)
PAY THIS AMOUNT	\$534.45

MPA

51400 / 3107

Please Include Invoice Number on all Correspondence



Sun Plumbing & Septic Service
 11331 US Hwy 301 S Suite 102
 Riverview, FL 33578

WORK ORDER:
 WO-3336

INVOICE

Bill to: Mirabella CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607

Invoice Date: 06/16/2022
Job: Club house

Attention: Mindy Jacobson
 609-658-6864

14306 Romeo Blvd
 Wilmauna, FL 33598

Work done description: Flushed both toilets in men's and women's restroom around 10 times each along with urinal 3 times. Ran sinks continuously while flushing. Could not get anything to back up.

Category	Item	Description	Qty	Rate	Amount \$
Misc.			1.00	85.00	85.00
Sub Total:					85.00
Total Amount Due:					85.00

For questions please call 813-877-0560

Thank you for you business

Handwritten: 53900/4602

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

Invoice

Date: 9/6/2022

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

From: Suzanna M. Kimball

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

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 9/6/2022	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 9/6/2022	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 9/13/2022

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 9/13/2022 _____ \$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: 9/20/2022

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 9/20/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

**MIRABELLA CDD
DISTRICT CHECK REQUEST FORM**

Today's Date September 13, 2022

District Name Mirabella CDD

Check Amount 100.00

Payable to Trevina Broughton



Check Description

Return the clubhouse rental deposit.

Special Instructions

_____ sum _____

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

Staff Accountant



Approved Signature

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Rental Form

Today's Date: ___/___/___

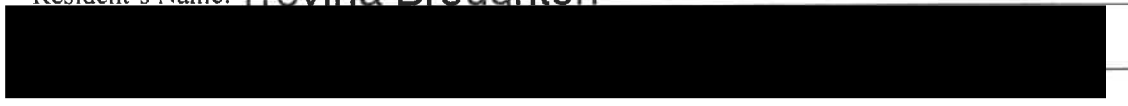
Event Date: 08 / 27 / 2022

Table with 4 columns: 8am to Noon, 1pm - 5 pm - \$25.00, 6pm- 10pm - \$50.00, Full Day \$75.00

Type of Event: Birthday party

Maximum Number of People Attending: 20

Resident's Name: Trevina Broughton



Resident's Home Phone: 8134508327 Cell: _____

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

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

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

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

(Check should be written to: Mirabella CDD.)

Check writer information:

Name: _____

Address: _____

Phone: _____ Cell: _____

Drivers License Number: _____ State: _____

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: _____

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

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

2

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Clubhouse Rental Cleaning and Policy Checklist

Name of Renter: Trevina Broughton Date of Inspection: ___/___/___

Date of Event: 08/27/2022 Time of Event: 1pm-5pm

Date Keys Returned: ___/___/___ Employee Inspecting: _____

Key Description: _____

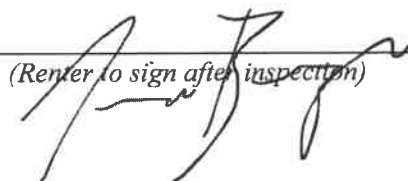
OK	Not OK	Check Off Item
✓		Renter used their own cleaning supplies
✓		Facility cleaned and vacated by checkout time
✓		No decorations on walls, window dressings, fans and ceilings
✓		Gates and bathroom doors not propped open
✓		No bathing suits in Clubhouse – Proper attire required for guests
✓		No food or drink within 15' of pool
✓		Pool, if used by Group, did comply with resident to guest limitations
✓		No smoking in the clubhouse, and smoking permitted only in approved areas outside
✓		Floor was properly swept, mopped and cleaned
✓		Tables and chairs cleaned and returned to storage position
✓		Trash emptied and placed in dumpster with new bags in trash receptacles
✓		Cabinets cleaned and empty
✓		Counter tops cleaned
✓		Thermostat untouched and secure
✓		No damage caused to facility
✓		Restrooms & Clubhouse cleaned
✓		Take a video of Clubhouse and restrooms after event and send to Teresa.farlow@merituscorp.com

Please describe any damage resulting from your event:

Refund of deposit will happen as soon as possible following the event. Deductions will be made for any no answers above. Final decision on deposit refund is at the District Field Manager's discretion.

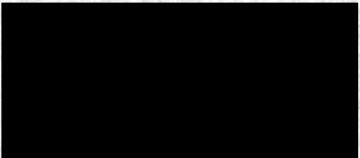
Renters Signature: _____

(Renter to sign after inspection)



Account: 14322

002217913



BANK OF AMERICA
0056 NV
94-72-1224

97-154/1240

July 20, 2022

*****125.00

P
A
Y

ONE HUNDRED TWENTY-FIVE AND XX/100

\$

TO
THE
ORDER
OF

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



Void After 180 Days

Brett Coats

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈002217913⑈ ⑆122400724⑆ 501014835113⑈

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Charter Communications	075386602100722	\$119.98		Internet Service thru 11/05/2022
Solitude Lake Management, LLC	PSI 21390	\$213.97		Lake Management 10/01/2022-09/30/2023
South Shore Landscape & Lawn	72838	\$1,849.05		Landscape 10/2022
Zebra Cleaning Team	5045	\$850.00		Pool Service 10/2022
Monthly Contract Sub-Total		\$3,033.00		
Variable Contract				
Keri L Chichizola	KC 100622	\$200.00		Supervisor Meeting 10/06/2022
Mercedes Jeressa Harrison	MH 100622	\$200.00		Supervisor Meeting 10/06/2022
Mindy Robyn Jacobson	MJ 100622	\$200.00		Supervisor Meeting 10/06/2022
Trivia M Kimbrough	TK 100622	\$200.00		Supervisor Meeting 10/06/2022
Variable Contract Sub-Total		\$800.00		
Utilities				
BOCC	0712968155 101422	\$960.06		Water Service thru 10/10/2022
TECO	0211003638973 101422	\$137.54		Electric Service thru 10/10/2022
TECO	0211003639179 101422	\$1,361.17		Electric Service thru 10/10/2022
TECO	0211003639344 101422	\$490.35		Electric Service thru 10/10/2022
TECO	0211003639526 101422	\$754.05	\$2,743.11	Electric Service thru 10/10/2022
Utilities Sub-Total		\$3,703.17		
Regular Services				
Department of Economic Opportunity	86912	\$175.00		Registration Fee 2022
EGIS Insurance	16910	\$8,917.00		Policy Renewal 10/01/2022
Illuminations Holiday Lighting	1321022	\$1,125.00		Holiday Lighting 10/19/2022
Solitude Alake Management LLC	PSI 09155	\$207.68		All Lake Annual Maint thru 09/30/2022
Spearem Enterprises	5456	\$200.00		Labor thru 09/30/2022
Straley Robin Vericker	22059	\$396.50		Professional Service thru 09/15/2022

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	22198	\$202.00	\$598.50	District Counsel Legal thru 10/15/2022
Suzanna M Kimball	SK100122	\$45.00		Pool Bathroom Cleaning 10/01/2022
Suzanna M Kimball	SK100622	\$45.00		Pool Bathroom Cleaning 10/06/2022
Suzanna M Kimball	SK001122	\$45.00		Pool Bathroom Cleaning 10/11/2022
Suzanna M Kimball	SK101822	\$45.00		Pool Bathroom Clubhouse Cleaning
Suzanna M Kimball	SK102722	\$115.00	\$295.00	Pool Bathroom Clubhouse Cleaning
Times Publishing Com	121446 092822	\$495.00		Meeting Schedule AD #248877
U.S. Bank	6606229	\$2,155.00		Admin Fees 07/01/2022-06/30/2022
Regular Services Sub-Total		\$14,168.18		

Additional Services				
Action Security Inc	21477	\$687.00		Provided 1 Box of 100 AWID Access Cards
Mindy Roby Jacobson	MB 01 22.xlts	\$490.00		Parking Permits 10/14/2022
South Shore Landscape & Lawn	72845	\$920.00		Palm Tree Trimming 10/07/2022
Spearem Enterprises	5482	\$150.00		Hurricane Ian Prep
Zebra Cleaning Team	5046	\$218.32		Pump Labor 10/10/2022
Additional Services Sub-Total		\$2,465.32		

TOTAL:		\$24,169.67		
---------------	--	--------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

October 7, 2022
 Invoice Number: 075386602100722
 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 10/06/22 through 11/05/22
 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 10/23/22	\$119.98

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.

NEW! Mobile service is now available for all of your employees! Call **1-855-281-5334** and get the best Mobile service at the best price for your business.



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 10072022 NNNNNY 01 000207 0001

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



October 7, 2022

MIRABELLA CDD

Invoice Number: 075386602100722
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 10/23/22 \$119.98

Amount you are enclosing \$

Received
 OCT 13 2022

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602100722
 Security Code: 0050753866-02
 3706

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

7635 1610 NO RP 07 10072022 NNNNNY 01 000207 0001

Charge Details

Previous Balance	119.98
Payments Received - Thank You 09/22	-119.98
Remaining Balance	\$0.00

Payments received after 10/07/22 will appear on your next bill.

Services from 10/06/22 through 11/05/22

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 10/23/22 **\$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**.





INVOICE

Page: 1

Invoice Number: PSI-21390
 Invoice Date: 10/11/2022

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

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

Tax Ident. Type Legal Entity

Customer ID 8108

Ship Via

P.O. Number

Ship Date 10/11/2022

P.O. Date 10/11/2022

Due Date 11/10/2022

Our Order No.

Terms Net 30

SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every Month from 10/1/2022 to 9/30/2023 Mirabella-Lake-ALL		1	1	213.97	213.97

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 213.97

Subtotal: 213.97
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 213.97

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. : 72838
Invoice date : 10/3/22
Terms : Net 30

Product or service	Amount
1. Maintenance Landscape maintenance for October.	\$1,795.20
2. Fuel Surcharge	\$53.85
	Sales tax \$0.00
Note to customer Thank you for your business!	Total \$1,849.05



Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 10, 2022
INVOICE #5045
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
		October pool cleaning		\$850.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$850.00

Comments:

MIRABELLA CDD

MEETING DATE: October 6, 2022

DMS Staff Signature:  BRYAN RADCLIFF

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

KC 100622

MIRABELLA CDD

MEETING DATE: October 6, 2022

DMS Staff Signature:  BRYAN RADCLIFF

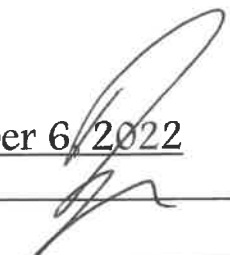
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	✓	SALARY WAIVED	\$0
Trivia M. Kimbrough	PHONE ✓	SALARY ACCEPTED	\$200.00
Keri Chichizola	✓	SALARY ACCEPTED	\$200.00
Mindy Jacobson	✓	SALARY ACCEPTED	\$200.00
Mercedes Harrison	✓	SALARY ACCEPTED	\$200.00

mt 100622

MIRABELLA CDD

MEETING DATE: October 6/2022

DMS Staff Signature: _____



BRYAN RADCLIFF

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

MJ 100622

MIRABELLA CDD

MEETING DATE: October 6, 2022

DMS Staff Signature:  BRYAN RADCLIFF

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

TK 100622



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	10/14/2022	11/04/2022

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53136726	09/08/2022	7714	10/10/2022	8445	73100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$220.76
Water Base Charge	\$17.30
Water Usage Charge	\$281.16
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$394.01

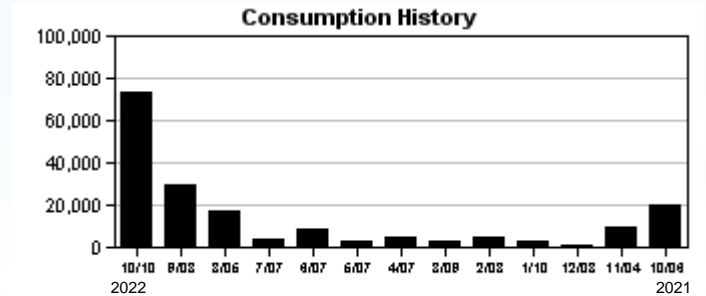
Summary of Account Charges

Previous Balance	\$375.08
Net Payments - Thank You	\$-375.08
Total Account Charges	\$960.06
AMOUNT DUE	\$960.06

Important Message

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

BOCC Approved Rate Increases Are Effective Oct. 1, 2022. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 5.88%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

413 8

DUE DATE	11/04/2022
AMOUNT DUE	\$960.06
AMOUNT PAID	

Statement Date: 10/14/2022
Account: 211003638973

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



Current month's charges:	\$137.54
Total amount due:	\$137.54
Payment Due By:	11/04/2022

Your Account Summary

Previous Amount Due	\$134.11
Payment(s) Received Since Last Statement	-\$134.11
Current Month's Charges	\$137.54
Total Amount Due	\$137.54

00000060-0000627-Page 15 of 18

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$137.54
Total amount due:	\$137.54
Payment Due By:	11/04/2022

Amount Enclosed \$ 627927075434

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: 10/14/2022
Current month's charges due 11/04/2022



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

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

00000060-0000628-Page 17 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	10/10/2022	15,262		14,333		929 kWh	1	31 Days

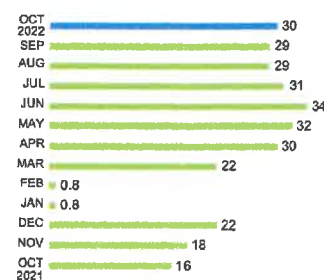
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	929 kWh @ \$0.07089/kWh	\$65.86
Fuel Charge	929 kWh @ \$0.04126/kWh	\$38.33
Storm Protection Charge	929 kWh @ \$0.00315/kWh	\$2.93
Clean Energy Transition Mechanism	929 kWh @ \$0.00402/kWh	\$3.73
Florida Gross Receipt Tax		\$3.44
Electric Service Cost		\$137.54

Total Current Month's Charges

\$137.54

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Statement Date: 10/14/2022
Account: 211003639179

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

Current month's charges: \$1,361.17
Total amount due: \$1,361.17
Payment Due By: 11/04/2022



Your Account Summary

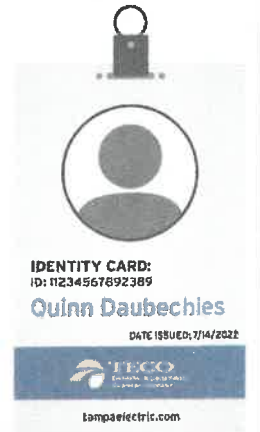
Previous Amount Due	\$1,361.17
Payment(s) Received Since Last Statement	-\$1,361.17
Current Month's Charges	\$1,361.17
Total Amount Due	\$1,361.17

00000060-0000623-Page 7 of 18

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges: \$1,361.17
Total amount due: \$1,361.17
Payment Due By: 11/04/2022

Amount Enclosed \$ _____
627927075435

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: 10/14/2022
Current month's charges due 11/04/2022



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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	490 kWh @ \$0.03102/kWh	\$15.20
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		\$1,361.17

Total Current Month's Charges \$1,361.17

0000060-0000524-Page 9 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Statement Date: 10/14/2022
Account: 211003639344

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



Current month's charges:	\$490.35
Total amount due:	\$490.35
Payment Due By:	11/04/2022

Your Account Summary

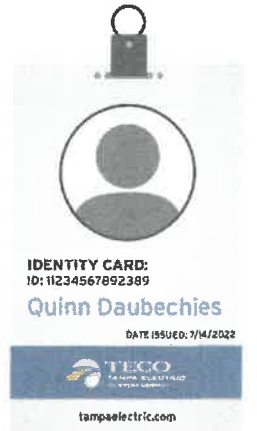
Previous Amount Due	\$571.87
Payment(s) Received Since Last Statement	-\$571.87
Current Month's Charges	\$490.35
Total Amount Due	\$490.35

0000060-0000625-Page 11 of 18

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$490.35
Total amount due:	\$490.35
Payment Due By:	11/04/2022
Amount Enclosed	\$

627927075436

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: 10/14/2022
 Current month's charges due **11/04/2022**



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

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	10/10/2022	41,881		38,069		3,812 kWh	1	31 Days

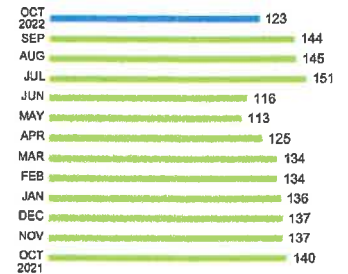
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	3,812 kWh @ \$0.07089/kWh	\$270.23
Fuel Charge	3,812 kWh @ \$0.04126/kWh	\$157.28
Storm Protection Charge	3,812 kWh @ \$0.00315/kWh	\$12.01
Clean Energy Transition Mechanism	3,812 kWh @ \$0.00402/kWh	\$15.32
Florida Gross Receipt Tax		\$12.26
Electric Service Cost		\$490.35

Total Current Month's Charges

\$490.35

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000060-0000626-Page 13 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Statement Date: 10/14/2022

Account: 211003639526

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



Current month's charges:	\$754.05
Total amount due:	\$754.05
Payment Due By:	11/04/2022

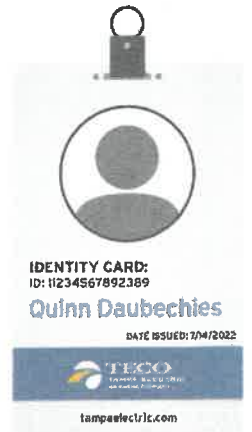
Your Account Summary

Previous Amount Due	\$754.05
Payment(s) Received Since Last Statement	-\$754.05
Current Month's Charges	\$754.05
Total Amount Due	\$754.05

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



00000060-0000621-Page 3 of 18

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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$754.05
Total amount due:	\$754.05
Payment Due By:	11/04/2022

Amount Enclosed \$ 627927075437

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: 10/14/2022
Current month's charges due 11/04/2022



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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	806 kWh @ \$0.03102/kWh	\$25.00
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		\$1.70
Lighting Charges		\$754.05

Total Current Month's Charges

\$754.05

00000060-0000622-Page 5 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86912			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Mirabella Community Development District
 Mr. Brian Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

- 2. Telephone: (813) 397-5121
- 3. Fax: (813) 873-7070 *inframark.com*
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: mirbellacdd.com
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 04/10/2006
- 11. Creation Document on File: 04/10/2006
- 12. Date Established: 03/10/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 06-7
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/05/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10/6/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



INVOICE

Customer	Mirabella Community Development District
Acct #	796
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

Mirabella Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 8,917.00
Payment Amount	
Payment for:	Invoice#16910
100122725	

Thank You

Please detach and return with payment



Customer: Mirabella Community Development District

Invoice	Effective	Transaction	Description	Amount
16910	10/01/2022	Renew policy	Policy #100122725 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>Prop = \$ 3132⁰⁰</i> <i>Gen = \$ 3182⁰⁰</i> <i>Pub = \$ 2603⁰⁰</i>	8,917.00

Total
\$ 8,917.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		09/14/2022

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 1321022

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

(813) 873-7300

JOB DESCRIPTION
Mirabella CDD Holiday Lighting Invoice

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Front Entrance Exit Side Install warm white, LED C9s outlining top of black fence (to second column - right and left)</p> <p>Install lighted garland with structured bows across center of Mirabella sign</p> <p>Install lighted wreath with structured bow on columns to right and left of sign</p>	<p>\$2,250.00</p>
<p>TOTAL</p>	<p>\$2,250.00</p>
<p>Requires 50% Deposit</p> <p>DEPOSIT</p>	<p>\$1,125.00</p>
AMOUNT DUE	\$1,125.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

PREPARED BY

10/19/2022

DATE



INVOICE

Page: 1

Invoice Number: PSI-09155
 Invoice Date: 9/26/2022

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

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

Tax Ident. Type Legal Entity

Customer ID 8108

Ship Via

P.O. Number

Ship Date 9/26/2022

P.O. Date 9/26/2022

Due Date 10/26/2022

Our Order No.

Terms Net 30

SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Mirabella-Lake-ALL Every Month from 10/1/2021 to 9/30/2022 Annual Maintenance		1	1	207.68	207.68

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 207.68

Subtotal: 207.68
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 207.68

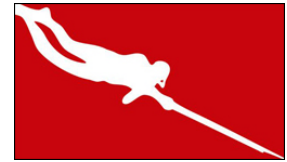
Spearem Enterprises, LLC

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 # 5456

DATE 09/30/2022

DUE DATE 10/15/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/10 to 9/30 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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 05, 2022
Client: 001295
Matter: 000001
Invoice #: 22059

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/30/2022	DCC	RESEARCH ISSUES RELATING TO FENCE INSTALLED ON 14317 ITALIA DRIVE PROPERTY; REVIEW PLAT; REVIEW PUBLIC RECORDS; FOLLOW UP WITH DISTRICT MANAGER AND DISTRICT ENGINEER.	0.8	\$244.00
8/31/2022	DCC	REVIEW DOCUMENTS; FOLLOW UP WITH DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING FENCE ON ITALIA DRIVE.	0.2	\$61.00
9/2/2022	DCC	PARTICIPATE IN CALL WITH DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING DEVELOPER-INSTALLED FENCE BY HOME ON ITALIA DRIVE.	0.3	\$91.50
Total Professional Services			1.3	\$396.50

October 05, 2022
Client: 001295
Matter: 000001
Invoice #: 22059

Page: 2

Total Services	\$396.50	
Total Disbursements	\$0.00	
Total Current Charges		\$396.50
Previous Balance		\$534.45
<i>Less Payments</i>		<i>(\$534.45)</i>
PAY THIS AMOUNT		\$396.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 27, 2022

Client: 001295

Matter: 000001

Invoice #: 22198

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/3/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.3	\$49.50
10/14/2022	DCC	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO DISSEMINATION AGENT.	0.3	\$91.50
Total Professional Services			0.8	\$202.00

October 27, 2022
Client: 001295
Matter: 000001
Invoice #: 22198

Page: 2

Total Services	\$202.00	
Total Disbursements	\$0.00	
Total Current Charges		\$202.00
Previous Balance		\$396.50
PAY THIS AMOUNT		\$598.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22059	October 05, 2022	\$396.50	\$0.00	\$0.00	\$0.00	\$598.50
Total Remaining Balance Due						\$598.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$598.50	\$0.00	\$0.00	\$0.00

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

Invoice

Date: 10/1/2022

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 Saturday 10/1/2022 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 10/06/2022

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 Thursday 10/06/2022 _____ \$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: 10/11/2022

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 10/11/2022 _____ \$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: 10/18/2022

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 10/18/2022 _____ \$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: 10/27/2022

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

From: Suzanna M. Kimball

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

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Thursday 10/27/2022_____	\$45.00
<u>Clubhouse Cleaning Services</u> Thursday 10/27/2022_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!



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	
09/28/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
09/28/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$495.00		0000248877	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/28/22	09/28/22	0000248877	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$493.00
09/28/22	09/28/22	0000248877	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x59 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
09/28/22		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
09/28/2022	Deirdre Bonett	121446	
Total Amount Due		Ad Number	
\$495.00		0000248877	

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

OCT 11 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/28/22** or by publication on the newspaper's website, if authorized, on

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

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Mirabella Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598 on the following dates at 6:00 p.m.:

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff
District Manager
September 28, 2022

0000248877

Signature Affiant

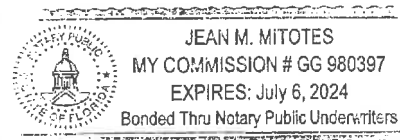
Sworn to and subscribed before me this **09/28/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____





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

"Copy of Previously Printed Invoice"
 Invoice Number:
 Account Number:
 Invoice Date:
 Direct Inquiries To:
 Phone:

6606229
 275175000
 07/25/2022
 LEANNE DUFFY
 407-835-3807

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

MIRABELLA CDD 2015

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$2,155.00

All invoices are due upon receipt.

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

MIRABELLA CDD 2015

Invoice Number:	6606229
Account Number:	275175000
Current Due:	\$2,155.00
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 275175000
 Invoice # 6606229
 Attn: Fee Dept St. Paul

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



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 Minneapolis, MN 55402
 "Copy of Previously Printed Invoice"

Invoice Number: 6606229
 Invoice Date: 07/25/2022
 Account Number: 275175000
 Direct Inquiries To: LEANNE DUFFY
 Phone: 407-835-3807

MIRABELLA CDD 2015

Accounts Included 275175000 275175002 275175003 275175004 275175005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2022 - 06/30/2023				\$2,000.00
Incidental Expenses 07/01/2022 to 06/30/2023	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,155.00

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

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21477	10/06/2022	\$687.00	11/03/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Provide customer with 1box, (Qty: 100) AWID access cards to work in conjunction with existing access control system. FC: 84 SN: 301-400	100	6.42	642.00
Shipping & Handling Ship To: Inframark c/o Mirabella Attn: Monica Alvarez 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	1	45.00	45.00

FL Contractor ES12001404

BALANCE DUE

\$687.00

Thank you, we appreciate your business!



INVOICE

Date 10.14.22

Name Mirabella CDD

Contact

Info. Bryan Radcliff - 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Make **checks** payable & mail to: Mindy Jacobson, 14314 Romeo Blvd., Wimauma FL 33598
Venmo: @Mindy-Jacobson ApplePay: 6096586864 Zelle: 6096586864

	DESCRIPTION	AMOUNT
500	deigned/printed rear mirror hanging parking permits	\$490.00
	TOTAL	\$490.00



MJ/TGS is not responsible for any errors detected after a job is approved and accepted by the customer. **50% DEPOSIT** due prior to start of job, **25%** due before print production (*if applicable*), **25%** due upon delivery. Various forms of payment are accepted: cash, check, venmo, cash app, applepay, zelle. Any returned checks are subject to a \$40.00 fee. **Thank You!**

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. : 72845
Invoice date : 10/7/22
Terms : Net 30

Product or service		Amount
1. Palm Tree Trimming	23 units × \$40.00	\$920.00
	Sales tax	\$0.00
Note to customer Thank you for your business!	Total	\$920.00

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 # 5482

DATE 10/06/2022

DUE DATE 10/21/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor HURRICANE IAN PREP FURNITURE PUT AWAY, SET BACK UP AFTER STORM.	1	150.00	150.00

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

\$150.00

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2022

Prepared by:



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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL			FIXED ASSETS		GENERAL		TOTAL
	FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	ACCOUNT	GROUP FUND	LONG-TERM DEBT ACCOUNT	GROUP FUND	
ASSETS								
Cash - Operating Account	\$ 78,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,471
Accounts Receivable - Other	(5)	-	-	-	-	-	-	(5)
Due From Other Funds	-	1,125	186	-	-	-	-	1,311
Investments:								
Interest Account	-	51,050	-	-	-	-	-	51,050
Prepayment Account	-	-	35	-	-	-	-	35
Reserve Fund	-	150,891	11,255	-	-	-	-	162,146
Revenue Fund	-	30,348	17,001	-	-	-	-	47,349
Sinking fund	-	30,000	-	-	-	-	-	30,000
Deposits	2,857	-	-	-	-	-	-	2,857
Fixed Assets								
Construction Work In Process	-	-	-	1,603,412	-	-	-	1,603,412
Amount Avail In Debt Services	-	-	-	-	-	278,309	-	278,309
Amount To Be Provided	-	-	-	-	-	1,481,691	-	1,481,691
TOTAL ASSETS	\$ 81,323	\$ 263,414	\$ 28,477	\$ 1,603,412	\$ 1,760,000	\$ 1,760,000	\$ 3,736,626	
LIABILITIES								
Accounts Payable	\$ 3,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,146
Deposits	(100)	-	-	-	-	-	-	(100)
Bonds Payable	-	(5,000)	-	-	-	1,760,000	-	1,755,000
Due To Other Funds	1,311	-	-	-	-	-	-	1,311
TOTAL LIABILITIES	4,357	(5,000)	-	-	-	1,760,000	1,759,357	
FUND BALANCES								
Restricted for:								
Debt Service	-	268,414	28,477	-	-	-	-	296,891
Unassigned:	76,966	-	-	1,603,412	-	-	-	1,680,378
TOTAL FUND BALANCES	76,966	268,414	28,477	1,603,412	-	-	-	1,977,269
TOTAL LIABILITIES & FUND BALANCES	\$ 81,323	\$ 263,414	\$ 28,477	\$ 1,603,412	\$ 1,760,000	\$ 1,760,000	\$ 3,736,626	

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 171,980	\$ 1,379	\$ (170,601)	0.80%
TOTAL REVENUES	171,980	1,379	(170,601)	0.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	800	2,200	26.67%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	-	3,500	0.00%
Disclosure Report	5,000	417	4,583	8.34%
District Counsel	4,000	599	3,401	14.98%
District Engineer	1,750	-	1,750	0.00%
District Manager	27,000	2,250	24,750	8.33%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	-	1,200	0.00%
Postage, Phone, Faxes, Copies	250	12	238	4.80%
Public Officials Insurance	2,905	-	2,905	0.00%
Legal Advertising	900	-	900	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,800	150	1,650	8.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	57,905	4,403	53,502	7.60%
<u>Electric Utility Services</u>				
Utility - Electric	28,000	2,743	25,257	9.80%
Total Electric Utility Services	28,000	2,743	25,257	9.80%
<u>Water-Sewer Comb Services</u>				
Utility - Water	2,000	960	1,040	48.00%
Total Water-Sewer Comb Services	2,000	960	1,040	48.00%
<u>Other Physical Environment</u>				
Waterway Management	3,000	214	2,786	7.13%
Clubhouse - Facility Janitorial Service	12,000	45	11,955	0.38%
Contracts-Security Services	1,500	687	813	45.80%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	850	9,350	8.33%
Contracts-Other Landscape	3,500	2,919	581	83.40%
Insurance -Property & Casualty	6,823	-	6,823	0.00%
R&M-Clubhouse	2,500	1,895	605	75.80%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Pools	1,000	308	692	30.80%
Landscape Maintenance	24,000	-	24,000	0.00%
Irrigation Maintenance	2,000	-	2,000	0.00%
Capital Outlay	8,000	-	8,000	0.00%
Total Other Physical Environment	76,523	6,918	69,605	9.04%
<u>Reserves</u>				
Capital Reserve	7,552	-	7,552	0.00%
Total Reserves	7,552	-	7,552	0.00%
TOTAL EXPENDITURES & RESERVES	171,980	15,024	156,956	8.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,645)	(13,645)	0.00%
Net change in fund balance	\$ -	\$ (13,645)	\$ (13,645)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	90,611	90,611		
FUND BALANCE, ENDING	\$ 90,611	\$ 76,966		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2013 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 417	\$ 417	0.00%
Special Assmnts- Tax Collector	130,850	1,125	(129,725)	0.86%
TOTAL REVENUES	130,850	1,542	(129,308)	1.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	30,000	-	30,000	0.00%
Interest Expense	100,850	-	100,850	0.00%
Total Debt Service	130,850	-	130,850	0.00%
TOTAL EXPENDITURES	130,850	-	130,850	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,542	1,542	0.00%
Net change in fund balance	\$ -	\$ 1,542	\$ 1,542	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	266,872	266,872		
FUND BALANCE, ENDING	\$ 266,872	\$ 268,414		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 46	\$ 46	0.00%
Special Assmnts- Tax Collector	22,500	186	(22,314)	0.83%
TOTAL REVENUES	22,500	232	(22,268)	1.03%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	6,000	-	6,000	0.00%
Interest Expense	16,500	-	16,500	0.00%
Total Debt Service	22,500	-	22,500	0.00%
TOTAL EXPENDITURES	22,500	-	22,500	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	232	232	0.00%
Net change in fund balance	\$ -	\$ 232	\$ 232	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	28,245	28,245		
FUND BALANCE, ENDING	\$ 28,245	\$ 28,477		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2022
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	1,603,412		
FUND BALANCE, ENDING	\$ -	\$ 1,603,412		

MIRABELLA CDD

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING
 Statement No. 10-22
 Statement Date 10/31/2022

G/L Balance (LCY)	78,470.60	Statement Balance	82,314.41
G/L Balance	78,470.60	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	82,314.41
Subtotal	78,470.60	Outstanding Checks	3,843.81
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	78,470.60	Ending Balance	78,470.60
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/1/2022		JE000025	Outstanding check# 2697; Trevina Broughton	100.00	100.00	0.00
10/1/2022		JE000026	Outstanding check# 2699; Suzanna M.	45.00	45.00	0.00
10/1/2022		JE000027	Outstanding check# 2701; Stantec	288.00	288.00	0.00
10/1/2022		JE000028	Outstanding check# 2702; Sun Plumbing	65.00	65.00	0.00
10/14/2022	Payment	2703	INFRAMARK LLC	2,821.74	2,821.74	0.00
10/20/2022	Payment	2704	CHARTER COMMUNICATIONS	119.98	119.98	0.00
10/20/2022	Payment	2705	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00
10/20/2022	Payment	2706	EGIS INSURANCE	8,917.00	8,917.00	0.00
10/20/2022	Payment	2707	KERI L. CHICHIZOLA	200.00	200.00	0.00
10/20/2022	Payment	2709	MINDY ROBYN JACOBSON	200.00	200.00	0.00
10/20/2022	Payment	2710	SOLITUDE LAKE MANAGEMENT, LLC	421.65	421.65	0.00
10/20/2022	Payment	2711	SOUTH SHORE LANDSCAPE & LAWN	2,769.05	2,769.05	0.00
10/20/2022	Payment	2712	SPEAREM ENTERPRISES	350.00	350.00	0.00
10/20/2022	Payment	2713	STRALEY ROBIN VERICKER	396.50	396.50	0.00
10/20/2022	Payment	2714	SUZANNA M. KIMBALL	135.00	135.00	0.00
10/20/2022	Payment	2715	TIMES PUBLISHING COM	495.00	495.00	0.00
10/20/2022	Payment	2716	TRIVIA M. KIMBROUGH	200.00	200.00	0.00
10/20/2022	Payment	2717	ZEBRA CLEANING TEAM	1,068.32	1,068.32	0.00
10/26/2022	Payment	2723	TAMPA ELECTRIC	2,743.11	2,743.11	0.00
10/30/2022	Payment	DD101	Payment of Invoice 000019	2,155.00	2,155.00	0.00
Total Checks				23,665.35	23,665.35	0.00
Deposits						
9/30/2022		JE000022	Reclass beg bal to bank card	G/L 103,289.71	103,289.71	0.00
10/27/2022		JE000029	Excess Fees	G/L 2,690.05	2,690.05	0.00
Total Deposits				105,979.76	105,979.76	0.00
Outstanding Checks						
10/1/2022		JE000023	Outstanding check#712###; BOCC	99.32	0.00	99.32
10/1/2022		JE000024	Outstanding check# 0712; BOCC	237.43	0.00	237.43
10/20/2022	Payment	2708	MERCEDES JERESSA HARRISON	200.00	0.00	200.00

MIRABELLA CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
10/26/2022	Payment	2718	ACTION SECURITY INC.	687.00	0.00	687.00
10/26/2022	Payment	2719	BOCC	960.06	0.00	960.06
10/26/2022	Payment	2720	ILLUMINATIONS HOLIDAY LIGHTING	1,125.00	0.00	1,125.00
10/26/2022	Payment	2721	MINDY ROBYN JACOBSON	490.00	0.00	490.00
10/26/2022	Payment	2722	SUZANNA M. KIMBALL	45.00	0.00	45.00
Total Outstanding Checks.....				3,843.81		3,843.81