

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING AND PUBLIC HEARING  
AUGUST 4, 2016**

**MIRABELLA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**August 4, 2016 at 2:00 p.m.**

The Offices of Meritus.

Located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Ed Dean Andrews Gary Jernigan Ryan Motko Vacant
<b>District Manager</b>	Meritus Meritus	Brian Lamb Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	Mark Straley
<b>District Engineer</b>	Stantec	Tonja Stewart

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

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion 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) 397-5120 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 **the 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 **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 final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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.

August 4, 2016

Board of Supervisors  
**Mirabella Community Development District**

Dear Board Members:

The Regular Meeting and Public Hearing of Mirabella Community Development District will be held on **Thursday, August 4, 2016 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

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

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2017 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2017 Budget
  - E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget ..... Tab 01
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2016-04; Assessment Resolution ..... Tab 02
  - B. Consideration of Resolution 2016-05; Designation of Treasurer & Assistant Treasurer ..... Tab 03
  - C. Consideration of Resolution 2016-06; Setting Fiscal Year 2017 Meeting Schedule..... Tab 04
  - D. Consideration of Resolution 2016-07; Setting Landowner Election ..... Tab 05
  - E. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes May 5, 2016 ..... Tab 06
  - B. Consideration of Operations and Maintenance Expenditures August 2016 ..... Tab 07
  - C. Review of Financial Statements Month Ending June 30, 2016 ..... Tab 08
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb  
District Manager

**RESOLUTION 2016-03**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Mirabella Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 4, 2016 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at

the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2015/2016 and/or revised projections for fiscal year 2016/2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the Budget for the Mirabella Community Development District for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, as adopted by the Board of Supervisors on August 4, 2016.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Mirabella Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$ 344,438.44 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>145,773.44</u>
TOTAL DEBT SERVICE FUNDS	\$ <u>188,665.00</u>
TOTAL ALL FUNDS	\$ <u>334,438.44</u>

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 4th day of August, 2016.

**ATTEST:**

**MIRABELLA COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Exhibit A: 2016/2017 Budget**

2017



# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2017**  
PROPOSED ANNUAL OPERATING BUDGET

MAY 5, 2016



# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 5, 2016



# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

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

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

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

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	119,775.00	77,232.93	0.00	77,232.93	(42,542.07)
Operations & Maintenance Assmts-Off Roll	0.00	5,000.00	60,157.10	65,157.10	65,157.10
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$119,775.00</b>	<b>\$82,232.93</b>	<b>\$60,157.10</b>	<b>\$142,390.03</b>	<b>\$22,615.03</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	75.00	0.00	75.00	75.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>
<b>TOTAL REVENUES</b>	<b>\$119,775.00</b>	<b>\$82,307.93</b>	<b>\$60,157.10</b>	<b>\$142,465.03</b>	<b>\$22,690.03</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	2,500.00	2,510.00	2,500.00	5,010.00	2,510.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	4,500.00	3,500.00	0.00	3,500.00	(1,000.00)
Auditing Services	4,600.00	0.00	4,600.00	4,600.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	141.24	250.00	391.24	(608.76)
Public Officials Insurance	2,000.00	730.97	700.00	1,430.97	(569.03)
Legal Advertising	1,000.00	40.80	500.00	540.80	(459.20)
Bank Fees	250.00	109.34	110.00	219.34	(30.66)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	75.00	75.00	(175.00)
Website Administration	0.00	196.00	0.00	196.00	196.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$48,275.00</b>	<b>\$25,903.35</b>	<b>\$22,235.00</b>	<b>\$48,138.35</b>	<b>(\$136.65)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,000.00	2,201.50	2,200.00	4,401.50	1,401.50
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,000.00</b>	<b>\$2,201.50</b>	<b>\$2,200.00</b>	<b>\$4,401.50</b>	<b>\$1,401.50</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	23,000.00	10,882.99	11,971.29	22,854.28	(145.72)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$23,000.00</b>	<b>\$10,882.99</b>	<b>\$11,971.29</b>	<b>\$22,854.28</b>	<b>(\$145.72)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	500.00	0.00	250.00	250.00	(250.00)
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$250.00</b>	<b>\$250.00</b>	<b>(\$250.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,000.00	481.65	602.06	1,083.71	(916.29)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,000.00</b>	<b>\$481.65</b>	<b>\$602.06</b>	<b>\$1,083.71</b>	<b>(\$916.29)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	4,000.00	0.00	2,000.00	2,000.00	(2,000.00)
Property & Casualty Insurance	6,500.00	0.00	6,500.00	6,500.00	0.00
Club Facility Maintenance	3,000.00	1,869.50	1,500.00	3,369.50	369.50
Landscape Maintenance - Contract	15,200.00	4,842.50	4,842.50	9,685.00	(5,515.00)
Landscape Maintenance - Other	3,000.00	15,649.39	1,500.00	17,149.39	14,149.39
Plant Replacement Program	1,200.00	0.00	650.00	650.00	(550.00)
Irrigation Maintenance	2,000.00	5,512.82	2,500.00	8,012.82	6,012.82
Pool Maintenance	8,100.00	4,950.60	4,000.00	8,950.60	850.60
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$43,000.00</b>	<b>\$32,824.81</b>	<b>\$23,492.50</b>	<b>\$56,317.31</b>	<b>\$13,317.31</b>
<b>PARKS &amp; RECREATION</b>					
Off Duty Deputy Services	0.00	4,669.88	4,750.00	9,419.88	9,419.88
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$0.00</b>	<b>\$4,669.88</b>	<b>\$4,750.00</b>	<b>\$9,419.88</b>	<b>\$9,419.88</b>
<b>TOTAL EXPENDITURES</b>	<b>\$119,775.00</b>	<b>\$76,964.18</b>	<b>\$65,500.85</b>	<b>\$142,465.03</b>	<b>\$22,690.03</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$5,343.75</b>	<b>(\$5,343.75)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FISCAL YEAR 2016 BUDGET ANALYSIS

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	119,775.00	77,232.93	(42,542.07)	132,675.00	12,900.00
Operations & Maintenance Assmts-Off Roll	0.00	65,157.10	65,157.10	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$119,775.00</b>	<b>\$142,390.03</b>	<b>\$22,615.03</b>	<b>\$132,675.00</b>	<b>\$12,900.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	75.00	75.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$119,775.00</b>	<b>\$142,465.03</b>	<b>\$22,690.03</b>	<b>\$132,675.00</b>	<b>\$12,900.00</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	2,500.00	5,010.00	2,510.00	4,100.00	1,600.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	4,500.00	3,500.00	(1,000.00)	3,500.00	(1,000.00)
Auditing Services	4,600.00	4,600.00	0.00	5,100.00	500.00
Postage, Phone, Faxes, Copies	1,000.00	391.24	(608.76)	500.00	(500.00)
Public Officials Insurance	2,000.00	1,430.97	(569.03)	1,500.00	(500.00)
Legal Advertising	1,000.00	540.80	(459.20)	750.00	(250.00)
Bank Fees	250.00	219.34	(30.66)	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	75.00	(175.00)	200.00	(50.00)
Website Administration	0.00	196.00	196.00	200.00	200.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$48,275.00</b>	<b>\$48,138.35</b>	<b>(\$136.65)</b>	<b>\$48,275.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,000.00	4,401.50	1,401.50	5,000.00	2,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,000.00</b>	<b>\$4,401.50</b>	<b>\$1,401.50</b>	<b>\$5,000.00</b>	<b>\$2,000.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	23,000.00	22,854.28	(145.72)	23,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$23,000.00</b>	<b>\$22,854.28</b>	<b>(\$145.72)</b>	<b>\$23,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	500.00	250.00	(250.00)	500.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$500.00</b>	<b>\$250.00</b>	<b>(\$250.00)</b>	<b>\$500.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	2,000.00	1,083.71	(916.29)	2,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$2,000.00</b>	<b>\$1,083.71</b>	<b>(\$916.29)</b>	<b>\$2,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program	4,000.00	2,000.00	(2,000.00)	4,000.00	0.00
Property & Casualty Insurance	6,500.00	6,500.00	0.00	6,500.00	0.00
Club Facility Maintenance	3,000.00	3,369.50	369.50	3,000.00	0.00
Landscape Maintenance - Contract	15,200.00	9,685.00	(5,515.00)	15,200.00	0.00
Landscape Maintenance - Other	3,000.00	17,149.39	14,149.39	3,000.00	0.00
Plant Replacement Program	1,200.00	650.00	(550.00)	1,200.00	0.00
Irrigation Maintenance	2,000.00	8,012.82	6,012.82	2,000.00	0.00
Pool Maintenance	8,100.00	8,950.60	850.60	9,000.00	900.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$43,000.00</b>	<b>\$56,317.31</b>	<b>\$13,317.31</b>	<b>\$43,900.00</b>	<b>\$900.00</b>
<b>PARKS &amp; RECREATION</b>					
Off Duty Deputy Services	0.00	9,419.88	9,419.88	10,000.00	10,000.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$0.00</b>	<b>\$9,419.88</b>	<b>\$9,419.88</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$119,775.00</b>	<b>\$142,465.03</b>	<b>\$22,690.03</b>	<b>\$132,675.00</b>	<b>\$12,900.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FISCAL YEAR 2016 BUDGET ANALYSIS

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Disclosure Reporting**

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

##### **Trustees Fees**

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

##### **Auditing Services**

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

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

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

##### **Miscellaneous Administration**

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

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

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

##### **Legal Advertising**

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

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

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

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

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

#### **Office Supplies**

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

#### **Technology Services**

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

#### **Website Administration**

This is for maintenance and administration of the Districts official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

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

### **Electric Utility Services**

#### **Electric Utility Services**

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

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

#### **Garbage Collection**

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

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

#### **Water Utility Services**

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

### **Other Physical Environment**

#### **Waterway Management System**

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

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

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

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

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

# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

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

#### **Miscellaneous Landscape**

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

#### **Plant Replacement Program**

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

#### **Property Taxes**

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

#### **Irrigation Maintenance**

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

#### **Pool Maintenance**

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

#### **Clubhouse Maintenance**

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

# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	148,800
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<b>TOTAL REVENUES</b>	<b>\$</b>	<b>148,800</b>
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### EXPENDITURES

Series 2013 November Bond Principal Payment	\$	25,000
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Series 2013 May Bond Interest Payment	\$	61,900
---------------------------------------	----	--------

Series 2013 November Bond Interest Payment	\$	61,900
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<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>148,800</b>
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<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
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### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	1,815,000
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Principal Payment Applied Toward Series 2013 Bonds	\$	25,000
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<b>Bonds Outstanding - Period Ending 11/1/2017</b>	<b>\$</b>	<b>1,790,000</b>
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# MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	22,390
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>22,390</b>

### EXPENDITURES

Series 2015 November Bond Principal Payment	\$	4,000
Series 2015 May Bond Interest Payment	\$	9,195
Series 2015 November Bond Interest Payment	\$	9,195
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>22,390</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	306,500
Principal Payment Applied Toward Series 2015 Bonds	\$	4,000
<b>Bonds Outstanding - Period Ending 11/1/2017</b>	<b>\$</b>	<b>302,500</b>



# MIRABELLA

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2016			Fiscal Year 2017			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2017 Total Assessment <sup>(1)</sup>	Total Increase / (Decrease) in Annual Asmt
<b>MIRABELLA PHASE 1</b>									
Single Family 50'	1.00	71	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$797.49	\$1,997.49	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$877.24	\$2,197.24	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$956.99	\$2,396.99	\$0.00
<b>MIRABELLA PHASE 2A</b>									
Single Family 50'	1.00	0	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$797.49	\$1,997.49	\$0.00
Single Family 55'	1.10	1	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$877.24	\$2,197.24	\$0.00
Single Family 60'	1.20	39	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$956.99	\$2,396.99	\$0.00
<b>MIRABELLA PHASE 2B</b>									
Single Family 50'	1.00	12	\$1,250.00	\$797.49	\$2,047.49	\$1,250.00	\$797.49	\$2,047.49	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$877.24	\$2,252.24	\$1,375.00	\$877.24	\$2,252.24	\$0.00
Single Family 60'	1.20	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landowner	Gross Acreage		Acreage %		FY 2016 Total Assessment				
PINEDA ROMUALDO	8.93		41.69%		\$8,774.04				
LE THANG DUC	2.50		11.67%		\$2,456.34				
SAENZ BALTAZAR	4.96		23.16%		\$4,873.37				
LAND DAWN	5.03		23.48%		\$4,942.15				

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted 8% for discounts associated with early payment and County collection costs.

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

# FISCAL YEAR 2017

## PROPOSED ANNUAL OPERATING BUDGET

**RESOLUTION 2016-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2016/2017 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Mirabella Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a

portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2016, 25% due no later than February 1, 2017 and 25% due no later than May 1, 2017. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2016/2017, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Mirabella Community Development District.

**PASSED AND ADOPTED** this 4th day of August, 2016.

**ATTEST:**

**MIRABELLA COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Exhibit "A" – Fiscal Year 2016/2017 Budget  
Exhibit "B" – Assessment Roll**

**RESOLUTION 2016-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A  
TREASURER AND ASSISTANT TREASURER**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint a Treasurer and Assistant Treasurer;

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

**Section 1.**     Erin TenBroek is appointed Treasurer.

Eric Davidson is appointed Assistant Treasurer.

**Section 2.**     All prior designations which are inconsistent with the designation herein are forthwith rescinded.

**Section 3.**     This Resolution shall become effective on August 4, 2016.

**PASSED AND ADOPTED THIS 4<sup>TH</sup> DAY OF AUGUST, 2016.**

**ATTEST:**

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**RESOLUTION 2016-06**

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

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

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

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

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

**Section 1.** Regular meetings of the Board of Supervisors of the Mirabella Community Development District, for the Fiscal Year 2017, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

**Section 2.** In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 4<sup>TH</sup> DAY OF AUGUST, 2016.**

**MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
MIRABELLAS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017**

May 4, 2017	2:00 pm
August 3, 2017	2:00 pm

**All meetings will convene at 2:00 p.m., at the offices of Meritus, located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607.**



**RESOLUTION 2016-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Hillsborough County Ordinance 06-7 creating the District was March 7, 2006; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors the District on a day in November, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with section 190.006(2), Florida Statutes, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on the 3rd day of November, 2016 at 2:00 p.m., located at the offices of Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2) (a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2) (b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 5, 2016 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607 or at the office of the District Manager, Meritus, 2005 Pan Am Circle Suite 120, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August, 2016.

ATTEST:

**MIRABELLA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**OFFICIAL BALLOT  
MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNER'S ELECTION**

The undersigned certifies that they are the owner or authorized representative of the owner (by proxy) of the noted property in the Mirabella Community Development District:

Street Address or Folio Numbers:

or

Legal Description of Property (May Be Attached):

and casts their vote(s) for the following:

The two candidates will each receive a four (4) year term

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

**PROXY**

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned, as the owner of that certain real property identified below, does hereby constitute, and appoint \_\_\_\_\_, as the duly authorized proxy for the undersigned and in the undersigned’s name and stead, to vote for the undersigned and on the undersigned’s behalf all of the votes to which the undersigned may be entitled at **only** that meeting of the owners of real property situated within the jurisdictional boundaries of the **Mirabella Community Development District**, to be held on **November 3, 2016** or any subsequent adjournment thereof in Hillsborough County , Florida, at **Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607** for the purpose of electing Supervisors and transacting such other business necessary and to do and perform all and any act or thing in the undersigned’s name and stead that the undersigned could do as a landowner at such meeting.

**Executed this \_\_\_\_ day of \_\_\_\_\_, 2016.**

(A) The street address or tax parcel ID number for your real property (or attach the legal description of the real property):

\_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Printed Name of Landowner

\_\_\_\_\_  
Entity Name

(B) The number of votes for your real property, which is calculated as one vote per acre or fraction thereof for the acreage contained within your real property identified in (A) above:

\_\_\_\_\_

\*\*\*\*\*  
**Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.**

# MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 5, 2016 Minutes of Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Mirabella Community Development District to order on Tuesday May 5, 2016 at approximately 2:20 pm.

#### Board Members Present:

Jeff Hills	Chairman
Ed Dean Andrews	Vice Chairman
Ryan Motko	Supervisor
Gary Jernigan	Supervisor

#### Staff Members Present:

Brian Lamb	District Manager
Brian Howell	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

### 2. PUBLIC COMMENT ON AGENDA ITEMS

None

### 3. BUSINESS ITEMS

#### A. Consideration of Resolution 2016-01; Re-Designating Officers

Mr. Lamb reviewed this Resolution with the Board and stated the main purpose was to add Walter Morales as Treasurer to replace Robert Rios and to keep the remainder of the Board the same.

MOTION TO:	Approve Resolution 2016-01.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Andrews
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

#### B. Consideration of Resolution 2016-02; Approving Proposed Fiscal Year 2017 Budget & Setting Public Hearing

Mr. Lamb reviewed the Resolution with the Board and stated the public hearing would be on August 4, 2016 at 2:00 at the offices of Meritus. Mr. Lamb went over the budget with the Board.

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MOTION TO:	Approve Resolution 2016-02.
MADE BY:	Supervisor Jernigan
SECOND BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously

**C. Annual Disclosure of Qualified Electors**

Mr. Lamb announced there were 22 qualified electors in the Mirabella CDD as of April 15, 2016.

**D. Announcement of Landowners Election**  
**1. Sample Ballot and Proxy**

Mr. Lamb announced they would do the landowner election in November 2016 and the date would be decided at the August 2016 meeting. Seats 1 and 2 will be up for election.

**4. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Meeting Minutes August 5, 2015**
- B. Consideration of Operations and Maintenance Expenditures May 2016**
- C. Review of Financial Statements Month Ending March 31, 2016**

MOTION TO:	Approve Consent Agenda Items A-C.
MADE BY:	Supervisor Hills
SECOND BY:	Supervisor Andrew
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously

**D. General Matters of the District**

**5. STAFF REPORTS**

- A. District Counsel
  - 1. 2016 Legislative Update Memorandum

The Board reviewed the memo.

- B. District Engineer
- C. District Manager

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

- Pump fixed
- Landscape

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**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Andrews
SECOND BY	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

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

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

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

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

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

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

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

**Title:**

- Chairman**
- Vice Chairman**

**Title:**

- Secretary**
- Assistant Secretary**

*Recorded by Records Administrator*

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

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

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	7385	\$ 2,256.30		Management Service - May
Meritus Districts	7413	2,272.52		Management Service - June
Meritus Districts	7461	2,258.29	<b>\$ 6,787.11</b>	Management Service - July
Spear Security Services	133	730.40		On Site Security - May
Yellowstone Landscape	119647	872.50		Landscape Maintenance - May
Yellowstone Landscape	122433	872.50		Landscape Maintenance - June
Yellowstone Landscape	126515	872.50	<b>\$ 2,617.50</b>	Landscape Maintenance - July
Zebra Cleaning Team, Inc.	1122	750.00		Pool Cleaning - May
Zebra Cleaning Team, Inc.	1052	750.00		Pool Cleaning - June
Zebra Cleaning Team, Inc.	1158	750.00	<b>\$ 2,250.00</b>	Pool Cleaning - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 12,385.01</b>		
<b>Variable Contract</b>				
Straley Robin	13172	\$ 256.50		Professional Service thru 04/15/16 - General
Straley Robin	13322	704.50		Professional Service thru 05/15/16 - General
Straley Robin	13427	950.40	<b>\$ 1,911.40</b>	Professional Service thru 06/15/16 - General
<b>Variable Contract Sub-Total</b>		<b>\$ 1,911.40</b>		
<b>Utilities</b>				
BOCC	0712968155 051816	\$ 111.34		Water Service thru 05/16/16
BOCC	0712968155 062016	76.94		Water Service thru 06/16/16
BOCC	07129868155 041916	92.94	<b>\$ 281.22</b>	Water Service thru 04/15/16
Tampa Electric	1076 0542970 051616	104.67		Irrigation Electric Service thru 05/11/16

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	1076 0542970 061516	83.19		Irrigation Electric Service thru 06/14/16
Tampa Electric	1076 0557730 041516	1,094.24		Irrigation Electric Service thru 04/13/16
Tampa Electric	1076 0557730 041516	1,094.24		Electric Service thru 04/12/16
Tampa Electric	1076 0557730 051616	1,094.48		Electric Service thru 05/11/16
Tampa Electric	1076 0557730 061516	1,094.49		Electric Service thru 06/10/16
Tampa Electric	1076 0559190 051616	600.81		Clubhouse Electric Service thru 05/11/16
Tampa Electric	1076 0559190 061516	735.29		Clubhouse Electric Service thru 06/14/16
Tampa Electric	1076 0621840 041516	159.02		Electric Service thru 04/12/16
Tampa Electric	1076 0621840 051616	159.02		Electric Service thru 05/11/16
Tampa Electric	1076 0621840 061516	159.02		Electric Service thru 06/10/16
Tampa Electric	10760542970 041516	102.87	<b>\$ 6,481.34</b>	Irrigation Electric Service thru 04/13/16
<b>Utilities Sub-Total</b>		<b>\$ 6,762.56</b>		

<b>Regular Services</b>				
Spearem Enterprises, LLC	1924	\$ 120.00		Clear Debris Around Pool/Clubhouse - 03/14 & 03/28
Spearem Enterprises, LLC	2005	120.00		Clear Debris Around Pool/Clubhouse - 04/11 & 04/25
Spearem Enterprises, LLC	2058	120.00		Clear Debris Around Pool/Clubhouse - 05/16 & 05/30
Spearem Enterprises, LLC	2110	120.00	<b>\$ 480.00</b>	Clear Debris Around Pool/Clubhouse - 06/13 & 06/27
Supervisor: Gary Jernigan	GJ050516	200.00		Supervisor Fee - 05/05/16
Supervisor: Ryan Motko	RM050516	200.00	<b>\$ 400.00</b>	Supervisor Fee - 05/05/16
Suzanna M. Kimball	042816	45.00		Pool Bathroom Cleaning - 04/28/16
Suzanna M. Kimball	sk051016	45.00		Pool Bathroom Cleaning - 05/10/16
Suzanna M. Kimball	SK052416	45.00		Pool Bathroom Cleaning - 05/24/16
Suzanna M. Kimball	SK060616	45.00		Pool Bathroom Cleaning - 06/06/16



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK06242016	45.00		Pool Bathroom Cleaning - 06/24/16
Suzanna M. Kimball	SK07072016	115.00	<b>\$ 340.00</b>	Pool & Clubhouse Cleaning - 07/07/16
<b>Regular Services Sub-Total</b>		<b>\$ 1,220.00</b>		

Additional Services				
Florida Department of Health	29-BID-3110662	\$ 275.00		Pool Permit
Insurance Office of America	82404309 042616	1,386.00		Public Officials Insurance - 04/26/16
McDermitt Davis	32293	4,600.00		Accounting/Auditing Services - 07/06/16
Meritus Districts	7439	1,695.29		Payment of TECO Bills
Tampa Bay Times	209524	36.72		Meeting Change - 04/28/16
Yellowstone Landscape	119158	37.00		Irrigation Repairs - 04/21/16
Yellowstone Landscape	121062	1,714.29		Install of Palm Tree - 05/30/16
Yellowstone Landscape	121744	83.00		Irrigation Repairs - 05/23/16
Yellowstone Landscape	125778	91.10	<b>\$ 1,925.39</b>	Irrigation Repairs - 06/30/16
<b>Additional Services Sub-Total</b>		<b>\$ 9,918.40</b>		

<b>TOTAL:</b>		<b>\$ 32,197.37</b>		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman  Vice Chairman  Assistant Secretary

**Meritus Districts**

5680 W. Cypress St.  
Suite A  
Tampa, FL 33607



**INVOICE**

Invoice Number: 7385  
Invoice Date: May 1, 2016  
Page: 1

Voice: 813-873-7300  
Fax: 813-873-7070

**Bill To:**  
Mirabella CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		5/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 361	District Management Services - May		2,250.00
	Postage 4101	Postage - March		6.30
		H		

Subtotal	2,256.30
Sales Tax	
Total Invoice Amount	2,256.30
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,256.30</b>

Check/Credit Memo No:

Approved 5/3/2016 by wxavier

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



# INVOICE

Invoice Number: 7413  
Invoice Date: Jun 1, 2016  
Page: 1

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

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		6/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - June		2,250.00
	Postage 4101	Postage - April		3.78
	EXP	Express Delivery Services - 4/26/16, 4/28/16		18.74
M				
MB052016				
MAY 18 2016				

Subtotal	2,272.52
Sales Tax	
Total Invoice Amount	2,272.52
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,272.52</b>

Check/Credit Memo No:

Approved 5/25/2016 by bhowell

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



# INVOICE


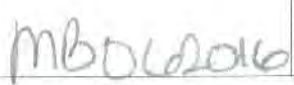
Invoice Number: 7461  
Invoice Date: Jul 1, 2016  
Page: 1

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

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		7/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 9/10 Postage 2/201	District Management Services - July Postage - May		2,250.00 8.29
<div style="text-align: center;">  </div>				
<div style="text-align: center;">  </div>				

Subtotal	2,258.29
Sales Tax	
Total Invoice Amount	2,258.29
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,258.29</b>

Check/Credit Memo No:

Approved 6/29/2016 by bhowell

Dates of Service
5/1-5/31/2016

Date	Invoice #
6/3/2016	133

Bill To
Mirabella CDD Meritus Associations, Inc. 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Spear Security Services  
1105 Sagamore Dr  
Seffner, FL 33584

E-mail	Phone #	Web Site
jc@spearss.com	(813) 358-4005	www.spearss.com

Quantity	Description	Rate	Serviced	Amount
4	Onsite Unarmed Security Guard	14.00	5/6/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/7/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/13/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/14/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/20/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/21/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/27/2016	56.00
4	Onsite Unarmed Security Guard	14.00	5/28/2016	56.00
8	Vehicle Expense	35.30		282.40
57200-3401				
MB052016				
Thank you for your business!!!			<b>Total</b>	\$730.40

Approved 6/10/2016 by bhowell

JUN 03 2016



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000119647  
**Invoice Date:** May 1, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**

Mirabella CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10151089.101  
**Property Name:** Mirabella CDD  
**Terms:** NET 30

**Invoice Due Date:** May 31, 2016  
**Invoice Amount:** \$872.50  
**Month of Service:** May 2016

*MP 052016*

Description	Current Amount
Monthly Landscape Maintenance <i>May</i>	872.50

*53900 - 41604*

**Invoice Total** 872.50

Should you have any questions or inquiries please call (386) 437-6211.



**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000122433  
**Invoice Date:** June 1, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
Mirabella CDD  
c/o Meritus Communities  
2005 Pan Am Circle, Ste 120  
Tampa, FL 33607

**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10151089.101  
**Property Name:** Mirabella CDD  
**Terms:** NET 30

**Invoice Due Date:** July 1, 2016  
**Invoice Amount:** \$872.50  
**Month of Service:** June 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50

**Invoice Total 872.50**

53900  
4604

MB 06/01/16

JUN 10 2016

Should you have any questions or inquiries please call (386) 437-6211.

Approved 6/15/2016 by phowell



**Landscape Professionals**  
 Post Office Box 849 || Bunnell, FL 32110  
 Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000126515  
**Invoice Date:** July 1, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
 Mirabella CDD  
 c/o Meritus Communities  
 2005 Pan Am Circle, Ste 120  
 Tampa, FL 33607

**Remit To:**  
 Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Project Number:** 10151089.101  
**Property Name:** Mirabella CDD  
**Terms:** NET 30

**Invoice Due Date:** July 31, 2016  
**Invoice Amount:** \$872.50  
**Month of Service:** July 2016

Description	Current Amount
Monthly Landscape Maintenance <i>July</i>	872.50
<b>Invoice Total</b>	<b>872.50</b>

JUL 1 2016

Approved 7/19/2016 by bhowell

Should you have any questions or inquiries please call (386) 437-6211.

53900 41601  
 MBBK 2016  
 40





Thanks For Your Business!

# INVOICE

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

DATE: MAY 9, 2016  
INVOICE # 1122  
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
		<del>April</del> pool cleaning		\$750.00

May

MAY 13 2016

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 5/19/2016 by bhowell



Thanks For Your Business!

# INVOICE

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

DATE: JUNE 13, 2016  
INVOICE # 1052

EXPIRATION DATE

TO Mirabella  
10635 county rd. 672

JUN 14 2016

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		June pool cleaning		\$750.00

MB062016  
53900  
4617

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 6/15/2016 by bhowell



Thanks For Your Business!

# INVOICE

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

DATE: JULY 7, 2016  
INVOICE # 1158

EXPIRATION DATE

TO Mirabella  
10635 county rd. 672

Approved 7/13/2016 by bhowell

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		April pool cleaning		\$750.00

JUL 08 2016

SUBTOTAL  
SALES TAX  
TOTAL \$750.00

Comments:

MB062016

**Straley & Robin**  
 1510 W. Cleveland Street  
 Tampa, FL 33606  
 Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
 Federal Tax Id. - 20-1778458

Mirabella CDD  
 c/o MERITUS DISTRICTS  
 5680 W. CYPRESS STREET, STE AA  
 TAMPA, FL 33607

April 26, 2016  
 Client: 001295  
 Matter: 000001  
 Invoice #: 13172

Page: 1

RE: General

511100-3107

For Professional Services Rendered Through April 15, 2016

MB 052016

**SERVICES**

Date	Person	Description of Services	Hours
3/21/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2016 RE SERIES 2013 BONDS.	0.3
3/23/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2016 RE SERIES 2015 BONDS.	0.2
4/2/2016	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND REPORT.	0.3
4/6/2016	LH	FINALIZE QUARTERLY REPORTS TO DISSEMINATION AGENTS FOR THE SERIES 2013 BONDS AND THE SERIES 2015 BONDS; PREPARE EMAILS TO DISSEMINATION AGENTS TRANSMITTING REPORTS.	0.3
4/15/2016	LH	REVIEW STATUS OF RECEIVING AUDITOR REQUEST LETTER FOR FISCAL YEAR 2015; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE SAME; REVIEW RESPONSE FROM W. XAVIER; PREPARE EMAIL RESPONDING TO W. XAVIER RE LETTERS WERE NOT RECEIVED BY OUR OFFICE AND REQUEST THAT THE AUDITORS SEND VIA EMAIL.	0.3

Total Professional Services

1.4

\$256.50

Approved 5/11/2016 by bhowell

**PERSON RECAP**

<b>Person</b>		<b>Hours</b>	<b>Amount</b>
JMV	John M. Vericker	0.3	\$91.50
LH	Lynn Hoodless	1.1	\$165.00

Total Services	\$256.50
Total Disbursements	\$0.00
Total Current Charges	\$256.50

**PAY THIS AMOUNT** **\$256.50**

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Mirabella CDD  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

May 24, 2016  
Client: 001295  
Matter: 000001  
Invoice #: 13322

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2016

51400 - 3107

## SERVICES

112052016

Date	Person	Description of Services	Hours
4/25/2016	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE FOR CDD BOARD MEETING.	0.2
5/4/2016	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE FOR CDD BOARD MEETING.	0.2
5/4/2016	JMV	REVIEW AGENDA PACKET FOR CDD BOARD MEETING.	0.4
5/5/2016	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8
5/11/2016	JMV	REVIEW EMAILS FROM T. STEWART; REVIEW ENGINEER'S REPORT; DRAFT EMAIL TO T. STEWART.	0.3
5/11/2016	VKB	REVIEW AND REPLY TO EMAILS RE: PAYMENT REQUISITIONS; TELECONFERENCE WITH J. PALEVEDA RE: SAME.	0.5
Total Professional Services			2.4

MAY 24 2016

\$704.50

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.9	\$579.50
VKB Vivek K. Babbar	0.5	\$125.00

Approved 6/1/2016 by phowell

May 24, 2016  
Client: 001295  
Matter: 000001  
Invoice #: 13322

Page: 2

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Total Services	\$704.50	
Total Disbursements	\$0.00	
Total Current Charges		\$704.50

<b>PAY THIS AMOUNT</b>		<b>\$704.50</b>
------------------------	--	-----------------

*Please Include Invoice Number on all Correspondence*

**Straley Robin Vericker**

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Mirabella CDD  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

June 21, 2016  
Client: 001295  
Matter: 000001  
Invoice #: 13427

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2016

950.40

JUN 22 2016

**SERVICES**

Date	Person	Description of Services	Hours	
5/17/2016	VKB	REVIEW AND REVISE DRAFT RE-PLAT OF PHASE 2B; DRAFT EMAIL RE: SAME.	0.5	
5/18/2016	JMV	TELEPHONE CALL FROM T. STEWART; REVIEW DRAFT REQUISITION; DRAFT EMAIL TO T. STEWART.	0.6	
5/18/2016	VKB	DRAFT ASSIGNMENT OF CONTRACT TO THE CDD.	0.5	
5/31/2016	LH	PREPARE EMAIL TO B. LAMB RE STATUS OF RESPONDING TO PUBLIC RECORDS REQUEST.	0.1	
6/1/2016	LH	REVIEW RESPONSE TO RECORDS REQUEST BY D. HUKILL.	0.1	
6/14/2016	JMV	REVIEW NOTICE FROM CDD AUDITOR; PREPARE DISTRICT T COUNSEL RESPONSE LETTER.	1.3	
6/14/2016	LH	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDING SEPTEMBER 30, 2015; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME; REVIEW EMAIL FROM D. HUKILL TO PUBLIC RECORDS REQUESTER ACKNOWLEDGING RECEIPT OF THE ADDITIONAL REQUEST.	0.6	
Total Professional Services			3.7	\$949.50

Approved 6/23/2016 by bhowell

MB 06/2016



June 21, 2016

Client: 001295

Matter: 000001

Invoice #: 13427

Page: 2

**PERSON RECAP**

Person		Hours	Amount
JMV	John M. Vericker	1.9	\$579.50
VKB	Vivek K. Babbar	1.0	\$250.00
LH	Lynn Hoodless	0.8	\$120.00

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
6/15/2016	Photocopies (6 @ \$0.15)	\$0.90

Total Disbursements \$0.90

Total Services	\$949.50
Total Disbursements	\$0.90
Total Current Charges	\$950.40

**PAY THIS AMOUNT \$950.40**

*Please Include Invoice Number on all Correspondence*



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	05/18/2016	06/01/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	04/15/2016	1293	05/16/2016	1367	7400	ACTUAL	WATER



**Service Address Charges**

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$21.68
Water Base Charge	\$14.06
Water Consumption Charge	\$5.11
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$32.41
<b>Total Service Address Charges</b>	<b>\$111.34</b>

**Summary of Account Charges**

Previous Balance	\$92.94
Net Payments - Thank You	\$0.00
Past Due Amount	\$92.94
<b>Total Account Charges</b>	<b>\$111.34</b>

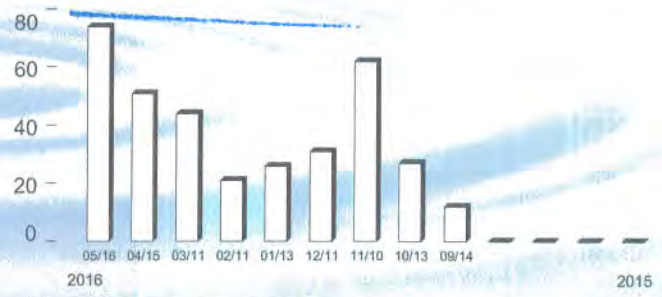
<b>AMOUNT DUE</b>	<b>\$204.28</b>
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*536000  
UBU2  
MBOS2016*

**Notice**

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

**MAY 25 2016**  
Consumption History x 100 Gallons



**\*\*\*\* NOTICE \*\*\*\* THE BALANCE REFLECTS A PAST DUE AMOUNT**



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

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
Internet Payments: <https://iwr.hillsboroughcounty.org>  
Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)

**TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**

10Z 3060311 00 00007722 00007860 I=12  
7722 1 AT 0.396 0.3960  
MIRABELLA CDD  
5680 W CYPRESS ST SUITE A  
TAMPA FL 33607-1775

<b>DUE DATE</b>	06/01/2016
<b>AMOUNT DUE</b>	\$204.28
<b>AMOUNT PAID</b>	

Approved 6/1/2016 by phowell



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	06/20/2016	07/11/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	05/16/2016	1367	06/16/2016	1398	3100	ACTUAL	WATER

**Service Address Charges**

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$9.08
Water Base Charge	\$14.06
Water Consumption Charge	\$2.14
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$13.58
<b>Total Service Address Charges</b>	<b>\$76.94</b>

**Summary of Account Charges**

Previous Balance	\$204.28
Net Payments - Thank You	(\$204.28)
<b>Total Account Charges</b>	<b>\$76.94</b>

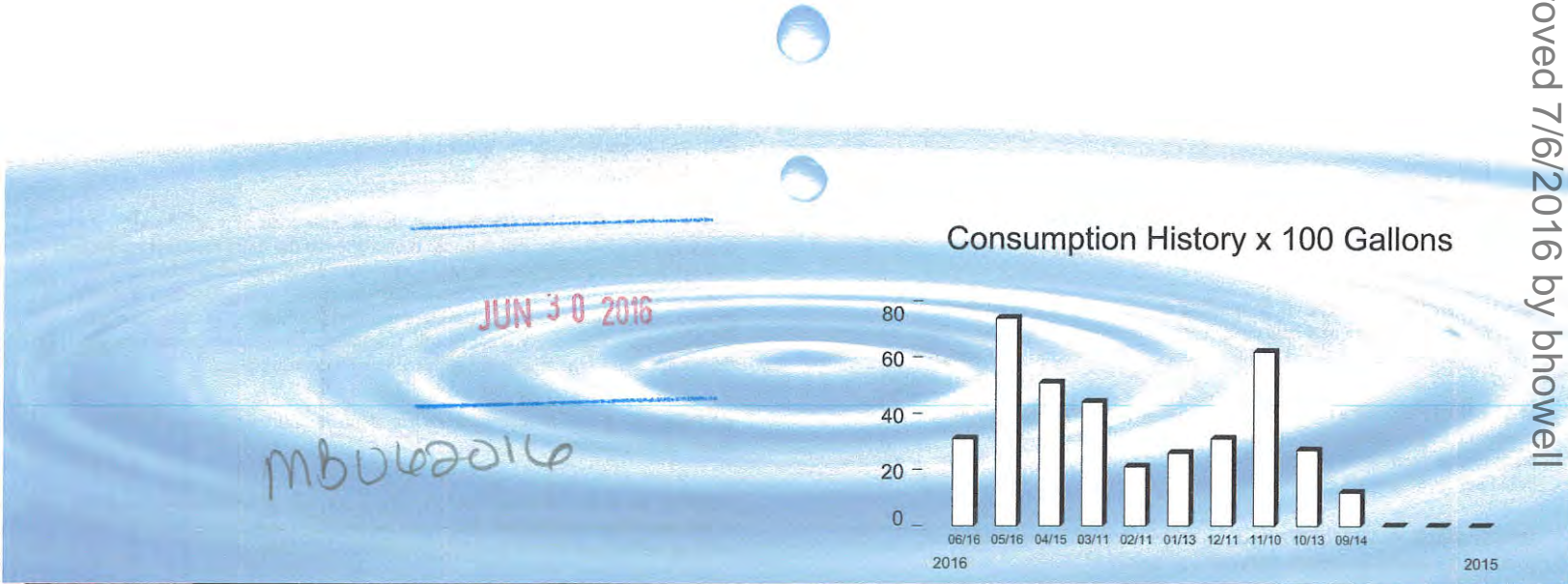
<b>AMOUNT DUE</b>	<b>\$76.94</b>
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**Important Message**

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>



Approved 7/6/2016 by phowell



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)



10Z 3071790 00 00007872 00008015 I=12  
 7872 1 AT 0.396 0.3960  
 MIRABELLA CDD  
 5680 W CYPRESS ST SUITE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	07/11/2016
<b>AMOUNT DUE</b>	\$76.94
<b>AMOUNT PAID</b>	

0007129681552

00000076943

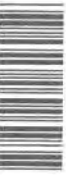
063016



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	04/19/2016	05/10/2016

Service Address: 14306 ROMEO BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	03/11/2016	1242	04/15/2016	1293	5100	ACTUAL	WATER



**Service Address Charges**

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$14.94
Water Base Charge	\$14.06
Water Consumption Charge	\$3.52
Sewer Base Charge	\$34.03
Sewer Usage Charge	\$22.34
<b>Total Service Address Charges</b>	<b>\$92.94</b>

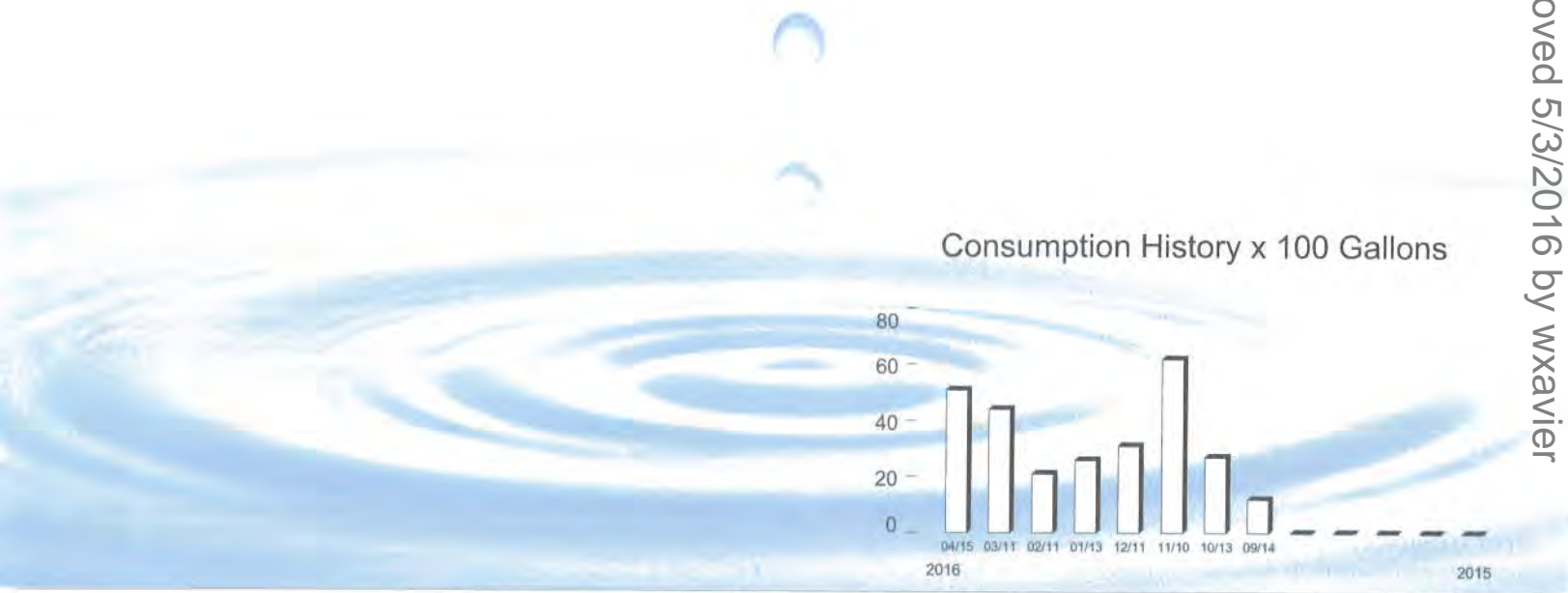
**Summary of Account Charges**

Previous Balance	\$156.28
Net Payments - Thank You	(\$156.28)
<b>Total Account Charges</b>	<b>\$92.94</b>

<b>AMOUNT DUE</b>	<b>\$92.94</b>
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**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 a free evaluation can help you conserve water.



Approved 5/3/2016 by wxavier



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

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276-8526  
 Internet Payments: <https://iwr.hillsboroughcounty.org>  
 Additional Information: [www.hillsboroughcounty.org/publicutilities](http://www.hillsboroughcounty.org/publicutilities)

10Z 3049014 00 00007436 00007575 I=12  
 7436 1 AT 0.399 0.3990  
 MIRABELLA CDD  
 5680 W CYPRESS ST SUITE A  
 TAMPA FL 33607-1775

<b>DUE DATE</b>	05/10/2016
<b>AMOUNT DUE</b>	\$92.94
<b>AMOUNT PAID</b>	

050316  
 0007129681552 00000092941

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
**tampaelectric.com**  
7371-09009

Average kWh per day	
May 2016	27
Apr	24
Mar	25
Feb	1
Jan	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun	17
May 2015	16

**Fuel sources we use to serve you**

For the 12-month period ending March 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural gas & oil\*.....52%
- Coal.....41%
- Purchased Power.....7%

\*Oil makes up less than 1%  
Tampa Electric provides this information to our customers on a quarterly basis.

## May Billing Information:

713051

MIRABELLA COMMUNITY DEVE  
10705 RD 672 SIGN-IRR  
RIVERVIEW FL 33579-0000

Account Number  
1076 0542970

Statement Date  
May 16, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
K29671	13041	12280	761	1	
<b>Next Read Date On Or About</b>		<b>Jun 10, 2016</b>	<b>Total kWh Purchased</b>		<b>761</b>
<b>Account Activity</b>		<b>Explanation</b>		<b>Charge</b>	<b>Total</b>
Previous Balance				102.87	
Payments Received		<i>As of May 16, 2016</i>		0.00	
<b>Total Past Due Amount</b>					<b>\$102.87</b>
<b>New Charges Due by Jun 07, 2016</b>				<b>Service from Apr 13 to May 11</b>	
Basic Service Charge		General Service 200 Rate		18.00	
Energy Charge		761 kWh @ \$.05788/kWh		44.05	
Fuel Charge		761 kWh @ \$.03676/kWh		27.97	
<b>Electric Service Cost</b>				<b>\$90.02</b>	
Florida Gross Receipts Tax		Based on \$90.02		2.31	
Fla State Taxes-energy/Fuel		Based on \$92.33		7.34	
<b>This Month's Charges</b>					<b>\$99.67</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>					
Late charge as of 05/09/16		On \$102.87		5.00	
<b>Total Miscellaneous Charges</b>					<b>\$5.00</b>
<b>Total Due</b>					<b>\$207.54</b>

**Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)**

**Did you know?**  
The rate you pay today is 7% lower than 9 years ago.  
Visit [tampaelectric.com/value](http://tampaelectric.com/value) to learn more.

*104.67*

**MAY 24 2016**

*MB052014*  
*531.00*  
*4301*

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713051



Account No.  
1076 0542970

**Past due Amount**  
\$102.87  
*If already paid, Thank You*

**New Charges**  
\$104.67  
**Payable by Jun 07**

**Total Bill Amount**  
**\$207.54**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09009 09009-1049



MIRABELLA COMMUNITY DEVE  
c/o MERTIEUS DISTRICT  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



052716

1

1100

05 1076 0542970

0000207.54

Approved 6/1/2016 by howell

# Your Electric Bill

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Visit our  
Web site at  
**tampaelectric.com**  
9471-08965

### Average kWh per day

Jun 2016	16
May	27
Apr	24
Mar	25
Feb	1
Jan	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun 2015	17

### Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.

## June Billing Information:

713033

MIRABELLA COMMUNITY DEVE  
10705 RD 672 SIGN-IRR  
RIVERVIEW FL 33579-0000

Account Number  
1076 0542970

Statement Date  
Jun 15, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	34 day period
K29671	13597	13041	556	1	

Next Read Date On Or About	Jul 12, 2016	Total kWh Purchased	556
<b>Account Activity</b>	<b>Explanation</b>	<b>Charge</b>	<b>Total</b>
Previous Balance		207.54	
Payments Received - Thank You	As of June 15, 2016	-207.54	
			<b>\$0.00</b>

<b>New Charges Due by Jul 07, 2016</b>		<b>Service from May 11 to Jun 14</b>	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	556 kWh @ \$.05788/kWh	32.18	
Fuel Charge	556 kWh @ \$.03676/kWh	20.44	
<b>Electric Service Cost</b>		<b>\$70.62</b>	
Florida Gross Receipts Tax	Based on \$70.62	1.81	
Fla State Taxes-energy/Fuel	Based on \$72.43	5.76	
<b>This Month's Charges</b>			<b>\$78.19</b>

*Amount not paid by due date may be assessed a late payment charge.*

Late charge as of 06/08/16	On \$104.67	5.00	
<b>Total Miscellaneous Charges</b>			<b>\$5.00</b>
<b>Total Due</b>			<b>\$83.19</b>

**Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)**

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53100  
4301  
MB 062016

JUN 21 2016

Approved 6/21/2016 by howell



Account No.  
1076 0542970

**New Charges**  
\$83.19  
**Payable by Jul 07**

**Total Bill Amount**  
\$83.19

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

9471-08965 08965-1045



MIRABELLA COMMUNITY DEVE  
c/o MERTIEUS DISTRICT  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



062116 1110

06 1076 0542970 0000083.19

# Your Electric Bill

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Web site at  
**tampaelectric.com**  
5271-09019

## April Billing Information:

713000

MIRABELLA CDD  
MIRABELLA PH 1 CR 672  
RIVERVIEW FL 33579-0000

Account Number  
1076 0557730

Statement Date  
Apr 15, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,078.07	
Payments Received - Thank You	As of April 15, 2016	-1,078.07	
			<b>\$0.00</b>
<b>New Charges Due by May 08, 2016</b>		<b>Service for 32 days from Mar 11 to Apr 12</b>	
Lighting Service Items LS-1	35 Lights, 35 Poles	902.30	
Energy Flat Charge		45.85	
Fuel Charge	1,540 kWh @ \$.03627/kWh	56.00	
Florida Gross Receipts Tax	Based on \$101.85	2.45	
Florida Sales Tax-light/Pole	Based on \$902.30	63.17	
Fla State Taxes-energy/Fuel	Based on \$104.30	8.30	
<b>This Month's Charges</b>			<b>\$1,078.07</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 04/08/16	@ 1.5% On \$1,078.07	16.17	
<b>Total Miscellaneous Charges</b>			<b>\$16.17</b>
<b>Total Due</b>			<b>\$1,094.24</b>

53100  
1076

APR 20 2016

Approved 5/2/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.



Account No.  
1076 0557730

**New Charges**  
**\$1,094.24**  
**Payable by May 08**

**Total Bill Amount**  
**\$1,094.24**

713000

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

5271-09019 09019-1049



**MIRABELLA CDD**  
**2005 PAN AM CIR STE 120**  
**TAMPA FL 33607-2380**



042516 1100 00 1076 0557730 0001094.24

# Your Electric Bill

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**tampaelectric.com**  
7371-09018

## May Billing Information:

713060

MIRABELLA CDD  
MIRABELLA PH 1 CR 672  
RIVERVIEW FL 33579-0000

Account Number  
1076 0557730

Statement Date  
May 16, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,094.24	
Payments Received	As of May 16, 2016	0.00	
<b>Total Past Due Amount</b>			<b>\$1,094.24</b>
<b>New Charges Due by Jun 07, 2016</b>		<b>Service for 29 days from Apr 12 to May 11</b>	
Lighting Service Items LS-1	35 Lights, 35 Poles	902.30	
Energy Flat Charge		45.85	
Fuel Charge	1,540 kWh @ \$.03627/kWh	56.00	
Florida Gross Receipts Tax	Based on \$101.85	2.45	
Florida Sales Tax-light/Pole	Based on \$902.30	63.17	
Fla State Taxes-energy/Fuel	Based on \$104.30	8.30	
<b>This Month's Charges</b>			<b>\$1,078.07</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/09/16	@ 1.5% On \$1,094.24	16.41	
<b>Total Miscellaneous Charges</b>			<b>\$16.41</b>
<b>Total Due</b>			<b>\$2,188.72</b>

*needs to be paid*

*1094.48*

**MAY 19 2016**

*mbo52016*

*53100*  
*4301*

Approved 5/25/2016 by bhowell

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713060



Account No.  
1076 0557730

**Past due Amount**  
\$1,094.24  
*If already paid, Thank You*

**New Charges**  
\$1,094.48  
**Payable by Jun 07**

**Total Bill Amount**  
\$2,188.72

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09018 09018-1048



**MIRABELLA CDD**  
**2005 PAN AM CIR STE 120**  
**TAMPA FL 33607-2380**



052416

1 1100

09 1076 0557730 0002188.72



# Your Electric Bill

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9471-08975

## June Billing Information:

713043

MIRABELLA CDD  
MIRABELLA PH 1 CR 672  
RIVERVIEW FL 33579-0000

Account Number  
1076 0557730

Statement Date  
Jun 15, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		2,188.72	
Payments Received - Thank You	As of June 15, 2016	-1,094.24	
<b>Total Past Due Amount</b>			<b>\$1,094.48</b>
<b>New Charges Due by Jul 07, 2016</b>	<b>Service for 30 days from May 11 to Jun 10</b>		
Lighting Service Items LS-1	35 Lights, 35 Poles	902.30	
Energy Flat Charge		45.85	
Fuel Charge	1,540 kWh @ \$.03627/kWh	56.00	
Florida Gross Receipts Tax	Based on \$101.85	2.45	
Florida Sales Tax-light/Pole	Based on \$902.30	63.17	
Fla State Taxes-energy/Fuel	Based on \$104.30	8.30	
<b>This Month's Charges</b>			<b>\$1,078.07</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 06/08/16	@ 1.5% On \$1,094.48	16.42	
<b>Total Miscellaneous Charges</b>			<b>\$16.42</b>
<b>Total Due</b>			<b>\$2,188.97</b>

5300  
4301

1094.49

M6062016

JUN 21 2016

Approved 6/21/2016 by bhowell

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713043



Account No.  
1076 0557730

**Past due Amount**  
\$1,094.48

*If already paid, Thank You*

**New Charges**  
\$1,094.49  
**Payable by Jul 07**

**Total Bill Amount**  
\$2,188.97

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

9471-08975 08975-1045



MIRABELLA CDD  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380



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7371-09010

## May Billing Information:

713052

MIRABELLA COMMUNITY DEVE  
14306 ROMEO BL CLB HSE  
RIVERVIEW FL 33579-0000

Account Number  
1076 0559190

Statement Date  
May 16, 2016

### Average kWh per day

May 2016	194
Apr	195
Mar	188
Feb	185
Jan	193
Dec	195
Nov	195
Oct	197
Sep	185
Aug	187
Jul	198
Jun	198
May 2015	188

### Fuel sources we use to serve you

For the 12-month period ending March 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural gas & oil\*.....52%
- Coal.....41%
- Purchased Power.....7%

\*Oil makes up less than 1%

Tampa Electric provides this information to our customers on a quarterly basis.

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
K32125	22180	16737	5443	1	

Next Read Date On Or About **Jun 10, 2016** Total kWh Purchased **5,443**

Account Activity	Explanation	Charge	Total
Previous Balance		702.16	
Payments Received	As of May 16, 2016	0.00	
<b>Total Past Due Amount</b>			<b>\$702.16</b>

### New Charges Due by Jun 07, 2016 Service from Apr 13 to May 11

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	5,443 kWh @ \$.05788/kWh	315.05	
Fuel Charge	5,443 kWh @ \$.03676/kWh	200.08	
<b>Electric Service Cost</b>		<b>\$533.13</b>	
Florida Gross Receipts Tax	Based on \$533.13	13.67	
Fla State Taxes-energy/Fuel	Based on \$546.80	43.48	
<b>This Month's Charges</b>			<b>\$590.28</b>

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 05/09/16 @ 1.5% On \$702.16 10.53

**Total Miscellaneous Charges \$10.53**

**Total Due \$1,302.97**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

**Did you know?**  
The rate you pay today is 7% lower than 9 years ago.  
Visit [tampaelectric.com/value](http://tampaelectric.com/value) to learn more.

MAY 2016

53100  
4801

MAY 24 2016

60081

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713052



Account No.  
1076 0559190

**Past due Amount**  
\$702.16

If already paid, Thank You

**New Charges**  
\$600.81

**Payable by Jun 07**

**Total Bill Amount**  
\$1,302.97

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09010 09010-1040



MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



052716

2 1100

01 1076 0559190 0001302.97

Approved 6/1/2016 by howell

Visit our  
Web site at  
**tampaelectric.com**  
9471-08966

Average kWh per day	
Jun 2016	198
May	194
Apr	195
Mar	188
Feb	185
Jan	193
Dec	195
Nov	195
Oct	197
Sep	185
Aug	187
Jul	198
Jun 2015	198

**Report a malfunctioning streetlight:**

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.

## June Billing Information:

713034

MIRABELLA COMMUNITY DEVE  
14306 ROMEO BL CLB HSE  
RIVERVIEW FL 33579-0000

Account Number  
1076 0559190

Statement Date  
Jun 15, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	34 day period
K32125	28921 (Estimated)	22180	6741	1	
<b>Next Read Date On Or About Jul 12, 2016</b>		<b>Total kWh Purchased</b>		<b>6,741</b>	
Account Activity		Explanation	Charge	Total	
Previous Balance			1,302.97		
Payments Received - Thank You		As of June 15, 2016	-702.16		
<b>Total Past Due Amount</b>				<b>\$600.81</b>	
New Charges Due by Jul 07, 2016			Service from May 11 to Jun 14		
Basic Service Charge		General Service 200 Rate	18.00		
Energy Charge		6,741 kWh @ \$.05788/kWh	390.17		
Fuel Charge		6,741 kWh @ \$.03676/kWh	247.80		
<b>Electric Service Cost</b>			<b>\$655.97</b>		
Florida Gross Receipts Tax		Based on \$655.97	16.82		
Fla State Taxes-energy/Fuel		Based on \$672.79	53.49		
<b>This Month's Charges</b>				<b>\$726.28</b>	
<i>Amount not paid by due date may be assessed a late payment charge.</i>					
Late charge as of 06/08/16		@ 1.5% On \$600.81	9.01		
<b>Total Miscellaneous Charges</b>				<b>\$9.01</b>	
<b>Total Due</b>				<b>\$1,336.10</b>	

**Customer Service - Business** Hillsborough Co: 813.228.1010. **All Other:** 1.866.TECO.BIZ (866.832.6249)

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53100 4301  
MB062016

JUN 21 2016

735.29

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713034



Account No.  
1076 0559190

**Past due Amount**  
\$600.81

*If already paid, Thank You*

**New Charges**  
\$735.29

**Payable by Jul 07**

**Total Bill Amount**  
\$1,336.10

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

9471-08966 08966-1046

MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



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5271-09012

## April Billing Information:

712993

MIRABELLA COMMUNITY DEVE  
MIRABELLA PH 2A  
RIVERVIEW FL 33579-0000

Account Number  
1076 0621840

Statement Date  
Apr 15, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		154.02	
Payments Received - Thank You	As of April 15, 2016	-154.02	
			<b>\$0.00</b>
<b>New Charges Due by May 08, 2016</b>		<b>Service for 32 days from Mar 11 to Apr 12</b>	
Lighting Service Items LS-1	5 Lights, 5 Poles	128.90	
Energy Flat Charge		6.55	
Fuel Charge	220 kWh @ \$.03627/kWh	8.00	
Florida Gross Receipts Tax	Based on \$14.55	0.35	
Florida Sales Tax-light/Pole	Based on \$128.90	9.03	
Fla State Taxes-energy/Fuel	Based on \$14.90	1.19	
<b>This Month's Charges</b>			<b>\$154.02</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 04/08/16	On \$154.02	5.00	
<b>Total Miscellaneous Charges</b>			<b>\$5.00</b>
<b>Total Due</b>			<b>\$159.02</b>

53100  
41301

APR 20 2016

Approved 5/2/2016 by wxavier

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.



Account No.  
1076 0621840

**New Charges**  
\$159.02  
**Payable by May 08**

**Total Bill Amount**  
\$159.02

712993

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

5271-09012 09012-1042



MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



042516 1810

04 1076 0621840 0000159.02

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
**tampaelectric.com**  
7371-09011

## May Billing Information:

713053

MIRABELLA COMMUNITY DEVE  
MIRABELLA PH 2A  
RIVERVIEW FL 33579-0000

Account Number  
1076 0621840

Statement Date  
May 16, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		159.02	
Payments Received	As of May 16, 2016	0.00	
<b>Total Past Due Amount</b>			<b>\$159.02</b>
<b>New Charges Due by Jun 07, 2016</b>		<b>Service for 29 days from Apr 12 to May 11</b>	
Lighting Service Items LS-1	5 Lights, 5 Poles	128.90	
Energy Flat Charge		6.55	
Fuel Charge	220 kWh @ \$.03627/kWh	8.00	
Florida Gross Receipts Tax	Based on \$14.55	0.35	
Florida Sales Tax-light/Pole	Based on \$128.90	9.03	
Fla State Taxes-energy/Fuel	Based on \$14.90	1.19	
<b>This Month's Charges</b>			<b>\$154.02</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/09/16	On \$159.02	5.00	
<b>Total Miscellaneous Charges</b>			<b>\$5.00</b>
<b>Total Due</b>			<b>\$318.04</b>

59004301

159.02

MB052016

MAY 24 2016

Approved 6/1/2016 by howell

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713053



Account No.  
1076 0621840

**Past due Amount**  
\$159.02  
*Pay now to avoid  
disconnection*

**New Charges**  
\$159.02  
**Payable by Jun 07**

**Total Bill Amount**  
\$318.04

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09011 09011-1041



MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



052716

1 1810

01 1076 0621840 0000318.04

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
**tampaelectric.com**  
9471-08967

## June Billing Information:

713035

MIRABELLA COMMUNITY DEVE  
MIRABELLA PH 2A  
RIVERVIEW FL 33579-0000

Account Number  
1076 0621840

Statement Date  
Jun 15, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		318.04	
Payments Received - Thank You	As of June 15, 2016	-318.04	
			<b>\$0.00</b>
<b>New Charges Due by Jul 07, 2016</b>		<b>Service for 30 days from May 11 to Jun 10</b>	
Lighting Service Items LS-1	5 Lights, 5 Poles	128.90	
Energy Flat Charge		6.55	
Fuel Charge	220 kWh @ \$.03627/kWh	8.00	
Florida Gross Receipts Tax	Based on \$14.55	0.35	
Florida Sales Tax-light/Pole	Based on \$128.90	9.03	
Fla State Taxes-energy/Fuel	Based on \$14.90	1.19	
<b>This Month's Charges</b>			<b>\$154.02</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 06/08/16	On \$159.02	5.00	
<b>Total Miscellaneous Charges</b>			<b>\$5.00</b>
<b>Total Due</b>			<b>\$159.02</b>

Approved 6/21/2016 by howell

53100  
4301

MB062016

JUN 21 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

713035



Account No.  
1076 0621840

**New Charges**  
\$159.02  
**Payable by Jul 07**

**Total Bill Amount**  
\$159.02

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

9471-08967 08967-1047



MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



062116 1820

04 1076 0621840 0000159.02

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
**tampaelectric.com**  
5271-09010

Average kWh per day	
Apr 2016	24
Mar	25
Feb	1
Jan	9
Dec	11
Nov	1
Oct	1
Sep	0
Aug	0
Jul	0
Jun	17
May	16
Apr 2015	14

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit [tampaelectric.com/share](http://tampaelectric.com/share) to learn more.

## April Billing Information:

712991

MIRABELLA COMMUNITY DEVE  
10705 RD 672 SIGN-IRR  
RIVERVIEW FL 33579-0000

Account Number  
1076 0542970

Statement Date  
Apr 15, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
K29671	12280	11489	791	1	

Next Read Date On Or About **May 11, 2016** Total kWh Purchased **791**

Account Activity	Explanation	Charge	Total
Previous Balance		4.08	
Payments Received - Thank You	As of April 15, 2016	-4.08	
			<b>\$0.00</b>

### New Charges Due by May 08, 2016 Service from Mar 11 to Apr 13

Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	791 kWh @ \$.05788/kWh	45.78	
Fuel Charge	791 kWh @ \$.03676/kWh	29.08	
<b>Electric Service Cost</b>		<b>\$92.86</b>	
Florida Gross Receipts Tax	Based on \$92.86	2.38	
Fla State Taxes-energy/Fuel	Based on \$95.24	7.57	
<b>This Month's Charges</b>			<b>\$102.81</b>

*Amount not paid by due date may be assessed a late payment charge.*

Late charge as of 04/08/16	@ 1.5% On \$4.08	0.06	
<b>Total Miscellaneous Charges</b>			<b>\$0.06</b>
<b>Total Due</b>			<b>\$102.87</b>

**Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)**

**Need to contact us?**  
Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit [tampaelectric.com/contact](http://tampaelectric.com/contact) to download the insert.

53100  
4301

APR 20 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

712991



Account No.  
1076 0542970

**New Charges**  
\$102.87  
**Payable by May 08**

**Total Bill Amount**  
\$102.87

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

5271-09010 09010-1K40



MIRABELLA COMMUNITY DEVE  
c/o MERTIEUS DISTRICT  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775



042516 1100

05 1076 0542970 0000102.87

Approved 5/2/2016 by wxavier

Spearem Enterprises, LLC  
8348 Little Rd. Ste. 201  
New Port Richey 34654  
(727) 237-2316  
spearem.jmb@gmail.com



# INVOICE

*53900  
41600*

**BILL TO**  
Mirabella CDD  
Meritus  
5680 W. Cypress Street, Suite A  
Tampa , FL 33607

**INVOICE #** 1924  
**DATE** 04/04/2016  
**DUE DATE** 05/04/2016  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 3-14-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
<b>Labor</b> 3-28-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

**BALANCE DUE** **\$120.00**

Approved 5/2/2016 by wxavier



Spearem Enterprises, LLC  
8348 Little Rd. Ste. 201  
New Port Richey 34654  
(727) 237-2316  
spearem.jmb@gmail.com



# INVOICE

**BILL TO**

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

INVOICE # 2005  
DATE 05/06/2016  
DUE DATE 06/05/2016  
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 4-11-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
<b>Labor</b> 4-25-16: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

BALANCE DUE **\$120.00**

*MB052016  
53900-41602*

**MAY 17 2016**

Approved 5/25/2016 by bhowell

Spearem Enterprises, LLC  
 8348 Little Rd. Ste. 201  
 New Port Richey 34654  
 (727) 237-2316  
 spearem.jmb@gmail.com



# INVOICE

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

**INVOICE #** 2058  
**DATE** 06/10/2016  
**DUE DATE** 07/10/2016  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 5-16-2016 Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
<b>Labor</b> 5-30-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

BALANCE DUE

**\$120.00**

*MB062016  
 53900  
 4602*

JUN 14 2016

Approved 6/15/2016 by bhowell

Spearem Enterprises, LLC  
 8348 Little Rd. Ste. 201  
 New Port Richey 34654  
 (727) 237-2316  
 spearem.jmb@gmail.com



# INVOICE

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

**INVOICE #** 2110  
**DATE** 07/06/2016  
**DUE DATE** 08/05/2016  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 6-13-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
<b>Labor</b> 6-27-2016: Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

**BALANCE DUE** **\$120.00**

  
 JUL 08 2016

*MB062016*

Approved 7/13/2016 by bhowell

MIRABELLA CDD

MEETING DATE: May 5, 2016

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
JEFF HILLS	<input checked="" type="checkbox"/>	SALARY WAIVED	0.00
ED ANDREWS	<input type="checkbox"/>	SALARY	200.00
GARY JERNIGAN <i>050516</i>	<input checked="" type="checkbox"/>	SALARY	200.00
RYAN MOTKO	<input checked="" type="checkbox"/>	SALARY	200.00
VACANT	<input type="checkbox"/>	SALARY	200.00

*MB062016*

Approved 6/24/2016 by bhowell

JUN 23 2016

**Suzanna M. Kimball**  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

MB052016 **Invoice**

---

**Date: 4/28/2016**

53900-41617

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

**Pool Bathroom Cleaning** Services Thursday 4/28/2016 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**THANK YOU!**

Approved 5/11/2016 by bhowell

**Suzanna M. Kimball**  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

**Invoice**

---

SK 051016  
**Date: 5/10/2016**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 5/10/2016 \_\_\_\_\_ \$45.00

Total Amount Due \$45.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**THANK YOU!**

**MAY 13 2016**

**Suzanna M. Kimball**  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

**Invoice**

---

SK052416  
**Date: 5/24/2016**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 5/24/2016 \_\_\_\_\_ \$45.00

53900 4617

MB052016

Total Amount Due \$45.00

MAY 24 2016

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**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**THANK YOU!**

MAY 24 2016

Approved 6/1/2016 by bhowell

**Suzanna M. Kimball**  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

**Invoice**

---

SK060616  
**Date: 6/6/2016**

53900  
41617

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Tuesday 6/6/2016 \_\_\_\_\_ \$45.00

MB052016

JUN 06 2016

Total Amount Due \$45.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**THANK YOU!**

Approved 6/10/2016 by bhowell



**Suzanna M. Kimball**  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

**Invoice**

---

SK 06242016  
**Date: 6/24/2016**

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

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

Pool Bathroom Cleaning Services Friday 6/24/2016 \_\_\_\_\_ \$45.00

539100 41617

Total Amount Due \$45.00

MB 062016

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**

**THANK YOU!**

JUN 24 2016

Approved 6/29/2016 by bhowell

Suzanna M. Kimball  
10400 Davis Road  
Apt. 34  
Tampa, FL 33637  
Telephone (813) 389-4189

**Invoice**

---

**Date:** 7/7/2016

**To:** Meritus **Via Email:** *SK07072016* [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

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

---

**Mirabella CDD**

<u>Pool Bathroom Cleaning</u> Services Thursday 7/7/16	\$45.00
<u>Clubhouse Cleaning Services</u> Thursday 7/7/2016	\$70.00

JUL 08 2016

**Total Amount Due** \$115.00

*Mirabella*

---

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

**THANK YOU!**

Approved 7/13/2016 by bhowell



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



**29-BID-3110662**

Permit Number

**29-60-1559151**

**For: Swimming Pools - Public Pool > 25000 Gallons**

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2016).

Payment Due Date: 06/30/2016 or Upon Receipt

**If not paid by 06/30/2016 then the fee will be: \$325.00**

Mail To: Attention: Brian Lamb  
Mirabella CDD/Meritus Districts LLC  
5680 W Cypress Street, Suite A  
Tampa, FL 33607

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

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

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

**Owner Information:**

Name: Mirabella CDD/Meritus Districts LLC  
Address: 5680 W Cypress Street, Suite A  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 555-5555      Work Phone: (813) 874-2200

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

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

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-1559151 Bill ID: 29-BID-3110662

Billing Questions call DOH-Hillsborough at: (813) 307-8059  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Hillsborough County  
P O Box 5135  
Tampa, FL 33675

**[Please detach this portion and RETURN with your payment]**

Batch Billing ID: 11829

Approved 6/10/2016 by phowell

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

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

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

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

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



April 26, 2016

Ms. Debby Hukill  
Mirabella CDD  
c/o Meritus Districts  
5680 W Cypress St Ste A  
Tampa, FL 33607

RE: 16/17 Directors & Officers Liability  
Federal Insurance Company  
Policy No.: 82404309  
Policy Term: 4/10/2016 to 4/10/2017

Dear Debby:

We have received a Cancellation Notice from Chubb Group of Insurance Companies on the above referenced policy. It states that they have not received your payment. The current minimum due is \$1386.00 and must be received and posted to your billing account before 5/13/16.

**You will need to contact Chubb Group of Insurance Companies at the following telephone number: 800-372-4822 for payment arrangements and to avoid a lapse in coverage.**

**Please note that we cannot guarantee reinstatement by the carrier nor can we guarantee that a claim will be paid during a cancellation period.**

To avoid an interruption in your insurance coverage, it is important to send the correct amount due immediately to the insurance company. If you have already made the payment, please disregard this letter.

Sincerely,

A handwritten signature in blue ink that reads 'Lisa Beaty'.

Lisa Beaty  
Branch Operations Manager

**MCDIRMIT  DAVIS**  
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS  
934 North Magnolia Avenue, Suite 100  
Orlando, FL 32803  
407-843-5406

MIRABELLA CDD  
5680 W. CYPRESS STREET  
SUITE A  
TAMPA, FL 33607

Invoice No. 32293  
Date 07/06/2016  
Client No. 10132

---

Accounting services rendered in connection with the preparation and issuance of audited financial statements for the year ended 09/30/2015.

Total Due This Invoice \$ 4,600.00

 JUL 13 2016

*MB062016*  
*51300 3/30/17*

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



# INVOICE

Invoice Number: 7439  
Invoice Date: Jun 17, 2016  
Page: 1

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

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		6/17/16

Quantity	Item	Description	Unit Price	Amount
		Payment of TECO bills: \$1,094.48, \$600.81		1,695.29
<p style="text-align: center;">JUN 17 2016</p>				
<p style="text-align: center;">MB 06/20/16</p>				
Subtotal				1,695.29
Sales Tax				
Total Invoice Amount				1,695.29
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,695.29</b>

Check/Credit Memo No:

Approved 6/21/2016 by bhowell

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
[tampaelectric.com](http://tampaelectric.com)  
7371-09010

**Average kWh per day**

May 2016	194
Apr	195
Mar	188
Feb	185
Jan	193
Dec	195
Nov	195
Oct	197
Sep	185
Aug	187
Jul	198
Jun	198
May 2015	188

**Fuel sources we use to serve you**

For the 12-month period ending March 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:  
 Natural gas & oil\*.....52%  
 Coal.....41%  
 Purchased Power.....7%  
 \*Oil makes up less than 1%  
 Tampa Electric provides this information to our customers on a quarterly basis.

## May Billing Information:

713052

MIRABELLA COMMUNITY DEVE  
14306 ROMEO BL CLB HSE  
RIVERVIEW FL 33579-0000

Account Number  
1076 0559190

Statement Date  
May 16, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	28 day period
K32125	22180	16737	5443	1	

<b>Next Read Date On Or About Jun 10, 2016</b>		Total kWh Purchased	5,443
<b>Account Activity</b>	<b>Explanation</b>	<b>Charge</b>	<b>Total</b>
Previous Balance		702.16	
Payments Received	As of May 16, 2016	0.00	
<b>Total Past Due Amount</b>			<b>\$702.16</b>

<b>New Charges Due by Jun 07, 2016</b>		<b>Service from Apr 13 to May 11</b>	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	5,443 kWh @ \$.05788/kWh	315.05	
Fuel Charge	5,443 kWh @ \$.03676/kWh	200.08	
<b>Electric Service Cost</b>		<b>\$533.13</b>	
Florida Gross Receipts Tax	Based on \$533.13	13.67	
Fla State Taxes-energy/Fuel	Based on \$546.80	43.48	
<b>This Month's Charges</b>			<b>\$590.28</b>

<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/09/16	@ 1.5% On \$702.16	10.53	
<b>Total Miscellaneous Charges</b>			<b>\$10.53</b>
<b>Total Due</b>			<b>\$1,302.97</b>

Customer Service - Business Hillsborough Co. 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

**Did you know?**  
The rate you pay today is 7% lower than 9 years ago  
Visit [tampaelectric.com/value](http://tampaelectric.com/value) to learn more.

6/17/16

MAY 24 2016



To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric

713052



Account No.  
1076 0559190

Past due Amount  
\$702.16  
If already paid, Thank You

New Charges  
\$600.81  
Payable by Jun 07

Total Bill Amount  
\$1,302.97

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09010 09010-1040



MIRABELLA COMMUNITY DEVE  
5680 W CYPRESS ST STE A  
TAMPA FL 33607-1775

061716



2 1100 01 1076 0559190 0001302.97

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®



Visit our  
Web site at  
[tampaelectric.com](http://tampaelectric.com)  
7371-09018

## May Billing Information:

713060

MIRABELLA CDD  
MIRABELLA PH 1 CR 672  
RIVERVIEW FL 33579-0000

Account Number  
1076 0557730

Statement Date  
May 16, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,094.24	
Payments Received	As of May 16, 2016	0.00	
<b>Total Past Due Amount</b>			<b>\$1,094.24</b>
<b>New Charges Due by Jun 07, 2016</b>		<b>Service for 29 days from Apr 12 to May 11</b>	
Lighting Service Items LS-1	35 Lights, 35 Poles	902.30	
Energy Flat Charge		45.85	
Fuel Charge	1,540 kWh @ \$.03627/kWh	56.00	
Florida Gross Receipts Tax	Based on \$101.85	2.45	
Florida Sales Tax-light/Pole	Based on \$902.30	63.17	
Fla State Taxes-energy/Fuel	Based on \$104.30	8.30	
<b>This Month's Charges</b>			<b>\$1,078.07</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/09/16	@ 1.5% On \$1,094.24	16.41	
<b>Total Miscellaneous Charges</b>			<b>\$16.41</b>
<b>Total Due</b>			<b>\$2,188.72</b>

RA  
10/17/16

MAY 19 2016

11-12-16  
12100  
11211

1076 0557730

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric

713060



Account No.  
1076 0557730

Past due Amount  
\$1,094.24  
If already paid, Thank You

New Charges  
\$1,094.48  
Payable by Jun 07

Total Bill Amount  
\$2,188.72

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-09018 09018-1048



MIRABELLA CDD  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380



061716

1 1100 09 1076 0557730 0002188.72







**Landscape Professionals**  
 Post Office Box 849 || Bunnell, FL 32110  
 Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000119158  
**Invoice Date:** April 21, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
 Mirabella CDD  
 c/o Meritus Communities  
 2005 Pan Am Circle, Ste 120  
  
 Tampa, FL 33607

**Remit To:**  
 Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151089.201.99999  
**Project Name:** Irrigation Repair  
 Mirabella Casuals

**Invoice Due Date:** May 21, 2016  
**Invoice Amount:** \$37.00

Description	Quantity	Price	Total Price
Irrigation Repairs	1.00	37.00	\$37.00

539100 - 4611

**Invoice Total** \$37.00

MB052016

Approved 5/11/2016 by bhowell

Should you have any questions or inquiries please call (386) 437-6211.



## IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 4/11/2016

IRR TECH: Juventino Hernandez

<b>District</b>	SARASOTA	<b>Project</b>	Mirabella HOA
<b>Project Name</b>	WET CHECK REPAIR	<b>Bill To</b>	c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607
<b>Project #</b>	10151089.201.99999	<b>Contact Ph#</b>	813-397-5120

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
SprayHead	6" PRO SPRAY	4	1	\$12.00	\$12.00
<b>Labor</b>	Technician Labor Charge per Hour		1	\$50.00	\$25.00
<b>Labor</b>	Assistant Technician Charge per Hour			\$35.00	

<b>Comments</b>	<b>Proposal Total</b>
Repairs after inspection. Thank you.	\$37.00
	<b>Deposit/Credit</b>
	<b>Balance Due</b>
	\$37.00

<b>Company Authorizations</b>		<b>Work Completed Date</b>
<b>Prepared By:</b>	<b>Date:</b>	4/11/2016
Michael Paradise	4/11/2016	
<b>Branch Manager:</b>	<b>Date</b>	<b>Billing Fiscal</b>
	4/14/16	



# Irrigation Repair Report

Tech: SXC  
 Project ID: \_\_\_\_\_  
 Property: Mirabella

Date: 4/11/16  
 Timer: \_\_\_\_\_  
 Bill To: \_\_\_\_\_

Part Type	Part#	Description	Zone(s)	Quantity	Unit Cost	Total Cost
Hunter	161	POP UP	4	1		\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
<b>Total Parts</b>						\$ -

Description and location of work performed  
Repair after inspection

Sheet #	of	Repair Time-Tech:	Rate/Hr	Total	Labor Total
		<u>5</u>	50	0	\$ -
Authorized by:		Repair Time-Help:	35	0	\$ -
		Repair Time TOTAL		0	\$ -
					Total Billing
					\$ -



# Irrigation Inspection Report

NAME Mirabella  
 ADDRESS 4/11/2  
 DATE 4/14/2016 PG 1 OF 1

START TIME(S)	1:30 AM
START TIME(S)	6:00 AM
START TIME(S)	
START TIME(S)	

RUN DAYS

A	S	M	T	W	T	F	S
B	S	M	T	W	T	F	S
C	S	M	T	W	T	F	S
D	S	M	T	W	T	F	S

WATER SOURCE \_\_\_\_\_  
 CLOCK TYPE \_\_\_\_\_  
 RAIN/FREEZE SWITCH \_\_\_\_\_

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	D	S	S	D	S	S	S	D							
RUN TIME	30	40	30	30	40	30	30	30	40							
PROGRAM <u>(B)</u>	20	20	20	20	20	20	20	20	20							

S=spray heads      R=rotor heads      B=bubblers      D=drip, netfilm or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
<u>Good</u>	/	/	/	/	/	/	/	/	/							

Note: Above items are part of Irrigation wet check

BROKEN PIPE		1														
BROKEN HEADS			1													
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
CHANGE TO 6"																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments: Program (B) Run daily 20<sup>mins</sup> new sod

--	--

DATE COMPLETED \_\_\_\_\_ TECHNICIAN \_\_\_\_\_ CLIENT \_\_\_\_\_



**Landscape Professionals**  
 Post Office Box 849 || Bunnell, FL 32110  
 Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000121062  
**Invoice Date:** April 30, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
 Mirabella CDD  
 c/o Meritus Communities  
 2005 Pan Am Circle, Ste 120  
  
 Tampa, FL 33607

**Remit To:**  
 Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151089.201.00008  
**Project Name:** Palm Replacement  
 Mirabella Casuals

**Invoice Due Date:** May 30, 2016  
**Invoice Amount:** \$1,714.29

Description	Quantity	Price	Total Price
Palm Tree Install	1.00	1,714.29	\$1,714.29
<b>Invoice Total</b>			<b>\$1,714.29</b>

**MAY 13 2016**

*Mbos2016*

*53900 4605*

Should you have any questions or inquiries please call (386) 437-6211.

Approved 5/19/2016 by bhowell



**YELLOWSTONE**  
LANDSCAPE

**Enhancement Proposal**

Job Name:	Palm Replacement	Proposal #	
Property Name:	Miabella	Date:	January 15, 2016
Client:	Mirabella HOA		
Address:	c/o Meritus 5680 W. Cypress Street Suite A		
City/State/Zip:	Tampa, FL 33607		
Phone:	813-397-5120		

Yellowstone Landscape will complete the work described below:

**Description**

Remove three existing dead Washingtonia palms and dispose as needed. Install 3 - 10 Clear Trunk Washingtonia Palms in existing location at Pool  
Price includes the equipment, Labor and bracing needed to complete installation.

10' Clear Trunk	3	\$ 571.43	\$ 1,714.29
-----------------	---	-----------	-------------

<b>TOTAL PRICE</b>			<b>\$ 1,714.29</b>
--------------------	--	--	--------------------

**ACCEPTANCE OF TERMS**

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by:

*Eddie Tangawy*

Date:

*1/15/16*

Date: January 15, 2016

<b>Internal Use Only</b>	
Project Number: 10151089.201.00008	District: Bradenton
PO Reference:	Date Work Completed: 3/11/16



**Landscape Professionals**  
 Post Office Box 849 || Bunnell, FL 32110  
 Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000121744  
**Invoice Date:** May 23, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
 Mirabella CDD  
 c/o Meritus Communities  
 2005 Pan Am Circle, Ste 120  
  
 Tampa, FL 33607

**Remit To:**  
 Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151089.201.99999  
**Project Name:** Irrigation Repair  
 Mirabella Casuals

**Invoice Due Date:** June 22, 2016  
**Invoice Amount:** \$83.00

Description	Quantity	Price	Total Price
Irrigation Repairs	1.00	83.00	\$83.00

**Invoice Total** \$83.00

MAY 27 2016

53900  
4611

MB052016

Approved 6/1/2016 by bhowell

Should you have any questions or inquiries please call (386) 437-6211.





# Irrigation Inspection Report

NAME Mirabella  
 ADDRESS \_\_\_\_\_  
 DATE 5/8/2016 PG 2 OF 2

START TIME(S)	<u>1:30 AM</u>
START TIME(S)	
START TIME(S)	
START TIME(S)	

RUN DAYS

A	S	M	T	W	T	F	S
B	S	M	T	W	T	F	S
C	S	M	T	W	T	F	S
D	S	M	T	W	T	F	S

WATER SOURCE \_\_\_\_\_  
 CLOCK TYPE \_\_\_\_\_  
 RAIN/FREEZE SWITCH \_\_\_\_\_

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	<u>S</u>	<u>D/B</u>	<u>S</u>	<u>S</u>	<u>D</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>D</u>							
RUN TIME	<u>20</u>	<u>30</u>	<u>20</u>	<u>20</u>	<u>30</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>30</u>							
PROGRAM																

S=spray heads    R=rotor heads    B=bubblers    D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
<u>Good</u>	<u>/</u>	<u>/</u>		<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>		<u>/</u>							

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS		<u>1</u>	<u>1</u>					<u>1</u>								
BROKEN NOZZLES																
SEVERELY CLOGGED																
INCORRECT NOZZLES																
CHANGE TO 6"																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments:


DATE COMPLETED 2016    TECHNICIAN Jwertino    CLIENT \_\_\_\_\_



**Landscape Professionals**  
 Post Office Box 849 || Bunnell, FL 32110  
 Tel 386.437.6211 || Fax 386.586.1285

**Invoice**

**Invoice:** INV-0000125778  
**Invoice Date:** June 30, 2016

**Account:** 19524  
**PO Number:**

**Bill To:**  
 Mirabella CDD  
 c/o Meritus Communities  
 2005 Pan Am Circle, Ste 120  
  
 Tampa, FL 33607

**Remit To:**  
 Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Terms:** NET 30  
**Project Number:** 10151089.201.99999  
**Project Name:** Irrigation Repair  
 Mirabella Casuals

**Invoice Due Date:** July 30, 2016  
**Invoice Amount:** \$91.10

Description	Quantity	Price	Total Price
Irrigation Repairs	1.00	91.10	\$91.10
<b>Invoice Total</b>			<b>\$91.10</b>

*July 30, 2016*

*MB062016*

Should you have any questions or inquiries please call (386) 437-6211.

Approved 7/13/2016 by bhowell



## IRRIGATION WORK PROPOSAL AUTHORIZATION

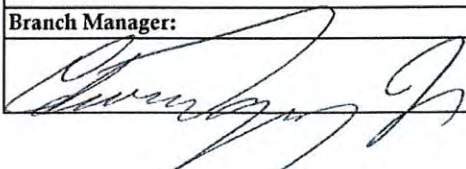
DATE: 6/7/2016

IRR TECH: Juventino Hernandez

<b>District</b>	SARASOTA	<b>Project</b>	Mirabella HOA
<b>Project Name</b>	WET CHECK REPAIR	<b>Bill To</b>	c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607
<b>Project #</b>	10151089.201.99999	<b>Contact Ph#</b>	813-397-5120

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
SprayHead	6" PRO SPRAY	1,4,7	3	\$12.00	\$36.00
Nozzle	12 FT FIXED ARC HALF NOZZLE HUNTER	1,4,7	3	\$1.70	\$5.10
<b>Labor</b>	Technician Labor Charge per Hour		1	\$50.00	\$50.00
<b>Labor</b>	Assistant Technician Charge per Hour			\$35.00	

<b>Comments</b>	<b>Proposal Total</b>	\$91.10
Repairs afte inspection. Thank you.	<b>Deposit/Credit</b>	
	<b>Balance Due</b>	\$91.10

<b>Company Authorizations</b>		<b>Work Completed Date</b>	
<b>Prepared By:</b>	<b>Date:</b>	6/2/2016	
Michael Paradise	6/7/2016		
<b>Branch Manager:</b>	<b>Date</b>	<b>Billing Fiscal</b>	
	6/9/16		





# Irrigation Inspection Report

NAME Mirabella  
 ADDRESS \_\_\_\_\_  
 DATE 6/02/16 PG 2 OF 2

START TIME(S)	<u>1:30 AM</u>
START TIME(S)	
START TIME(S)	
START TIME(S)	

RUN DAYS							
A	S	M	T	W	T	F	S
B	S	M	T	W	T	F	S
C	S	M	T	W	T	F	S
D	S	M	T	W	T	F	S

WATER SOURCE well  
 CLOCK TYPE Hunter  
 RAIN/FREEZE SWITCH \_\_\_\_\_

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	<u>S</u>	<u>D/B</u>	<u>S</u>	<u>S</u>	<u>D</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>D</u>							
RUN TIME	<u>30</u>	<u>40</u>	<u>30</u>	<u>30</u>	<u>40</u>	<u>30</u>	<u>20</u>	<u>20</u>	<u>40</u>							
PROGRAM	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>							

S=spray heads R=rotor heads B=bubblers D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS			<u>1</u>					<u>1</u>								
STRAIGHTENED						<u>1</u>										
<u>Good</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>							

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS	<u>1</u>			<u>1</u>			<u>1</u>									
BROKEN NOZZLES SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6"																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments:


DATE COMPLETED 6/02/16 TECHNICIAN Juve CLIENT \_\_\_\_\_

S=20  
D=30

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2016



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**Mirabella**  
**Balance Sheet**  
As of 6/30/2016  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service Fund - Series 2015 Bonds	Capital Projects - Series 2013	Capital Project Fund - Series 2015	General Fixed Assets Account Group	General Long-Term Debt
<b>Assets</b>							
Cash-Operating Account	5,699	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	137,713	0	0	0
Due From General Fund	0	7,144	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0
Investments-Revenue 2013	0	34,761	0	0	0	0	0
Investments-Sinking Fund-Series 2013	0	0	0	0	0	0	0
Investments-Capitalized Interest 2013	0	0	0	0	0	0	0
Investments-Cost of Issuance Account-Series 2013	0	0	0	0	0	0	0
Investments-Reserve 2013	0	150,800	0	0	0	0	0
Investments-Acquisition/Constr... 2013	0	0	0	0	0	0	0
Investments - Interest Account - Series 2013	0	0	0	0	0	0	0
Investment - Acquisition / Construction 2015	0	0	0	0	1	0	0
Investment - Cost of Issuance Account-Series 2015	0	0	0	0	0	0	0

**Mirabella**  
**Balance Sheet**  
As of 6/30/2016  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service Fund - Series 2015 Bonds	Capital Projects - Series 2013	Capital Project Fund - Series 2015	General Fixed Assets Account Group	General Long-Term Debt
Investment-Prepayment Subaccount 2015	0	0	0	0	0	0	0
Investment-Revenue Account-Series 2015	0	0	3,961	0	0	0	0
Investment- Reserve Account-Series 2015	0	0	11,395	0	0	0	0
Investment-Interest Account-Series 2015	0	0	0	0	0	0	0
Investments-Capitalized Interest 2015	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid Professional Liability	731	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	0	0
Construction Work In Progress	0	0	0	0	0	1,740,788	0
Amount Available-Debt Service	0	0	0	0	0	0	258,429
Amount To Be Provided-Debt Service	0	0	0	0	0	0	1,892,071
<b>Total Assets</b>	<b>9,450</b>	<b>192,705</b>	<b>15,356</b>	<b>137,713</b>	<b>1</b>	<b>1,740,788</b>	<b>2,150,500</b>
<b>Liabilities</b>							
Accounts Payable	14,203	0	0	0	0	0	0
Accounts Payable Other	0	0	0	137,713	0	0	0
Due To Debt Service Fund	7,144	0	0	0	0	0	0
Deferred Revenue	0	0	0	137,713	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0



**Mirabella**  
**Balance Sheet**  
As of 6/30/2016  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service Fund - Series 2015 Bonds	Capital Projects - Series 2013	Capital Project Fund - Series 2015	General Fixed Assets Account Group	General Long-Term Debt
Revenue Bonds Payable-Series 2013	0	0	0	0	0	0	1,840,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	0	310,500
<b>Total Liabilities</b>	<u>21,347</u>	<u>0</u>	<u>0</u>	<u>275,426</u>	<u>0</u>	<u>0</u>	<u>2,150,500</u>
<b>Fund Equity &amp; Other Credits</b>							
Fund Balance-All Other Reserves	0	201,643	17,657	339,499	248,096	0	0
Fund Balance-Unreserved	(3,931)	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	0	1,740,788	0
Other	(7,966)	(8,939)	(2,301)	(477,212)	(248,095)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>(11,897)</u>	<u>192,705</u>	<u>15,356</u>	<u>(137,713)</u>	<u>1</u>	<u>1,740,788</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>9,450</u></u>	<u><u>192,705</u></u>	<u><u>15,356</u></u>	<u><u>137,713</u></u>	<u><u>1</u></u>	<u><u>1,740,788</u></u>	<u><u>2,150,500</u></u>

## Mirabella

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	119,775	82,897	(36,878)	(31)%
Operations & Maintenance Assmts-Off Roll	0	12,435	12,435	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
<b>Total Revenues</b>	<b>119,775</b>	<b>95,407</b>	<b>(24,368)</b>	<b>(20)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	2,500	2,510	(10)	(0)%
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	4,500	3,500	1,000	22 %
Auditing Services	4,600	0	4,600	100 %
Postage, Phone, Faxes, Copies	1,000	177	823	82 %
Public Officials Insurance	2,000	1,386	614	31 %
Legal Advertising	1,000	78	922	92 %
Bank Fees	250	165	85	34 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	250	0	250	100 %
Website Administration	0	196	(196)	0 %
Legal Counsel				
District Counsel	3,000	4,113	(1,113)	(37)%
Electric Utility Services				
Electric Utility Services	23,000	18,668	4,332	19 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	763	1,237	62 %

## Mirabella

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
Other Physical Environment				
Waterway Management Program	4,000	0	4,000	100 %
Property & Casualty Insurance	6,500	0	6,500	100 %
Club Facility Maintenance	3,000	1,237	1,763	59 %
Landscape Maintenance - Contract	15,200	8,333	6,868	45 %
Landscape Maintenance - Other	3,000	17,484	(14,484)	(483)%
Plant Replacement Program	1,200	0	1,200	100 %
Irrigation Maintenance	2,000	5,724	(3,724)	(186)%
Pool Maintenance	8,100	7,541	559	7 %
Parks & Recreation				
Off Duty Deputy Services	0	5,400	(5,400)	0 %
<b>Total Expenditures</b>	<b>119,775</b>	<b>103,373</b>	<b>16,402</b>	<b>14 %</b>
Excess of Revenues Over/(Under) Expenditures	0	(7,966)	(7,966)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(7,966)	(7,966)	0 %

## Mirabella

### Statement of Revenues and Expenditures

202 - Debt Service - Series 2013

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	0	104,553	104,553	0 %
Debt Service Assmts-Off Roll	0	32,408	32,408	0 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
<b>Total Revenues</b>	<b>0</b>	<b>136,962</b>	<b>136,962</b>	<b>0 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2013	0	125,900	(125,900)	0 %
Principal-Series 2013	0	20,000	(20,000)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>145,900</b>	<b>(145,900)</b>	<b>0 %</b>
Excess of Revenues Over/(Under) Expenditures	0	(8,939)	(8,939)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(8,939)	(8,939)	0 %

## Mirabella

Statement of Revenues and Expenditures  
 203 - Debt Service Fund - Series 2015 Bonds  
 From 10/1/2015 Through 6/30/2016  
 (In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Prepayments	0	8,759	8,759	0 %
Lot Closings	0	3,960	3,960	0 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	556	556	0 %
<b>Total Revenues</b>	<b>0</b>	<b>13,276</b>	<b>13,276</b>	<b>0 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	0	15,577	(15,577)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>15,577</b>	<b>(15,577)</b>	<b>0 %</b>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<b>0</b>	<b>(2,301)</b>	<b>(2,301)</b>	<b>0 %</b>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<b>0</b>	<b>(2,301)</b>	<b>(2,301)</b>	<b>0 %</b>

## Mirabella

### Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	477,213	(477,213)	0 %
Total Expenditures	0	477,213	(477,213)	0 %
Excess of Revenues Over/(Under) Expenditures	0	(477,212)	(477,212)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(477,212)	(477,212)	0 %

## Mirabella

### Statement of Revenues and Expenditures

303 - Capital Project Fund - Series 2015

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Total Budget - Original	Year to Date Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	248,097	(248,097)	0 %
Total Expenditures	0	248,097	(248,097)	0 %
Excess of Revenues Over/(Under) Expenditures	0	(248,095)	(248,095)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(248,095)	(248,095)	0 %

**Mirabella**  
**Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 06/30/16**  
**Reconciliation Date: 6/30/2016**  
**Status: Locked**

Bank Balance	7,293.50
Less Outstanding Checks/Vouchers	1,594.78
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,698.72
Balance Per Books	<u>5,698.72</u>
Unreconciled Difference	<u><u>0.00</u></u>

**Click the Next Page toolbar button to view details.**



**Mirabella**  
**Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 06/30/16**  
**Reconciliation Date: 6/30/2016**  
**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1367	6/24/2016	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
1368	6/24/2016	System Generated Check/Voucher	200.00	Gary Jernigan
1369	6/24/2016	System Generated Check/Voucher	200.00	Ryan Motko
1370	6/24/2016	System Generated Check/Voucher	919.78	Spear Security Services
Outstanding Checks/Vouchers			1,594.78	



06/30/2016  
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Account Statement

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607

Questions? Please call  
 1-800-786-8787

ARE YOU LOOKING FOR WAYS TO PAY FOR COLLEGE? GREAT NEWS! SUNTRUST IS REDUCING ITS INTEREST RATE FROM 6/1/16-8/31/16 ON THE CUSTOM CHOICE PRIVATE STUDENT LOAN. IT CAN BE USED TO HELP PAY FOR COLLEGE EXPENSES LIKE TUITION AND HOUSING. VISIT SUNTRUSTEDUCATION.COM/SAVINGS TO LEARN MORE.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2016 - 06/30/2016

Description	Amount	Description	Amount
Beginning Balance	\$1,111.33	Average Balance	\$9,020.83
Deposits/Credits	\$11,840.93	Average Collected Balance	\$8,857.33
Checks	\$5,631.97	Number of Days in Statement Period	30
Withdrawals/Debits	\$26.79		
Ending Balance	\$7,293.50		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #
	06/08	4,905.48		DEPOSIT			
	06/10	6,935.45		ELECTRONIC/ACH CREDIT HLLS TAX LICENS	DIST 259 T		DN022103
Deposits/Credits: 2				Total Items Deposited: 1			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1354	92.94	06/01	1364	159.02	06/13	1376	735.29	06/30
	*1359	205.00	06/07	*1371	240.00	06/30	1377	159.02	06/29
	1360	36.72	06/08	1372	83.19	06/30	1378	120.00	06/29
	1361	111.34	06/16	1373	1,094.48	06/30	1379	750.00	06/30
	1362	45.00	06/14	1374	1,094.49	06/30			
	1363	104.67	06/13	1375	600.81	06/30			

Checks: 16 \*Break in check sequence

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	26.79		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	1,018.39	1,018.39	06/14	12,308.91	12,308.91
	06/07	813.39	813.39	06/16	12,197.57	12,197.57
	06/08	5,682.15	777.15	06/20	12,170.78	12,170.78
	06/09	5,682.15	5,682.15	06/29	11,891.76	11,891.76
	06/10	12,617.60	12,617.60	06/30	7,293.50	7,293.50
	06/13	12,353.91	12,353.91			