

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 04, 2017**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA

May 04, 2017 at 2:00 p.m.

The Offices of Meritus.

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

District Board of Supervisors	Chairman	Jeff Hills
	Vice Chairman	Ed Dean Andrews
	Supervisor	Ryan Motko
	Supervisor	Vacant
	Supervisor	Vacant

District Manager	Meritus	Brian Lamb
	Meritus	Brian Howell

District Attorney	Straley & Robin	Mark Straley
--------------------------	-----------------	--------------

District Engineer	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.

May 4, 2017

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, May 04, 2017 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. BUSINESS ITEMS**
 - A. Appointment of Officer, Seat 3
 - B. Consideration of Resolution 2017-01; Canvassing and Certifying the Results of the Landowners Election Tab 01
 - C. Consideration of Resolution 2017-02; Re-Designating Officers Tab 02
 - D. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing Tab 03
 - E. Annual Disclosure of Qualified Electors Tab 04
 - F. Acceptance of Fiscal Year End 2015 Audit Financials Tab 05
 - G. Appointment of Audit Committee
 - H. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes August 4, 2016 Tab 06
 - B. Consideration of Landowners Election Meeting Minutes November 3, 2016..... Tab 07
 - C. Consideration of Operations and Maintenance Expenditures May 2017..... Tab 08
 - D. Review of Financial Statements Month Ending February 28, 2017 Tab 09
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING 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; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2016, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 3, 2016 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	<u>Jeffrey Scott Hills</u>	Votes 15
Seat 2	<u>Ed Dean Andrews</u>	Votes 15

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1
Seat 2

Jeffrey Scott Hills
Ed Dean Andrews

Years 4
Years 4

SECTION 4. Said terms of office commenced on November 3, 2016.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 4th day of May, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF
MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: Secretary/Assistant Secretary

Chairman, Board of Supervisors

RESOLUTION 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

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

- Section 1.** Jeff Hills _____ is appointed Chairman.
- Ed Dean Andrews _____ is appointed Vice Chairman.
- Brian Lamb _____ is appointed Secretary.
- Eric Davidson _____ is appointed Treasurer.
- Brian Howell _____ is appointed Assistant Secretary.
- Nicole Chamberlain _____ is appointed Assistant Secretary.
- Ryan Motko _____ is appointed Assistant Secretary.
- Rhonda Nelson _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.

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

Section 3. This Resolution shall become effective on May 4, 2017.

PASSED AND ADOPTED THIS 4th DAY OF MAY, 2017.

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2017- 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) prior to June 15, 2017, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 03, 2017
HOUR: 2:00 p.m.
LOCATION: The offices of Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

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

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

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

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

PASSED AND ADOPTED THIS 4th DAY OF MAY, 2017.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

2018



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

MAY 4, 2017



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018 PROPOSED ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2017 BUDGET ANALYSIS.....	2
III.	PROPOSED OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	9

MAY 4, 2017

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 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/2016 - 3/31/17	Projected Revenues & Expenditures 04/01/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	132,675.00	181,282.48	567.29	181,849.77	49,174.77
Operations & Maintenance Assmts-Off Roll	0.00	8,134.31	0.00	8,134.31	8,134.31
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$132,675.00	\$189,416.79	\$567.29	\$189,984.08	\$57,309.08
INTEREST EARNINGS					
Interest Earnings	0.00	48.69	30.00	78.69	78.69
TOTAL INTEREST EARNINGS	\$0.00	\$48.69	\$30.00	\$78.69	\$78.69
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	0.00	250.00	250.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$0.00	\$250.00	\$250.00
TOTAL REVENUES	\$132,675.00	\$189,715.48	\$597.29	\$190,312.77	\$57,637.77
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	4,100.00	741.00	3,359.00	4,100.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	3,500.00	5,112.20	0.00	5,112.20	1,612.20
Auditing Services	5,100.00	0.00	5,100.00	5,100.00	0.00
Postage, Phone, Faxes, Copies	500.00	78.53	79.77	158.30	(341.70)
Public Officials Insurance	1,500.00	1,386.00	0.00	1,386.00	(114.00)
Legal Advertising	750.00	799.00	738.05	1,537.05	787.05
Bank Fees	250.00	86.74	196.23	282.97	32.97
Dues, Licenses & Fees	175.00	251.72	0.00	251.72	76.72
Office Supplies	200.00	1.01	108.84	109.85	(90.15)
Website Administration	200.00	0.00	188.45	188.45	(11.55)
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,275.00	\$26,956.20	\$23,270.33	\$50,226.53	\$1,951.53
LEGAL COUNSEL					
District Counsel	5,000.00	1,676.10	3,323.90	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$1,676.10	\$3,323.90	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	11,695.46	11,304.54	23,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$11,695.46	\$11,304.54	\$23,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	137.09	137.09	(362.91)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$137.09	\$137.09	(\$362.91)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	752.74	1,247.26	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$752.74	\$1,247.26	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	796.00	3,204.00	4,000.00	0.00
Property & Casualty Insurance	6,500.00	5,460.41	0.00	5,460.41	(1,039.59)
Club Facility Maintenance	3,000.00	1,889.55	1,241.38	3,130.93	130.93
Landscape Maintenance - Contract	15,200.00	7,163.00	8,037.00	15,200.00	0.00
Landscape Maintenance - Other	3,000.00	120.00	2,880.00	3,000.00	0.00
Plant Replacement Program	1,200.00	0.00	1,200.00	1,200.00	0.00
Irrigation Maintenance	2,000.00	0.00	2,000.00	2,000.00	0.00
Pool Maintenance	9,000.00	3,450.00	5,550.00	9,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$43,900.00	\$18,878.96	\$24,112.38	\$42,991.34	(\$908.67)
PARKS & RECREATION					
Off Duty Deputy Services	10,000.00	1,278.20	5,679.61	6,957.81	(3,042.19)
TOTAL PARKS & RECREATION	\$10,000.00	\$1,278.20	\$5,679.61	\$6,957.81	(\$3,042.19)
CAPITAL RESERVE					
Reserve	0.00	0.00	60,000.00	60,000.00	60,000.00
TOTAL CAPITAL RESERVE	\$0.00	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
TOTAL EXPENDITURES	\$132,675.00	\$61,237.66	\$129,075.11	\$190,312.77	\$57,637.77
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$128,477.82	(\$128,477.82)	\$0.00	\$0.00

FISCAL YEAR 2017 BUDGET ANALYSIS

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Final Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	132,675.00	181,849.77	49,174.77	135,525.00	2,850.00
Operations & Maintenance Assmts-Off Roll	0.00	8,134.31	8,134.31	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$132,675.00	\$189,984.08	\$57,309.08	\$135,525.00	\$2,850.00
INTEREST EARNINGS					
Interest Earnings	0.00	78.69	78.69	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$78.69	\$78.69	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	250.00	250.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$250.00	\$250.00	\$0.00	\$0.00
TOTAL REVENUES	\$132,675.00	\$190,312.77	\$57,637.77	\$135,525.00	\$2,850.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,100.00	4,100.00	0.00	4,100.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	3,500.00	5,112.20	1,612.20	3,500.00	0.00
Auditing Services	5,100.00	5,100.00	0.00	5,100.00	0.00
Postage, Phone, Faxes, Copies	500.00	158.30	(341.70)	500.00	0.00
Public Officials Insurance	1,500.00	1,386.00	(114.00)	1,500.00	0.00
Legal Advertising	750.00	1,537.05	787.05	1,000.00	250.00
Bank Fees	250.00	282.97	32.97	250.00	0.00
Dues, Licenses & Fees	175.00	251.72	76.72	175.00	0.00
Office Supplies	200.00	109.85	(90.15)	200.00	0.00
Website Administration	200.00	188.45	(11.55)	200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,275.00	\$50,226.53	\$1,951.53	\$48,525.00	\$250.00
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	23,000.00	0.00	23,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	137.09	(362.91)	500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$137.09	(\$362.91)	\$500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	2,000.00	0.00	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	4,000.00	0.00	4,000.00	0.00
Property & Casualty Insurance	6,500.00	5,460.41	(1,039.59)	6,500.00	0.00
Club Facility Maintenance	3,000.00	3,130.93	130.93	3,000.00	0.00
Landscape Maintenance - Contract	15,200.00	15,200.00	0.00	19,000.00	3,800.00
Landscape Maintenance - Other	3,000.00	3,000.00	0.00	3,000.00	0.00
Plant Replacement Program	1,200.00	1,200.00	0.00	1,200.00	0.00
Irrigation Maintenance	2,000.00	2,000.00	0.00	2,000.00	0.00
Pool Maintenance	9,000.00	9,000.00	0.00	9,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$43,900.00	\$42,991.34	(\$908.67)	\$47,700.00	\$3,800.00
PARKS & RECREATION					
Off Duty Deputy Services	10,000.00	6,957.81	(3,042.19)	8,800.00	(1,200.00)
TOTAL PARKS & RECREATION	\$10,000.00	\$6,957.81	(\$3,042.19)	\$8,800.00	(\$1,200.00)
CAPITAL RESERVE					
Reserve	0.00	60,000.00	60,000.00	0.00	0.00
TOTAL CAPITAL RESERVE	\$0.00	\$60,000.00	\$60,000.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$132,675.00	\$190,312.77	\$57,637.77	\$135,525.00	\$2,850.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2017 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

SERIES 2013

REVENUES

CDD Debt Service Assessments	\$	147,300
TOTAL REVENUES	\$	147,300

EXPENDITURES

Series 2013 November Bond Principal Payment	\$	25,000
Series 2013 May Bond Interest Payment	\$	61,150
Series 2013 November Bond Interest Payment	\$	61,150
TOTAL EXPENDITURES	\$	147,300
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	1,790,000
Principal Payment Applied Toward Series 2013 Bonds	\$	25,000
Bonds Outstanding - Period Ending 11/1/2017	\$	1,765,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,650
TOTAL REVENUES	\$	22,650

EXPENDITURES

Series 2015 November Bond Principal Payment	\$	4,500
Series 2015 May Bond Interest Payment	\$	9,075
Series 2015 November Bond Interest Payment	\$	9,075
TOTAL EXPENDITURES	\$	22,650
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	302,500
Principal Payment Applied Toward Series 2015 Bonds	\$	4,500
Bonds Outstanding - Period Ending 11/1/2018	\$	298,000

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 ⁽¹⁾	Total Increase / (Decrease) in Annual Assmt
MIRABELLA PHASE 1									
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
MIRABELLA PHASE 2A									
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
MIRABELLA PHASE 2B									
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:

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

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

FISCAL YEAR 2018

PROPOSED ANNUAL OPERATING BUDGET



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2017

Brian Lamb
Meritus
2005 Pan Am Circle, Suite 120
Tampa 33607

Dear Brian Lamb,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2017, listed below.

Community Development District	Number of Registered Electors
Mirabella	44

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2017**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ccampbell@hcsoe.org.

Respectfully,

Chelsea Campbell
Candidate Services Liaison

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT**

Year Ended September 30, 2015

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

Year Ended September 30, 2015

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	24
Management Comments	26
Independent Auditor's Report on Compliance with the Requirements of Section 218.451, Florida Statutes	28

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District"), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2015, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated January 18, 2017, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis & Company, LLC

Orlando, Florida
January 18, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of *Mirabella Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2015. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

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

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2015 by \$(248,132), a decrease in net position of \$74,517 in comparison with the prior year.
- At September 30, 2015, the District's governmental funds reported a combined fund balance of \$802,964, an increase in net position of \$241,522 in comparison with the prior year.

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

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

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Fund Financial Statements

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

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

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

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

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

Notes to Financial Statements

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

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(248,132) at September 30, 2015. The following analysis focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Mirabella Community Development District
Statement of Net Position

	September 30, 2015	September 30, 2014
Assets, excluding capital assets	\$ 1,095,199	\$ 841,260
Capital Assets, net of depreciation	<u>1,015,477</u>	<u>1,015,477</u>
Total assets	<u>2,110,676</u>	<u>1,856,737</u>
Liabilities, excluding long-term liabilities	211,926	194,813
Long-term Liabilities	<u>2,146,882</u>	<u>1,835,539</u>
Total liabilities	<u>2,358,808</u>	<u>2,030,352</u>
Net Position:		
Net investment in capital assets	(406,097)	(342,855)
Restricted for debt service	161,897	161,345
Unrestricted	<u>(3,932)</u>	<u>7,895</u>
Total net position	<u>\$ (248,132)</u>	<u>\$ (173,615)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2015 and 2014.

Changes in Net Position
Year ended September 30,

	2015	2014
Revenues:		
Program revenues	\$ 235,261	\$ 230,148
Total revenues	<u>235,261</u>	<u>230,148</u>
Expenses:		
General government	115,776	236,947
Maintenance and operations	45,886	16,899
Roads and streets	51	-
Culture and recreation	16,026	-
Interest on long-term debt	<u>132,039</u>	<u>126,640</u>
Total expenses	<u>309,778</u>	<u>380,486</u>
Change in net position	(74,517)	(150,338)
Net Position - beginning	<u>(173,615)</u>	<u>(23,277)</u>
Net Position - ending	<u>\$ (248,132)</u>	<u>\$ (173,615)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2015 was \$309,778. The majority of these costs are comprised of interest on bonds outstanding and general government expenses.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2015, the District's governmental funds reported a combined ending fund balance of \$802,964. Of this total, \$3,471 is nonspendable, \$806,896 is restricted, and the remainder is an unassigned fund deficit of \$(7,403).

The fund balance of the general fund decreased by \$11,827 primarily because expenditures exceeded contributions. The debt service fund balance increased by \$5,248 and the capital projects fund balance increased by \$248,101 due to bond proceeds exceeding expenditures.

General Fund Budgetary Highlights

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

Capital Asset and Debt Administration

Capital Assets - At September 30, 2015, the District had \$1,015,477 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2015, the District had \$2,170,500 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 5680 W. Cypress Street, Suite A, Tampa, Florida 33607.

FINANCIAL STATEMENTS

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2015

	<u>Governmental Activities</u>
Assets:	
Cash	\$ 9,303
Developer contributions	137,713
Other receivables	103
Prepaid costs	731
Deposits	2,740
Restricted assets:	
Temporarily restricted investments	944,609
Capital assets not being depreciated	<u>1,015,477</u>
Total assets	<u>2,110,676</u>
Liabilities:	
Accounts payable and accrued expenses	154,522
Accrued interest payable	57,404
Noncurrent liabilities:	
Due within one year	20,000
Due in more than one year	<u>2,126,882</u>
Total liabilities	<u>2,358,808</u>
Net Position	
Net investment in capital assets	(406,097)
Restricted for debt service	161,897
Unrestricted	<u>(3,932)</u>
Total net position	<u>\$ (248,132)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2015

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		
Governmental activities:					
General government	\$ 115,776	\$ 69,153	\$ -	\$ -	\$ (46,623)
Maintenance and operations	45,886	27,407	15,000	-	(3,479)
Roads and streets	51	30	-	-	(21)
Parks and recreation	16,026	9,572	-	-	(6,454)
Interest on long-term debt	132,039	114,089	2	8	(17,940)
Total governmental activities	<u>\$ 309,778</u>	<u>\$ 220,251</u>	<u>\$ 15,002</u>	<u>\$ 8</u>	<u>(74,517)</u>
					Change in net position (74,517)
					Net Position - beginning (173,615)
					Net Position - ending <u>\$ (248,132)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2015

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash	\$ 9,303	\$ -	\$ -	\$ 9,303
Investments	-	219,301	725,308	944,609
Developer contribution receivable	-	-	137,713	137,713
Other receivables	103	-	-	103
Prepaid costs	731	-	-	731
Deposits	2,740	-	-	2,740
Total assets	<u>\$ 12,877</u>	<u>\$ 219,301</u>	<u>\$ 863,021</u>	<u>\$ 1,095,199</u>
Liabilities, Deferred Inflows of Resources and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 16,809	\$ -	\$ 137,713	\$ 154,522
Total liabilities	<u>16,809</u>	<u>-</u>	<u>137,713</u>	<u>154,522</u>
Deferred Inflows of Resources:				
Unavailable revenue	<u>-</u>	<u>-</u>	<u>137,713</u>	<u>137,713</u>
Fund Balances:				
Nonspendable	3,471	-	-	3,471
Restricted for capital projects	-	-	587,595	587,595
Restricted for debt service	-	219,301	-	219,301
Unassigned	<u>(7,403)</u>	<u>-</u>	<u>-</u>	<u>(7,403)</u>
Total fund balances	<u>(3,932)</u>	<u>219,301</u>	<u>587,595</u>	<u>802,964</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,877</u>	<u>\$ 219,301</u>	<u>\$ 863,021</u>	

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 1,015,477

Some assets are not available to pay for current period expenditures and therefore are deferred in the funds. 137,713

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

Accrued interest payable	(57,404)	
Bonds payable	<u>(2,146,882)</u>	<u>(2,204,286)</u>

Net Position of Governmental Activities \$ (248,132)

The accompanying Notes to Financial Statements are an integral part of this statement.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

Year Ended September 30, 2015

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Developer contributions	\$ 15,000	\$ 114,089	\$ -	\$ 129,089
Operating and maintenance assessments	106,162	-	-	106,162
Investment income	-	2	8	10
Total revenues	<u>121,162</u>	<u>114,091</u>	<u>8</u>	<u>235,261</u>
Expenditures:				
Current:				
General government	71,026	-	44,750	115,776
Maintenance and operations	45,886	-	-	45,886
Parks and recreation	16,026	-	-	16,026
Roads and streets	51	-	-	51
Debt Service:				
Interest	-	126,500	-	126,500
Total expenditures	<u>132,989</u>	<u>126,500</u>	<u>44,750</u>	<u>304,239</u>
Excess (Deficit) of Revenues Over Expenditures	<u>(11,827)</u>	<u>(12,409)</u>	<u>(44,742)</u>	<u>(68,978)</u>
Other Financing Sources (Uses):				
Proceeds from long-term debt	-	17,657	292,843	310,500
Total other financing sources (uses)	<u>-</u>	<u>17,657</u>	<u>292,843</u>	<u>310,500</u>
Net change in fund balances	(11,827)	5,248	248,101	241,522
Fund Balances (Deficit) - beginning of year	<u>7,895</u>	<u>214,053</u>	<u>339,494</u>	<u>561,442</u>
Fund Balances - end of year	<u>\$ (3,932)</u>	<u>\$ 219,301</u>	<u>\$ 587,595</u>	<u>\$ 802,964</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT
OF ACTIVITIES**

Year Ended September 30, 2015

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

Net change in Fund Balances - total governmental funds (page 10) \$ 241,522

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

Change in accrued interest	(4,696)	
Amortization on bond discount	(843)	(5,539)

The issuance of bonds provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however has any effect on net position.

Issuance of bonds	(310,500)	(310,500)

Change in Net Position of Governmental Activities (page 8) \$ (74,517)

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND

Year Ended September 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 15,000	\$ 15,000
Operating and Maintenance	119,775	119,775	106,162	(13,613)
Total revenues	119,775	119,775	121,162	1,387
Expenditures:				
Current:				
General government	50,575	50,575	71,026	(20,451)
Maintenance and operations	69,200	69,200	45,886	23,314
Parks and recreation	-	-	16,026	(16,026)
Roads and streets	-	-	51	(51)
Total expenditures	119,775	119,775	132,989	(13,214)
Net change in fund balance	-	-	(11,827)	(11,827)
Fund Balance (Deficit) - beginning of year	7,895	7,895	7,895	-
Fund Balance - end of year	\$ 7,895	\$ 7,895	\$ (3,932)	\$ (11,827)

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

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

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. All of the Board members are affiliated with Taylor Morrison (the "Developer") at September 30, 2015. The District is economically dependent on the Developer. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies (Continued):

Government-Wide and Fund Financial Statements

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies (Continued):

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):

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

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

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

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

Capital Projects Fund - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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

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

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

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

Investments of the District are reported at fair value. The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415, Florida Statutes.

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

Receivables - All receivables are shown net of allowance for uncollectible amounts.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

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

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. All capital asset acquisition and construction costs are considered infrastructure under construction at September 30, 2015.

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

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

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from developer contributions. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that arises only under a modified accrual basis of accounting, which qualifies for reporting in this category for the year ended September 30, 2015.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

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

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

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

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

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

Note 2 - Stewardship, Compliance and Accountability:

A. Budgetary Information

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

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

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

B. Current Year Budget

Excess Expenditures over Appropriations:

For the year ended September 30, 2015, expenditures exceeded appropriations for the General Fund.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 3 - Deposits and Investments:

Deposits

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

Investments

Investments are stated at fair value, which is the amount for which an investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. Fair value is based on quoted market prices. Changes in the fair value of investments are recognized as revenue and included in investment revenue. Investment revenue is recognized as earned and is recorded in the respective fund related to the investment activity.

Investments are stated at fair value, which is the amount for which an investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. Fair value is based on quoted market prices. Changes in the fair value of investments are recognized as revenue and included in investment revenue. Investment revenue is recognized as earned and is recorded in the respective funds related to the investment activity.

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

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Investments made by the District at September 30, 2015 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Money Market Account	\$ 678,856	N/A	N/A
First American Treasury Obligation Fund CI	265,753	AAAm	37 days
	<u>\$ 944,609</u>		

Credit Risk:

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

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2015, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2015, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Interest Rate Risk:

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

Note 4 - Capital Assets:

Capital asset activity for the year ended September 30, 2015 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets not Being Depreciated:				
Infrastructure under construction	\$1,015,477	\$ -	\$ -	\$1,015,477
Total capital assets not being depreciated	1,015,477	-	-	1,015,477
Governmental activities capital assets, net	<u>\$1,015,477</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$1,015,477</u>

Note 5 - Long-Term Liabilities:

2013 Capital Improvement Revenue Bonds

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

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2015, this requirement has been met.

Total principal and interest remaining on the Series 2013 Bonds at September 30, 2015 is \$4,384,400. Interest paid in the current year was \$126,500. Special assessment revenue pledged was \$114,089.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 5 - Long-Term Liabilities (continued):

2015 Special Assessment Revenue Bonds

On June 30, 2015 the District issued \$310,500 of Special Assessment Revenue Bonds, Series 2015. These bonds consist of \$310,000 Term Bonds due on November 1, 2045 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Series 2015 Bonds is payable annually commencing November 1, 2016 through November 1, 2045.

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2015, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2015 is \$684,238. Interest paid in the current year was zero. There was no principal due and no special assessment revenue pledged.

Long-term debt activity for the year ended September 30, 2015 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,860,000	\$ -	\$ -	\$ 1,860,000	\$ 20,000
Bond discount	(24,461)		843	(23,618)	-
Series 2015	-	310,500	-	310,500	-
Governmental activity long-term liabilities	<u>\$ 1,835,539</u>	<u>\$ 310,500</u>	<u>\$ 843</u>	<u>\$ 2,146,882</u>	<u>\$ 20,000</u>

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2015

Note 5 - Long-Term Liabilities (continued):

At September 30, 2015, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2016	\$ 20,000	\$ 141,477
2017	29,000	143,060
2018	29,000	141,320
2019	29,500	139,565
2020	34,500	137,645
2021 - 2025	192,500	655,255
2026 - 2030	257,500	586,425
2031 - 2035	360,000	482,596
2036 - 2040	497,000	336,900
2041 - 2045	700,000	133,250
2046	21,500	645
	<u>\$ 2,170,500</u>	<u>\$ 2,898,138</u>

Note 6 - Risk Management:

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

Note 7 - Concentrations:

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Taylor Morrison, the loss of which could have a materially adverse effect on the District's ability to pay the principal and interest on the District Series 2013 Bonds and the District Series 2015 Bonds, along with the operations of the District. For the period ending September 20, 2015, the Developer owned 100% of the assessable property. Certain property within the District that is not assessed is owned by others. For the same period, the Developer's share of total assessment revenue was 100%.

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

COMPLIANCE SECTION

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

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District") as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 18, 2017.

Internal Control Over Financial Reporting

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

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

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

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Compliance and Other Matters

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

Purpose of this Report

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

McDiarmid Davis & Company, LLC

Orlando, Florida
January 18, 2017

MANAGEMENT COMMENTS

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated January 18, 2017.

Auditor's Responsibility

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

Other Reports

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 18, 2017, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Financial Condition

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

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the *District* for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

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

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

Purpose of this Letter

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

McDiernit Davis & Company, LLC

Orlando, Florida
January 18, 2017

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

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2015. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2015.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
January 18, 2017

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 4, 2016 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing 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 and Public Hearing of the Mirabella Community Development District to order on Tuesday, August 4, 2016 at approximately 2:30 pm.

Board Members Present:

Jeff Hills	Chairman
Ryan Motko	Supervisor
Gary Jernigan	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Brian Howell	Meritus
John Vericker	District Counsel

Zero audience members.

2. PUBLIC COMMENT ON AGENDA ITEMS

There are no public comments.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET

A. Open Public Hearing on Proposal Fiscal Year 2017 Budget

MOTION TO:	Open Public Hearing on Proposed Fiscal Year 2017 Budget
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Jernigan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

B. Staff Presentations

Brian Lamb reviewed the Budget with the Board.

C. Public Comment

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81

D. Close Public Hearing on Proposed Fiscal Year 2017 Budget

MOTION TO:	Close Public Hearing on Proposed Fiscal Year 2017 Budget
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget

MOTION TO:	Approve Resolution 2016-03.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Jernigan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

4. BUSINESS ITEMS

A. Consideration of Resolution 2016-04; Assessment Resolution

Counsel answered all questions from the Board.

MOTION TO:	Approve Resolution 2016-04.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

82 **B. Consideration of Resolution 2016-05; Designation of Treasurer & Assistant Treasurer**

83
84 Mr. Lamb explained this Resolution to the Board.
85

86	MOTION TO:	Approve Resolution 2016-05.
87	MADE BY:	Supervisor Hills
88	SECOND BY	Supervisor Jernigan
89	DISCUSSION:	None further
90	RESULT:	Called to Vote: motion PASSED
91		3/0 – Motion passed unanimously

92
93 **C. Consideration of Resolution 2016-06; Setting Fiscal Year 2017 Meeting Schedule**

94
95 The Board reviewed with Mr. Lamb the proposed meeting schedule.
96

97	MOTION TO:	Approve Resolution 2016-06.
98	MADE BY:	Supervisor Hills
99	SECOND BY	Supervisor Motko
100	DISCUSSION:	None further
101	RESULT:	Called to Vote: motion PASSED
102		3/0 – Motion passed unanimously

103
104 **D. Consideration of Resolution 2016-07; Setting Landowner Election**

105
106 Mr. Lamb went over this Resolution with the Board.
107

108	MOTION TO:	Approve Resolution 2016-07.
109	MADE BY:	Supervisor Hills
110	SECOND BY	Supervisor Jernigan
111	DISCUSSION:	None further
112	RESULT:	Called to Vote: motion PASSED
113		3/0 – Motion passed unanimously

114

115 **E. General Matters of the District**
116

MOTION TO:	Authorize Chair and Staff to work with the developer on getting plats assigned and approved.
MADE BY:	Supervisor Hills
SECOND BY	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

124
125 **5. CONSENT AGENDA**

- 126 **A. Consideration of Board of Supervisors Meeting Minutes May 5, 2016**
- 127 **B. Consideration of Operations and Maintenance Expenditures August 2016**
- 128 **C. Review of Financial Statements Month Ending June 30, 2016**

129
130 The Board reviewed the Consent Agenda items.
131

MOTION TO:	Approve Consent Agenda Items A-C
MADE BY:	Supervisor Motko
SECOND BY	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

138
139 **6. STAFF REPORTS**

- 140 **A. District Counsel**
- 141 **B. District Engineer**
- 142 **C. District Manager**

143
144 **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

145
146 **8. ADJOURNMENT**
147

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

154
155

156 *These minutes were done in summary format.

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

160
161 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
162 **meeting held on _____.**
163

164 _____
165 **Signature**

_____ **Signature**

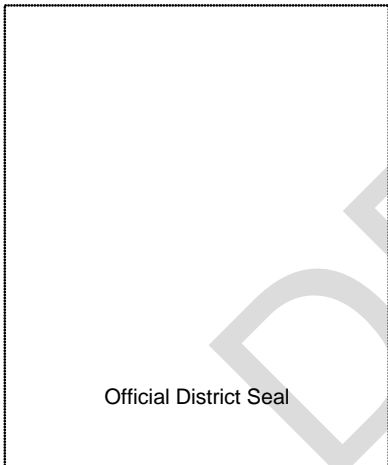
166 _____
167
168 **Printed Name**

_____ **Printed Name**

169
170 **Title:**
171 **Chairman**
172 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

173
174 *Recorded by Records Administrator*



175
176
177 _____
178 *Signature*

179 _____
180 *Date*
181
182

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

November 3, 2016 Minutes of Landowners Meeting/Election

Minutes of the Landowners Meeting/Election

The Landowners Meeting/Election of the Board of Supervisors for Mirabella Community Development District was held on Thursday, November 3, 2016 at 2:00 p.m., at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Chamberlain called the Landowners Meeting/Election of the Mirabella Community Development District to order on Thursday, November 3, 2016 at approximately 2:03 p.m.

Board Members Present:

None

Staff Members Present:

Nicole Chamberlain Meritus Districts

There were two audience members present.

2. APPOINTMENT OF MEETING CHAIRMAN

Nicole Chamberlain from Meritus stated that she will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Ms. Chamberlain announced that there are two seats open for nomination.

Ms. Chamberlain stated that Jeff Hills gave her his proxy, and that the nominations are Jeffrey Scott Hills for Seat 1 and Ed Dean Andrews for Seat 2. Ms. Chamberlain stated that both candidates currently hold the positions, and that Seats 1 and 2 have four year terms.

4. ELECTION OF SUPERVISORS

Jeffrey Scott Hills received 15 votes; Ed Dean Andrews also received 15 votes.

5. OWNERS REQUEST

There were no requests from owners.

6. ADJOURNMENT

Ms. Chamberlain adjourned the meeting.

48 *These minutes were done in summary format.

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

52
53 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
54 meeting held on _____.

55
56 _____
57 Signature

56 _____
57 Signature

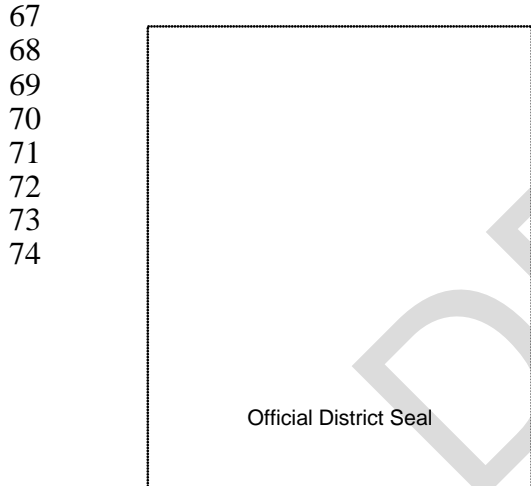
58
59 _____
60 Printed Name

58
59 _____
60 Printed Name

61
62 Title:
63 Chairman
64 Vice Chairman

61
62 Title:
63 Secretary
64 Assistant Secretary

65
66 Recorded by Records Administrator



Signature

Date

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems Inc.	355127	\$ 110.00		Lake & Wetland Services - October
Aquatic Systems, Inc.	356020	110.00		Lake & Wetland Services - November
Aquatic Systems, Inc.	358857	110.00		Lake & Wetland Services - December
Aquatic Systems, Inc.	0000361639	110.00		Land & Wetland Service - January
Aquatic Systems, Inc.	364614	110.00		Land & Wetland Service - February
Aquatic Systems, Inc.	366545	68.00		Land & Wetland Service - February add on
Aquatic Systems, Inc.	367436	178.00		Land & Wetland Service - March
Aquatic Systems, Inc.	370326	178.00	\$ 864.00	Lake & Wetland Services - April 2017
Meritus Districts	7540	2,250.47		Management Service - September
Meritus Districts	7586	2,255.65		Management Service - October
Meritus Districts	7641	2,252.33		Management Service - November
Meritus Districts	7662	2,285.18		Management Service - December
Meritus Districts	7716	2,259.72		Management Service - January
Meritus Districts	7742	2,012.50		Management Service - February
Meritus Districts	7751	2,254.65		Management Service - February
Meritus Districts	7775	2,271.00		Management Service - March
Meritus Districts	7824	2,255.52		Management Service - April
Meritus Districts	7867	2,255.06	\$ 22,352.08	Management Service - May
Yellowstone Landscape	132310	872.50		Landscape Maintenance - September
Yellowstone Landscape	133704	872.50		Landscape Maintenance - October
Yellowstone Landscape	137338	872.50		Landscape Maintenance - December
Yellowstone Landscape	139432	872.50		Landscape Maintenance - December
Yellowstone Landscape	142940	872.50		Landscape Maintenance - January
Yellowstone Landscape	146356	872.50		Landscape Maintenance - March
Yellowstone Landscape	151197	872.50		Landscape Maintenance - March
Yellowstone Landscape	155636	1,568.00		Landscape Maintenance - April add invoice for Amend

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Yellowstone Landscape	155637	2,440.50	\$ 10,116.00	Landscape Maintenance - April
Zebra Cleaning Team, Inc.	1328	750.00		Pool Cleaning - September
Zebra Cleaning Team, Inc.	1360	750.00		Pool Cleaning - October
Zebra Cleaning Team, Inc.	1608	750.00		Pool Cleaning - November
Zebra Cleaning Team, Inc.	1325	650.00		Pool Cleaning - December
Zebra Cleaning Team, Inc.	1641	650.00		Pool Cleaning - January
Zebra Cleaning Team, Inc.	1697	650.00		Pool Cleaning - February
Zebra Cleaning Team, Inc.	1847	26.22		Pool Cleaning - April
Zebra Cleaning Team, Inc.	1858	750.00	\$ 4,976.22	Pool Service - April
Monthly Contract Sub-Total		\$ 38,418.30		
Variable Contract				
CHUBB	1320 1120 7575 001C 032117	\$ 1,386.00		Insurance - 2017-2018
Doug Belden Tax Collector	A0777850100 020117	51.72		Taxes and assessments 2016
Florida Natives Nursery, Inc.	11860	360.00		Quarterly Buffer Maintenance
Spear Security Services	145	730.40		Onsite Security Guard - August
Spear Security Services	149	821.70		Onsite Security Guard - October
Spear Security Services	153	456.50	\$ 2,008.60	Onsite Security Guard - October
Stantec	1127977	162.00		2017 FY General Consulting
Stantec	1164670	579.00	\$ 741.00	2017 FY General Consulting
Straley Robin Vericker	13693	368.50		Professional Service thru 09/15/16
Straley Robin Vericker	13824	1,082.50		Professional Service - thru 10/15/16
Straley Robin Vericker	13919	230.60		Professional Service - thru 11/15/16
Straley Robin Vericker	14068	181.50		Professional Service - thru 1/15/17
Straley Robin Vericker	14127	181.50	\$ 2,044.60	Professional Service - thru 2/15/17
Variable Contract Sub-Total		\$ 6,591.92		

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Utilities				
BOCC	0712968155 011917	\$ 79.82		Water Sertvice thru 1/19/2017
BOCC	0712968155 021617	172.49		Water Sertvice thru 2/16/2017
BOCC	0712968155 032017	9.64		Water Sertvice thru 03/15/17
BOCC	0712968155 091916	192.34		Water Service thru 09/15/16
BOCC	0712968155 101916	94.28		Water Sertvice thru 10/19/2016
BOCC	0712968155 111616	118.73		Water Sertvice thru 11/16/2016
BOCC	0712968155 121616	85.44	\$ 752.74	Water Sertvice thru 12/16/2016
Tampa Electric	1076 0542970 091516	812.31		Electric Service thru 09/12/16
Tampa Electric	1076 0542970 101416	387.72		Electric Service thru 10/11/16
Tampa Electric	1076 0542970 111416	221.87		Electric Service thru 11/11/16
Tampa Electric	1076 0557730 091516	1,093.99		Electric Service thru 09/15/16
Tampa Electric	1076 0557730 101416	1,094.48		Electric Service thru 10/11/16
Tampa Electric	1076 0557730 111416	1,078.07		Electric Service thru 11/09/16
Tampa Electric	1076 0559190 101416	433.15		Electric Service thru 10/11/16
Tampa Electric	1076 0559190 111416	645.39		Electric Service thru 11/11/16
Tampa Electric	1076 0621840 091516	159.02		Electric Service thru 09/12/16
Tampa Electric	1076 0621840 101416	159.02		Electric Service thru 10/11/16
Tampa Electric	10760641840 111416	154.02		Electric Service thru 11/09/16
Tampa Electric	2110033639526 021517	167.76		Electric Service thru 02/15/17
Tampa Electric	2110036388973 021517	122.41		Electric Service thru 02/10/17
Tampa Electric	211003638973 011717	155.43		Electric Service thru 01/17/17
Tampa Electric	211003638973 031617	135.01		Electrec Service - thru 03/16/17
Tampa Electric	211003638973 041717	126.99		Electric Service - thru 04/12/2017
Tampa Electric	211003639179 011817	1,190.01		
Tampa Electric	211003639179 031717	1,174.27		Electrec Service - thru 03/17/17
Tampa Electric	211003639179 041717	1,174.27		Electric Service - thru 04/10/2017
Tampa Electric	211003639344 011717	616.70		Electric Service thru 01/17/17

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	211003639344 021517	581.72		Electric Service thru 02/10/17
Tampa Electric	211003639344 031617	593.91		Electric Service thru 03/16/17
Tampa Electric	211003639344 041717	607.72		Electric Service - thru 04/12/2017
Tampa Electric	211003639526 011717	172.76		Electric Service thru 01/17/17
Tampa Electric	211003639526 031617	167.76		Electric Service thru 03/16/17
Tampa Electric	211003639526 041717	167.76		Electric Service thru 04/10/17
Tampa Electric	713631	176.00		Electric Service thru 12/13/16
Tampa Electric	713632	1,049.66		Electric Service thru 12/12/16
Tampa Electric	713633	651.85		Electric Service thru 12/13/16
Tampa Electric	713634	153.89	\$ 15,424.92	Electric Service thru 12/12/16
Utilities Sub-Total		\$ 16,177.66		

Regular Services				
Don Harrison Enterprises	2363	\$ 120.00		Checked Street Light's - 10/19/2016
Doug Belden, Hillsborough County Tax Collector	A0777850100 110116	2,054.94		Real Estate Tax
Florida Department of Economic Opp.	39248	175.00		Special District Fee - FY16/17
Lerner Reporting Services, Inc.	59	5,000.00		Annual Disclosure Fee FY16/17
Spearem Enterprises, LLC	2226	120.00		Clean Clubhouse/Pool Area - August
Spearem Enterprises, LLC	2286	120.00		Clean Clubhouse/Pool Area - September
Spearem Enterprises, LLC	2335	120.00		Clubhouse/Pool area - October
Spearem Enterprises, LLC	2378	120.00		Clubhouse/Pool area - November
Spearem Enterprises, LLC	2436	120.00		Clubhouse/Pool area - December
Spearem Enterprises, LLC	2517	120.00		Clubhouse/Pool area - September
Spearem Enterprises, LLC	2586	120.00	\$ 840.00	Clean Clubhouse/Pool Area - January
Spearem Enterprises, LLC.	2664	120.00		Clubhouse/Pool clean up 03/13/17 - 03/27/17
Suzanna Kimball	SK090216	45.00		Pool Bathroom Cleaning - 09/02/16

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK091616	45.00		Pool Bathroom Cleaning - 09/16/16
Suzanna Kimball	SK100416	45.00		Pool Bathroom Cleaning - 10/04/16
Suzanna Kimball	SK101916	45.00		Pool Bathroom Cleaning - 10/19/16
Suzanna Kimball	SK110416	115.00		Pool Bathroom Cleaning - 11/04/16
Suzanna Kimball	SK111816	45.00		Pool Bathroom Cleaning - 11/18/16
Suzanna Kimball	SK12052016	45.00		Pool Bathroom Cleaning - 12/05/16
Suzanna Kimball	SK121916	45.00		Pool Bathroom Cleaning - 12/19/16
Suzanna Kimball	SK011217	45.00		Pool Bathroom Cleaning - 1/12/17
Suzanna Kimball	SK012717	45.00		Pool Bathroom Cleaning - 1/27/17
Suzanna Kimball	SK021317	45.00		Pool Bathroom Cleaning - 2/13/17
Suzanna Kimball	SK022117MB	45.00		Pool Bathroom Cleaning - 2/21/17
Suzanna Kimball	SK030117MB	115.00		Pool Bathroom Cleaning - March
Suzanna Kimball	SK032017	45.00		Pool Bathroom Cleaning - 03/20/17
Suzanna Kimball	SK040317	45.00		Pool Bathroom Cleaning - 04/03/17
Suzanna Kimball	SK041717	45.00	\$ 860.00	Pool Bathroom Cleaning - 04/17/17
Tampa Bay Times	121446 093016	6.53		Finance Charge - 09/30/16
Tampa Bay Times	364595	799.00	\$ 805.53	MB 400 Landowner Election -10/20/16
Wells Fargo	1369713	3,500.00		Administration Fees for the period 10/30/16 - 10/02/17
Regular Services Sub-Total		\$ 13,475.47		
Additional Services				
Eagle American Insurance	MIRACDD 01 022817	\$ 4,729.44		General liability policy, property policy - 2017-2018
Kaeser & Blair Inc	3047719 091316	98.06		Laser Checks - 07/27/16
Spearem Enterprises, LLC	2301	120.00		Repaired Sign - 10/07/16
Zebra Cleaning Team	1609	369.55		Metering controller, Roller assembly, Brass spindle, Index reuid kit

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 5,317.05		
TOTAL:		\$ 79,980.40		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



2100 NW 33rd Street Pompano Beach, FL 33069
 1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 10/21/2016
 INVOICE NUMBER: 0000355127
 CUSTOMER NUMBER: 0070290
 PO NUMBER:
 PAYMENT TERMS: Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services October		110.00	110.00

SALES TAX: (0.0%) \$0.00
 LESS PAYMENT: \$0.00
 TOTAL DUE: \$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE: 10/21/2016
 INVOICE NUMBER: 0000355127
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$110.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/27/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	11/1/2016
INVOICE NUMBER:	0000356020
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella *west*
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

QTY	ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1		Monthly Lake and Wetland Services - November		110.00	110.00

LA
H307

SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	11/1/2016
INVOICE NUMBER:	0000356020
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$110.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/27/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	12/1/2016
INVOICE NUMBER:	0000358857
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella
C/O Meritus
2005 Pan Am Circle #120
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - December		110.00	110.00

DEC 02 2016

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

113077

TOTAL DUE: \$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	12/1/2016
INVOICE NUMBER:	0000358857
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$110.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/27/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	1/1/2017
INVOICE NUMBER:	0000361639
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - January		110.00	110.00

4357

SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	1/1/2017
INVOICE NUMBER:	0000361639
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$110.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/27/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	2/1/2017
INVOICE NUMBER:	0000364614
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella *CDD*
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

FEB 02 2017

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - February		110.00	110.00

*53900
4307*

SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	2/1/2017
INVOICE NUMBER:	0000364614
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$110.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/27/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	2/24/2017
INVOICE NUMBER:	0000366545
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services February Add On		68.00	68.00

SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$68.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	2/24/2017
INVOICE NUMBER:	0000366545
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$68.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 3/1/2017 by ozhiryakova



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	3/1/2017
INVOICE NUMBER:	0000367436
CUSTOMER NUMBER:	0070290
PO NUMBER:	
PAYMENT TERMS:	Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - March		178.00	178.00

SALES TAX: (0.0%)	\$0.00
LESS PAYMENT:	\$0.00
TOTAL DUE:	\$178.00

Due to Florida Administrative Code 12A-1.105, Aerator and Fountain Maintenance Contrcts are Taxable.

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

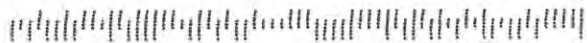
Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE:	3/1/2017
INVOICE NUMBER:	0000367436
CUSTOMER NUMBER:	0070290
TOTAL AMOUNT DUE:	\$178.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

Approved 3/9/2017 by ozhiryakova



EDD 62924096E



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 4/1/2017
 INVOICE NUMBER: 0000370326
 CUSTOMER NUMBER: 0070290
 PO NUMBER:
 PAYMENT TERMS: Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #120
 Tampa, FL 33607

APR 03 2017

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - April		178.00	178.00

703

SALES TAX: (0.0%) \$0.00
 LESS PAYMENT: \$0.00
 TOTAL DUE: \$178.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE: 4/1/2017
 INVOICE NUMBER: 0000370326
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$178.00

Aquatic Systems, Inc.
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 4/5/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



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

INVOICE

Invoice Number: 7540
Invoice Date: Sep 1, 2016
Page: 1

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
	Best Way		9/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - September		2,250.00
	Postage	Postage - July		0.47

Subtotal	2,250.47
Sales Tax	
Total Invoice Amount	2,250.47
Payment/Credit Applied	
TOTAL	2,250.47

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

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



INVOICE

Invoice Number: 7586
 Invoice Date: Oct 1, 2016
 Page: 1

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
	Best Way		10/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - October		2,250.00
	Postage	Postage - August		5.65
		BY		
		3101 12/17		

Subtotal	2,255.65
Sales Tax	
Total Invoice Amount	2,255.65
Payment/Credit Applied	
TOTAL	2,255.65

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7641
 Invoice Date: Nov 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
	Best Way		11/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - November		2,250.00
	Postage	Postage - September		2.33
Subtotal				2,252.33
Sales Tax				
Total Invoice Amount				2,252.33
Payment/Credit Applied				
TOTAL				2,252.33

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7662
Invoice Date: Dec 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
	Best Way		12/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - December		2,250.00
	EXP	Express Delivery Service - 10/27/16		35.18

Subtotal	2,285.18
Sales Tax	
Total Invoice Amount	2,285.18
Payment/Credit Applied	
TOTAL	2,285.18

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

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



INVOICE

Invoice Number: 7716
 Invoice Date: Jan 1, 2017
 Page: 1

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
	Best Way		1/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - January		2,250.00
	Postage	Postage - November		9.72
<i>nd</i>				

Subtotal	2,259.72
Sales Tax	
Total Invoice Amount	2,259.72
Payment/Credit Applied	
TOTAL	2,259.72

Check/Credit Memo No:

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7742
 Invoice Date: Feb 1, 2017
 Page: 1

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

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		2/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,000.00
	Postage	Postage - December		12.50
<i>B4</i>				

Subtotal	2,012.50
Sales Tax	
Total Invoice Amount	2,012.50
Payment/Credit Applied	
TOTAL	2,012.50

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7751
 Invoice Date: Feb 1, 2017
 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
	Best Way		2/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,250.00
	Postage	Postage - December		4.65
		BY		

Subtotal	2,254.65
Sales Tax	
Total Invoice Amount	2,254.65
Payment/Credit Applied	
TOTAL	2,254.65

Check/Credit Memo No:

Approved 4/27/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

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



INVOICE

Invoice Number: 7775
 Invoice Date: Mar 1, 2017
 Page: 1

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
	Best Way		3/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		2,250.00
	EXP	Express Delivery Service - 1/19/17		12.67
	Postage	Postage - January		8.33
		M		

Subtotal	2,271.00
Sales Tax	
Total Invoice Amount	2,271.00
Payment/Credit Applied	
TOTAL	2,271.00

Check/Credit Memo No:

Approved 2/23/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7824
 Invoice Date: Apr 1, 2017
 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
	Best Way		4/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - April		2,250.00
	Postage	Postage - February		5.52

Subtotal	2,255.52
Sales Tax	
Total Invoice Amount	2,255.52
Payment/Credit Applied	
TOTAL	2,255.52

Check/Credit Memo No:

Approved 3/22/2017 by ozhiryakova

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607



INVOICE

Invoice Number: 7867
 Invoice Date: May 1, 2017
 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
	Best Way		5/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - May		2,250.00
	Postage	Postage - March		5.06

5

Subtotal	2,255.06
Sales Tax	
Total Invoice Amount	2,255.06
Payment/Credit Applied	
TOTAL	2,255.06

Check/Credit Memo No:

Approved 4/26/2017 by ozhiryakova,



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

Invoice

Invoice: INV-0000132310
Invoice Date: September 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: October 1, 2016
Invoice Amount: \$872.50
Month of Service: September 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50

Invoice Total 872.50

1/604 B1

Approved 4/27/2017 by ozhiryakova

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-0000133704
Invoice Date: October 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: October 31, 2016
Invoice Amount: \$872.50
Month of Service: October 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50



Invoice Total 872.50

Handwritten signature

Approved 4/27/2017 by ozhiryakova

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-0000137338
Invoice Date: November 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: December 1, 2016
Invoice Amount: \$872.50
Month of Service: November 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50

Invoice Total **872.50**

4604
57

Approved 4/27/2017 by ozhiryakova

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-0000139432
Invoice Date: December 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: December 31, 2016
Invoice Amount: \$872.50
Month of Service: December 2016

Description	Current Amount
Monthly Landscape Maintenance	872.50

Handwritten signature and number 4604

Invoice Total 872.50

Approved 4/27/2017 by ozhiryakova



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

Invoice

Invoice: INV-0000142940
Invoice Date: January 1, 2017

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: January 31, 2017
Invoice Amount: \$872.50
Month of Service: January 2017

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

UC 4604

Approved 4/27/2017 by ozhiryakova

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-0000146356
Invoice Date: February 1, 2017

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

Account: 19524
PO Number:

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: March 3, 2017
Invoice Amount: \$872.50
Month of Service: February 2017

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Approved 4/27/2017 by ozhiryakova



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

Invoice

Invoice: INV-0000151197
Invoice Date: March 1, 2017

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: March 31, 2017
Invoice Amount: \$872.50
Month of Service: March 2017

Description	Current Amount
Monthly Landscape Maintenance	872.50
Invoice Total	872.50

Approved 3/9/2017 by ozhiryakova

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-0000155636
Invoice Date: March 31, 2017

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: April 30, 2017
Invoice Amount: \$1,568.00
Month of Service: March 2017

Description	Current Amount
Mo. Landscape Maint. - Add'l Invoice for Amend. 1 Eff.3/8/17	1,568.00

See not-to-be-in-contract

Invoice Total 1,568.00

UC

Approved 4/13/2017 by ozhiryakova

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



YELLOWSTONE
LANDSCAPE

*Landscape Management Agreement
Amendment No. 1*

Client Name/Address:

Mirabella CDD
C/O Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Property Name/Address:

Mirabella CDD
14316 Romeo Blvd.
Riverview FL 33579

Property Contact:

Nicole Chamberlain

Contractor:

Yellowstone Landscape
3235 North State Street
P.O. Box 849
Bunnell, FL 32110

Tel: 813-873-7300

Email: Nicole.chamberlain@merituscorp.com

Branch Office Contact:

John Fowler , Branch Manager

Tel: 941-251-8080

Fax: 941-251-8081

Email: jfowler@yellowstonelandscape.com

Master Agreement: *April 21, 2014*

Amendment No. 1: *3-8-17*

This amendment is effective on 3-8-17 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with **Master Agreement** between Yellowstone Landscape and the Client dated **April 21, 2014** will remain in effect.

Amendment:

Yellowstone Landscape shall begin maintaining all the new service areas in Phase 2 of the community.

Revised Compensation:

The Client shall pay the Contractor **\$1,568.00** per month for its services and work as defined by this Amendment No. 1.

PRESENTED BY:

Yellowstone Landscape Inc.

By/Date: _____

Brian K. Martin, Regional Vice President

ACCEPTED BY:

CLIENT

By/Date: _____

Printed Name/Title

Nicole Chamberlain

Owner *Agent*



YELLOWSTONE
LANDSCAPE

Mirabella CDD

Phase 2

Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing - Includes mowing, edging, string-trimming and cleanup.	\$6,984.00
Detailing - Includes shrub pruning, tree pruning and weeding.	\$6,582.00
IPM - Fertilization & Pest Control - Fertilization/fungicide/insecticide/herbicide/etc.	\$1,842.00
Irrigation Inspection	\$915.00

Annual Core Total

\$16,323.00

Additional Services

Pine Bark Mulch	\$2,493.00
------------------------	------------

Additional Services Total

\$2,493.00

GRAND TOTAL ANNUAL \$18,816.00

MONTHLY \$1,568.00

Creating premier properties. Building lasting relationships.



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

Invoice

Invoice: INV-0000155637
Invoice Date: April 1, 2017

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 1, 2017
Invoice Amount: \$2,440.50
Month of Service: April 2017

Description	Current Amount
Monthly Landscape Maintenance w/ Amendment 1	2,440.50

M. contract.

UC

Invoice Total 2,440.50

Approved 4/13/2017 by ozhiryakova

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



Thanks For Your Business!

INVOICE

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

DATE: SEPTEMBER 7, 2016
 INVOICE # 1328

EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

53900 4617

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 4/27/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 6, 2016
INVOICE # 1360

EXPIRATION DATE

TO Mirabella
10635 county rd. 672

Approved 4/27/2017 by ozhiryakova

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

Handwritten initials/signature

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: NOVEMBER 9, 2016
 INVOICE # 1608
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

*U617
M*

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 4/27/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: DECEMBER 13, 2016
INVOICE # 1325
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
		December pool cleaning		\$650.00
		<i>WA</i>	<i>4617</i>	

SUBTOTAL
SALES TAX
TOTAL \$650.00

Comments:

Approved 4/27/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: JANURARY 10, 2016
 INVOICE # 1641

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
		January pool cleaning		\$650.00

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:

Approved 3/9/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 12, 2017
INVOICE # 1697

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
		February pool cleaning		\$650.00

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:

Approved 3/9/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: APRIL 2, 2017
 INVOICE # 1847

EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
2		Pool life ring throw ropes	\$13.11	\$26.22

SUBTOTAL	
SALES TAX	
TOTAL	\$26.22

Comments:

Approved 4/5/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: APRIL 10, 2017
 INVOICE # 1858
 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
		April pool cleaning		\$750.00

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 4/13/2017 by ozhiryakova



COMMERCIAL INSURANCE BILL

MAR 27 2017

Account Number

1320 1120 7575 001C

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Invoice Date

MAR 21 2017

C/O MERITUS 2005 PAN AM CIRCLE SUITE 120
TAMPA, FL 33607

Policyholder

MIRABELLA COMMUNITY

Questions about your bill? Please call:

CHUBB PREMIUM ACCOUNTING SERVICE CENTER
COMMERCIAL DIRECT BILL at 1-800-372-4822

Your CHUBB agent or broker is :

INSURANCE OFFICE OF AMERICA, INC.
1-407-788-3000

Payment Options

To pay by phone call 1-800-372-4822, Option 1
To pay online, go to www.chubb.com,
select Pay My Bill

Account Summary

Previous Balance as of 05/12/2016	\$1,386.00
Payments/Adjustments	(1,386.00)
Premium/Charges	1,386.00
New Balance	\$1,386.00

MINIMUM PAYMENT DUE: APR 10 2017 \$1,386.00

Details concerning your account are shown under "Account Statement."

Please Return This Section Along With Your Payment

Thank you for insuring through Chubb. **Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001.** For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, in the envelope provided. Please write your account number on your check. The return address, printed on the back of this section, should show through the window in the enclosed envelope.

Payer MIRABELLA COMMUNITY DEVELOPMENT DISTRICT **PAYMENT DUE DATE** APR 10 2017

Account Number 1320 1120 7575 001C

Payment Enclosed

Minimum Payment Due \$1,386.00
Account Balance \$1,386.00

113201120757500130000001 201704103 000000001386002 4
104



Approved 3/29/2017 by ozhiryakova

Payer MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Account Number
1320 1120 7575 001C

Policyholder MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT

Invoice Date
MAR 21 2017

ACCOUNT STATEMENT

PREVIOUS ACCOUNT BALANCE AS OF 05/12/2016	\$1,386.00
--	-------------------

PAYMENTS/ADJUSTMENTS

MAY 16 2016	PAYMENT FROM YOU	\$(1,386.00)
	TOTAL PAYMENTS/ADJUSTMENTS	\$(1,386.00)

PREMIUM/CHARGES

DIRECTORS & OFFICERS POLICY - 82404309
PAYMENT PLAN: 1PAY
WRITING COMPANY: FEDERAL INSURANCE COMPANY

POLICY RENEWED - TERM DATES: APR 10 2017 - APR 10 2018	\$1,386.00
--	------------

TOTAL PREMIUM/CHARGES	\$1,386.00
------------------------------	-------------------

NEW ACCOUNT BALANCE	\$1,386.00
----------------------------	-------------------



NOTICE TO POLICYHOLDERS

Enclosed is your commercial insurance bill from Chubb. The policy that corresponds with this bill has been mailed to you separately. While you may not have received the policy, your coverage is in place. To continue your coverage, it is important that you pay the amount due by the date indicated on the bill and not wait to receive the policy. Payment should be made directly to Chubb.

This bill includes premium charged for terrorism coverage under the Terrorism Risk Insurance Program Reauthorization Act of 2007, if elected, as was disclosed at the time of offer for this policy period. Please refer to the Important Notice provided to you with your quote letter and the confirming notice included with your policy.

For questions about your coverage please contact your agent or broker. If you have any questions about your bill, call our Premium Accounting Service Center at 1-800-372-4822. Thank you for insuring through Chubb.





For Customer Service, please call 813.635.5200

Skip the Trip - Pay online at www.hillstax.org

- E-Check - A FREE electronic payment from your checking account
- Credit Card - 2.35% fee is charged



Account No. A0777850100

Pay this Amount	\$49.65	\$49.65	\$50.17	\$50.69	\$51.20
If Postmarked By	Nov 30, 2016	Dec 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017

Property Location

MIRABELLA CDD
 C/O DISTRICK MANAGEMENT
 SERVICES LLC
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

Legal Description:
 COM AT NE COR OF NE 1/4 OF SW 1/4 THN S
 89 DEG 54 MIN 56 SEC W 1018.40 FT THN S
 See Additional Legal on Tax Roll

Ad-Valorem Taxes

Tax District U

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
COUNTY OPERATING	813-272-5890	5.7322	2,710	0	2,710	15.53
ENVIRONMENTAL LAND	813-272-5890	0.0604	2,710	0	2,710	0.16
COUNTY M.S.T.U.	813-272-5890	4.3745	2,710	0	2,710	11.85
LIBRARY-SERVICE	813-273-3660	0.5583	2,710	0	2,710	1.51
PARK BONDS - UNINCORPORATED	813-272-5890	0.0259	2,710	0	2,710	0.07
SCHOOL - LOCAL	813-272-4064	2.2480	2,710	0	2,710	6.09
SCHOOL - STATE	813-272-4064	4.6580	2,710	0	2,710	12.62
PORT AUTHORITY	813-905-5132	0.1450	2,710	0	2,710	0.39
HILLS CO TRANSIT AUTHORITY	813-623-5835	0.5000	2,710	0	2,710	1.36
CHILDRENS BOARD	813-229-2884	0.4589	2,710	0	2,710	1.24
WATER MANAGEMENT	800-423-1476	0.3317	2,710	0	2,710	0.90

DEC 05 2016

Total Millage	19.0929
Total Ad Valorem Taxes	\$51.72

Non-Ad Valorem Assessments

Authority	Telephone	Amount
MIRABELLA CDD	813-933-5571	0.00

Total Non-Ad Valorem Assessments	\$0.00
Combined Taxes & Assessments	\$51.72

Doug Belden, Hillsborough County Tax Collector 2016 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No. A0777850100	Tax District U	Escrow	Assessed Value 2,710
COM AT NE COR OF NE 1/4 OF SW 1/4 THN S 89 DEG 54 MIN 56 SEC W 1018.40 FT THN S		Exemptions	
See Additional Legal on Tax Roll			

Skip the Trip - Pay online at www.hillstax.org

Pay this Amount	\$49.65	\$49.65	\$50.17	\$50.69	\$51.20
If Postmarked By	Nov 30, 2016	Dec 30, 2016	Dec 31, 2016	Jan 31, 2017	Feb 28, 2017

Corrected Notice

Make checks payable in US funds to:

Doug Belden, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

MIRABELLA CDD
 C/O DISTRICK MANAGEMENT SERVICES LLC
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

Keep this portion for your records. WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT

Detach this portion and return it with your payment.

Approved 2/23/2017 by ozhiryakova

Florida Natives Nursery, Inc.

4115 Native Garden Drive
 Plant City, Florida 33565
 813-754-1900

Invoice

Date	Invoice #
1/11/2017	11860

Bill To
Mirabella Community Development District 2005 Pan Am Circle Drive, Suite 120 Tampa, FL 33607

Ship To

Terms	Due Date	Project
Net 30	2/10/2017	Mirabella

Date	Description	Qty	Rate	Amount
1/9/2017	Quarterly Buffer Maintenance: (year 1) Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	1	360.00	360.00

We appreciate your business A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Total	\$360.00
	Payments/Credits	\$0.00
	Balance Due	\$360.00

Approved 4/27/2017 by ozhiryakova

Dates of Service
8/1-8/31/2016

Date	Invoice #
9/6/2016	145

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	8/5/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/6/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/12/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/13/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/19/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/20/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/26/2016	56.00
4	Onsite Unarmed Security Guard	14.00	8/27/2016	56.00
8	Vehicle Expense	35.30		282.40
	3403 RW			

Thank you for your business!!!	Total	\$730.40
--------------------------------	--------------	----------

Approved 4/27/2017 by ozhiryakova

Dates of Service
9/1-9/30/2016

Date	Invoice #
10/3/2016	149

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	9/2/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/3/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/9/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/10/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/16/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/17/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/23/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/24/2016	56.00
4	Onsite Unarmed Security Guard	14.00	9/30/2016	56.00
9	Vehicle Expense	35.30		317.70
Thank you for your business!!!			Total	\$821.70

Approved 4/27/2017 by ozhiryakova

Dates of Service	Date	Invoice #
10/1-10/31/2016	11/1/2016	153

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	10/1/2016	56.00
4	Onsite Unarmed Security Guard	14.00	10/7/2016	56.00
4	Onsite Unarmed Security Guard	14.00	10/8/2016	56.00
4	Onsite Unarmed Security Guard	14.00	10/14/2016	56.00
4	Onsite Unarmed Security Guard	14.00	10/15/2016	56.00
5	Vehicle Expense	35.30		176.50
Thank you for your business!!!			Total	\$456.50

UA
3401

Approved 4/27/2017 by ozhiryakova



INVOICE

NOV 28 2016

Invoice Number 1127977
Invoice Date November 22, 2016
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

Mirabella Community Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle Suite 120
 Tampa FL 33607
 United States

Please Remit To

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

Project **Mirabella CDD**
 Project Manager Stewart, Tonja L For Period Ending **November 11, 2016**
 Current Invoice Total (USD) 162.00

Process requisitions

Top Task 217 2017 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.25	72.00	162.00
Subtotal Professional Services	<u>2.25</u>		<u>162.00</u>

Top Task Subtotal 2017 FY General Consulting 162.00

Total Fees & Disbursements 162.00
INVOICE TOTAL (USD) 162.00

Due on Receipt

Please contact Brenna Kaiser if you have any questions concerning this invoice.
 Phone: (813) 223-9500 E-mail: brenna.kaiser@Stantec.com
 ** PLEASE INCLUDE INVOICE # WITH PAYMENT **
 Thank you.

31034

Approved 4/27/2017 by ozhiryakova



INVOICE

Invoice Number 1164670
Invoice Date February 27, 2017
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

Mirabella Community Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle Suite 120
 Tampa FL 33607
 United States

Please Remit To

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

MAR 02 2017

Project **Mirabella CDD**
 Project Manager Stewart, Tonja L For Period Ending **February 17, 2017**
 Current Invoice Total (USD) 579.00

Perform SWFWMD inspection and report maintenance needs

Top Task 217 2017 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.00	72.00	216.00
Subtotal Professional Services	<u>3.00</u>		<u>216.00</u>

Subconsultants

Hodge Inspection Services, LLC	363.00
Subtotal Subconsultants	<u>363.00</u>

Top Task Subtotal 2017 FY General Consulting 579.00

Total Fees & Disbursements 579.00
INVOICE TOTAL (USD) 579.00

Due on Receipt

Please contact Brenna Kaiser if you have any questions concerning this invoice.
 Phone: (813) 223-9500 E-mail: brenna.kaiser@Stantec.com
**** PLEASE INCLUDE INVOICE # WITH PAYMENT ****
 Thank you.

Approved 3/9/2017 by ozhiryakova

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

September 20, 2016
 Client: 001295
 Matter: 000001
 Invoice #: 13693

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2016

51400 3107

SERVICES

Date	Person	Description of Services	Hours	
8/16/2016	LH	REVIEW EMAIL FROM J. GASKINS RE NONCOMPLIANCE LIST FOR FAILURE TO FILE FY 2015 ANNUAL FINANCIAL REPORT AND AUDIT REPORT; REVIEW LIST ATTACHED TO J. GASKINS'S RE SAME; PREPARE EMAIL TO J. VERICKER RE REPORTS DELINQUENT.	0.2	
9/8/2016	JMV	REVIEW EMAIL FROM R. MOTKO.	0.3	
9/8/2016	VKB	REVIEW AND REVISE DRAFT PLAT FOR PHASE 2B.	0.5	
9/9/2016	JMV	REVIEW DRAFT PLAT.	0.4	
Total Professional Services			1.4	\$368.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
VKB Vivek K. Babbar	0.5	\$125.00
LH Lynn Hoodless	0.2	\$30.00

Approved 4/27/2017 by ozhiryakova

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

October 24, 2016
Client: 001295
Matter: 000001
Invoice #: 13824

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2016

SERVICES

3107

Date	Person	Description of Services	Hours
9/26/2016	JMV	REVIEW EMAIL FROM T. FARLOW.	0.2
9/27/2016	JMV	PREPARE LEGAL NOTICES.	0.3
9/27/2016	JMV	REVIEW EMAILS FROM R. MOTKO; REVIEW ASSIGNMENT.	0.4
9/27/2016	VKB	DRAFT PARTIAL ASSIGNMENT OF EASEMENT TO COUNTY FOR SEWER SYSTEM; REVIEW AND REPLY TO EMAILS RE: SAME.	1.1
9/27/2016	LH	REVIEW AND REVISE NOTICE OF LANDOWNERS MEETING.	0.4
9/28/2016	LH	REVIEW RESPONSE FROM T. FARLOW TO PUBLIC RECORDS REQUEST BY FLORIDA@OPENTHEBOOKS.COM; UPDATE FILES RE RESPONSE HAS BEEN COMPLETED; PREPARE EMAIL TO T. FARLOW TRANSMITTING REVISED NOTICE OF LANDOWNER'S ELECTION AND MEETING.	0.3
9/30/2016	JMV	REVIEW EMAILS FROM T. FARLOW.	0.3
10/4/2016	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR QUARTER ENDING SEPTEMBER 30, 2016 RE SERIES 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR QUARTER ENDING SEPTEMBER 30, 2016 RE SERIES 2015 BONDS.	0.3

Approved 4/27/2017 by ozhiryakova

SERVICES

Date	Person	Description of Services	Hours	
10/7/2016	VKB	REVIEW AND REPLY TO EMAILS RE: PLAT COMMENTS.	0.5	
10/12/2016	JMV	REVIEW EMAIL FROM R. MOTKO; DRAFT EMAIL TO R. MOTKO.	0.3	
10/12/2016	VKB	REVIEW AND REPLY TO EMAILS RE: PLAT; REVIEW REVISED PLAT; TELECONFERENCE WITH J. WEIGLE RE: SAME.	0.3	
Total Professional Services			4.4	\$1,082.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.5	\$457.50
VKB	Vivek K. Babbar	1.9	\$475.00
LH	Lynn Hoodless	1.0	\$150.00
Total Services			\$1,082.50
Total Disbursements			\$0.00
Total Current Charges			\$1,082.50

PAY THIS AMOUNT **\$1,082.50**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker
 Attorney At Law
 1510 W. Cleveland Street

Tampa, FL 33606

REMINDER STATEMENT

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

October 24, 2016
 Client: 001295
 Matter: 000001

RE: General

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
13470	July 22, 2016	\$166.50	\$0.00	\$0.00	\$0.00	\$166.50
13570	August 22, 2016	\$1,057.00	\$0.00	\$0.00	\$0.00	\$1,057.00
13693	September 20, 2016	\$368.50	\$0.00	\$0.00	\$0.00	\$368.50
13824	October 24, 2016	\$1,082.50	\$0.00	\$0.00	\$0.00	\$1,082.50
Total Remaining Balance Due						\$2,674.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,082.50	\$368.50	\$1,057.00	\$166.50

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

November 21, 2016
Client: 001295
Matter: 000001
Invoice #: 13919

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2016

SERVICES

Date	Person	Description of Services	Hours	
10/16/2016	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BONDHOLDER DISCLOSURE REPORT.	0.3	
10/16/2016	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BONDHOLDER DISCLOSURE REPORT.	0.3	
10/18/2016	LH	FINALIZE QUARTERLY REPORTS FOR PERIOD ENDING SEPTEMBER 30, 2016; PREPARE EMAILS TO DISSEMINATION AGENTS TRANSMITTING SAME.	0.2	
Total Professional Services			0.8	\$213.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$183.00
LH	Lynn Hoodless	0.2	\$30.00

Handwritten initials and number 3107

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/3/2016	FEDEX- Federal Express-	\$17.60
Total Disbursements		\$17.60

Approved 4/27/2017 by ozhiryakova