

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS CONTINUED
AUDIT COMMITTEE MEETING, REGULAR MEETING AND PUBLIC HEARING
AUGUST 11, 2017**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA

August 11, 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 Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Ed Dean Andrews Ryan Motko Rhonda Nelson Vacant
District Manager	Meritus Meritus	Brian Lamb Brian Howell
District Attorney	Straley Robin Vericker	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.

August 11, 2017

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Continued Audit Committee, Regular Meeting and Public Hearing of Mirabella Community Development District will be held on **Friday, August 11, 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

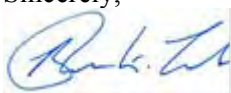
Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. AUDIT COMMITTEE MEETING**
 - A. Appoint Chairman
 - B. Selection of Criteria for Evaluation of Proposals
 - C. Determine Date, Time and Location RFP Required, Consider Notice of Request for Proposals for Annual Audit Services
 - D. Consider Sending RFP to Interested Firms
 - E. Determine Date of Next Committee Meeting

Included behind this agenda are guide documents
- PUBLIC HEARING AND REGULAR MEETING**
 - 1. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
 - E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget Tab 01
 - 2. BUSINESS ITEMS**
 - A. Consideration of Resolution 2017-05; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2017-06; Setting Fiscal Year 2018 Meeting Schedule..... Tab 03
 - C. General Matters of the District
 - 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 4, 2017 Tab 04
 - B. Consideration of Operations and Maintenance Expenditures June 2017..... Tab 05
 - C. Review of Financial Statements Month Ending June 30, 2017..... Tab 06
 - 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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICTS

District Office ☐ 2005 Pan Am Circle ☐ Suite 120 ☐ Tampa, Florida 33607 ☐ (813) 397-5120 ☐ Fax (813) 873-7070

To: Mirabella CDD – Audit Committee Audit Committee Selection Process

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman. Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.

2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

- a. specify the services to be provided and fees, or other compensation for such services;
- b. require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
- c. specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you must do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which **must** include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

RESOLUTION 2017-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year (the “Proposed Budget”), along with an explanatory and complete financial plan for each fund of the Mirabella Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 3, 2017 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

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

Section 1. Budget

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

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

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2016/2017 and/or revised projections for fiscal year 2017/2018.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Budget for the Mirabella Community Development District for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018," as adopted by the Board of Supervisors on August 11, 2017.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Mirabella Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUNDS	\$ _____
TOTAL ALL FUNDS	\$ _____*

*Not inclusive of any collection costs.

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2017.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeff Hills
Chair of the Board of Supervisors

Exhibit A: 2017/2018 Fiscal Year Budget

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

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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.

	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

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 Proposed 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 2018
PROPOSED ANNUAL OPERATING BUDGET

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	\$	136,400
TOTAL REVENUES	\$	136,400

EXPENDITURES

Series 2013 November Bond Principal Payment	\$	25,000
Series 2013 May Bond Interest Payment	\$	55,700
Series 2013 November Bond Interest Payment	\$	55,700
TOTAL EXPENDITURES	\$	136,400
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	1,630,000
Principal Payment Applied Toward Series 2013 Bonds	\$	25,000
Bonds Outstanding - Period Ending 11/1/2018	\$	1,605,000

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 2017			Fiscal Year 2018			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2017 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2018 Total Assessment ⁽¹⁾	Total Increase / (Decrease) in Annual Assmt
MIRABELLA PHASE 1 - SERIES 2013									
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 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$797.49	\$1,997.49	\$0.00
Single Family 55'	1.10	0	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$877.24	\$2,197.24	\$0.00
Single Family 60'	1.20	8	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$956.99	\$2,396.99	\$0.00
MIRABELLA PHASE 2A - SERIES 2015									
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

RESOLUTION 2017-05

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

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. COLLECTION AND DUE DATE.

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

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

portion of any undeveloped platted lots and/or any undeveloped lands may be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017/2018, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August, 2017.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2017/2018 Budget

RESOLUTION 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2017/2018, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2017/2018, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2017.

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2017/2018

May	03, 2018	2:00 p.m.
August	02, 2018	2:00 p.m.

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

Minutes of the Regular Meeting

The Regular Meeting and Public Hearing of the Board of Supervisors for Mirabella Community Development District was held on Thursday, May 4, 2017 at 2:30 p.m. 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 Thursday, May 4, 2017 at approximately 2:30 pm.

Board Members Present:

Jeff Hills	Chairman	
Ryan Motko	Supervisor	
Rhonda Nelson	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

There were no audience members.

2. PUBLIC COMMENT ON AGENDA ITEMS

There are no public comments.

3. BUSINESS ITEMS

B. Appointment of Officer, Seat 3

Mr. Lamb stated that there is an open Board position for Seat 3. He asked the Board if they have anyone they would like to appoint, and Supervisor Hills said he would like to appoint Rhonda Nelson.

MOTION TO:	Appoint Rhonda Nelson to the Board.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	2/0 – Motion Passed Unanimously

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A. Consideration of Resolution 2017-01; Canvassing and Certifying the Results of the Landowners Election

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

C. Consideration of Resolution 2017-02; Re-Designating Officers

The Board went over the resolution.

MOTION TO:	Approve Resolution 2017-02.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

D. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

Mr. Lamb went over the proposed budget line by line. The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2017-03.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

E. Annual Disclosure of Qualified Electors

85
86 Mr. Lamb stated that there are 44 qualified electors in the District.
87

88 **F. Acceptance of Fiscal Year End 2015 Audit Financials**
89

90 The Board reviewed the audit financials.
91

MOTION TO:	Accept the Fiscal Year End 2015 Audit Financials.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

98
99 **G. Appointment of Audit Committee**
100

101 Mr. Lamb suggested for the Board to serve as the Audit Committee.
102

MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

109
110 **H. General Matters of the District**
111

112
113 **4. CONSENT AGENDA**

- 114 **A. Consideration of Board of Supervisors Meeting Minutes August 4, 2016**
- 115 **B. Consideration of Landowners Election Meeting Minutes November 3, 2016**
- 116 **C. Consideration of Operations and Maintenance Expenditures May 2017**
- 117 **D. Review of Financial Statements Month Ending February 28, 2017**
- 118 **E. Review of Financial Statements Month Ending March 31, 2017**

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120 The Board reviewed the Consent Agenda.
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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131 **5. STAFF REPORTS**

132 **A. District Counsel**

133 **B. District Engineer**

134 **C. District Manager**

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137 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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139 There were no supervisor requests or audience comments.

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142 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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153 *These minutes were done in summary format.

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

157
158 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
159 **meeting held on _____.**
160

161 _____
162 **Signature**

_____ **Signature**

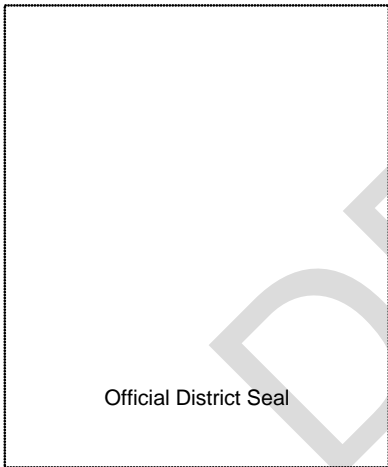
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164 _____
165 **Printed Name**

_____ **Printed Name**

166
167 **Title:**
168 **Chairman**
169 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

170
171 *Recorded by Records Administrator*



172
173
174 _____
175 *Signature*

176
177 _____
178 *Date*
179

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	373275	\$ 178.00		Lake & Wetland Services - May 2017
Aquatic Systems, Inc.	376165	178.00	\$ 356.00	Lake & Wetland Services - June
Meritus Districts	7911	2,257.36		Management Services - June
Yellowstone	160400	2,440.50		Landscape Maintenance - May
Yellowstone	166891	2,440.50	\$ 4,881.00	Landscape Maintenance - June
Zebra Cleaning Team, Inc.	2009	750.00		Pool Cleaning - May
Zebra Cleaning Team, Inc.	2045	95.00		Pool Cleaning - May
Zebra Cleaning Team, Inc.	2056	750.00	\$ 1,595.00	Pool Cleaning - June
Monthly Contract Sub-Total		\$ 9,089.36		
Variable Contract				
Straley Robin Vericker	14313	\$ 241.50		Professional Service - thru 04/15/17
Straley Robin Vericker	14415	960.40	\$ 1,201.90	Professional Service - thru 05/15/17
Variable Contract Sub-Total		\$ 1,201.90		
Utilities				
BOCC	0712968155 041917	\$ 107.93		Water Sertvice thru 04/12/17
BOCC	0712968155 051717	120.03		Water Sertvice thru 05/17/17
BOCC	0712968155 061917	284.42	\$ 512.38	Water Service - thru 06/13/17
Tampa Electric	211003639526 051617	167.76		Electric Service thru 05/10/17
TECO	211003638973 051617	122.02		Electric Service thru 05/11/17
Teco	211003638973 061517	130.24		Electric Service thru 06/10/17
TECO	211003639179 051617	1,174.27		Electric Service thru 05/10/17
Teco	211003639179 061617	1,174.27		Electric Service thru 06/09/17
TECO	211003639344 051617	560.20		Electric Service thru 05/11/17

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Teco	211003639344 061517	312.91		Electric Service thru 06/10/17
Teco	211003639526 061517	449.61	\$ 3,923.52	Electric service thru 06/09/17
Utilities Sub-Total		\$ 4,603.66		
Regular Services				
Florida Department of Health	29 60 1559151	\$ 275.00		Pool Permit - 06/01/17
Suzanna Kimball	SK050117	45.00		Pool Bathroom Cleaning - 5/01/17
Suzanna Kimball	SK051517	45.00		Pool Bathroom Cleaning - 5/15/17
Suzanna Kimball	SK060117	115.00		Pool Bathroom & Clubhouse Cleaning - 06/01/17
Suzanna Kimball	SK061517	45.00		Pool Bathroom Cleaning - 06/15/17
Suzanna Kimball	SK062917	45.00	\$ 295.00	Pool Bathroom Cleaning - 06/29/17
Regular Services Sub-Total		\$ 570.00		
Additional Services				
Alphagraphics Tampa	695231	\$ 20.30		Deposit Stamp
Florida Natives Nursery, Inc.	12175	360.00		Quarterly Buffer Maintenance - 04/25/17
Spearem Enterprises, LLC.	2702	415.00		Pressure Washed thru 04/27/17
Spearem Enterprises, LLC.	2724	120.00		Pickup all trash & debris around pool
Spearem Enterprises, LLC.	2736	120.00		Replaced celing fan.safety lock on gate at pool
Spearem Enterprises, LLC.	2780	120.00	\$ 775.00	Clubhouse cleaning - 06/01/17
Zebra Cleaning Team, Inc.	2066	135.79		Replumb Pool filter drain - 06/28/17
Additional Services Sub-Total		\$ 1,291.09		
TOTAL:		\$ 16,756.01		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



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: 5/1/2017
 INVOICE NUMBER: 0000373275
 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 - May		178.00	178.00

MAY 01 2017

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.**

DATE: 5/1/2017

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

INVOICE NUMBER: 0000373275
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$178.00

MAY 01 2017

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 5/4/2017 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: 6/1/2017
INVOICE NUMBER: 0000376165
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 - June		178.00	178.00

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.**

DATE: 6/1/2017

INVOICE NUMBER: 0000376165

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

CUSTOMER NUMBER: 0070290

TOTAL AMOUNT DUE: \$178.00

JUN 02 2017

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

AMOUNT PAID:

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

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



INVOICE

Invoice Number: 7911
 Invoice Date: Jun 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		6/1/17

Quantity	Item	Description	Unit Price	Amount
51300-3101 4101	DMS Postage	District Management Services - June Postage - April		2,250.00 7.36

Subtotal	2,257.36
Sales Tax	
Total Invoice Amount	2,257.36
Payment/Credit Applied	
TOTAL	2,257.36

Check/Credit Memo No:



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

Invoice

Invoice: INV-0000160400
Invoice Date: May 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 31, 2017
Invoice Amount: \$2,440.50
Month of Service: May 2017

Description	Current Amount
Monthly Landscape Maintenance	2,440.50
Invoice Total	2,440.50

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



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

Invoice

Invoice: INV-0000166891
Invoice Date: June 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: July 1, 2017
Invoice Amount: \$2,440.50
Month of Service: June 2017

Description	Current Amount
Monthly Landscape Maintenance	2,440.50

Invoice Total 2,440.50

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: MAY 8, 2017
 INVOICE # 2009

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
		May pool cleaning		\$750.00

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

Approved 5/18/2017 by ozhiryakova



Thanks For Your Business!

INVOICE

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

DATE: MAY 30, 2017
 INVOICE # 2045
 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
		Hour labor		\$85.00
		50 lbs. sand		\$10.00

SUBTOTAL	
SALES TAX	
TOTAL	\$95.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: JUNE 12, 2017
 INVOICE # 2056
 EXPIRATION DATE

TO **Mirabella**
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

SUBTOTAL	
SALES TAX	
TOTAL	\$

Comments:

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

April 23, 2017
Client: 001295
Matter: 000001
Invoice #: 14313

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2017

SERVICES

Date	Person	Description of Services	Hours	
3/21/2017	LH	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2013 BONDS FOR THE PERIOD ENDING MARCH 31, 2017.	0.2	
3/22/2017	LH	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2015 BONDS FOR THE PERIOD ENDING MARCH 31, 2017.	0.2	
4/1/2017	JMV	PREPARE CDD COUNSEL QUARTERLY DISCLOSURE REPORTS.	0.3	
4/5/2017	LH	FINALIZE QUARTERLY REPORT FOR PERIOD ENDING MARCH 31, 2017 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING THE QUARTERLY REPORT RE SERIES 2015 BONDS.	0.2	
4/6/2017	LH	REVIEW FILES RE STATUS OF AUDITOR SENDING FISCAL YEAR 2016 AUDIT REQUEST LETTER; PREPARE EMAIL TO R.RIOS RE SAME.	0.2	
4/7/2017	LH	FINALIZE QUARTERLY REPORT FOR PERIOD ENDING MARCH 31, 2017 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING THE QUARTERLY REPORT RE SERIES 2013 BONDS.	0.2	
Total Professional Services			1.3	\$241.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50

Approved 4/26/2017 by ozhiryakova

April 23, 2017
Client: 001295
Matter: 000001
Invoice #: 14313

Page: 2

PERSON RECAP

Person	Hours	Amount
LH Lynn Hoodless	1.0	\$150.00

Total Services	\$241.50
Total Disbursements	\$0.00
Total Current Charges	\$241.50

PAY THIS AMOUNT **\$241.50**

Please Include Invoice Number on all Correspondence

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

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

May 22, 2017
 Client: 001295
 Matter: 000001
 Invoice #: 14415

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2017

SERVICES

Date	Person	Description of Services	Hours	
4/24/2017	JMV	REVIEW EMAIL FROM T. FARLOW; REVIEW LEGAL NOTICE.	0.2	
4/28/2017	JMV	REVIEW EMAILS FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICES.	0.3	
5/3/2017	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
5/4/2017	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	
5/15/2017	JMV	REVIEW NOTICE FROM CDD AUDITOR; PREPARE DISTRICT COUNSEL RESPONSE.	1.3	
5/15/2017	LH	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2016; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
Total Professional Services			3.4	\$959.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.9	\$884.50
LH Lynn Hoodless	0.5	\$75.00

Approved 5/24/2017 by ozhiryakova

May 22, 2017
Client: 001295
Matter: 000001
Invoice #: 14415

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2017	Photocopies (6 @ \$0.15)	\$0.90
	Total Disbursements	\$0.90
	Total Services	\$959.50
	Total Disbursements	\$0.90
	Total Current Charges	\$960.40
	PAY THIS AMOUNT	\$960.40

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 04/19/2017	DUE DATE 05/10/2017
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	03/15/2017	1916	04/12/2017	1985	6900	ACTUAL	WATER

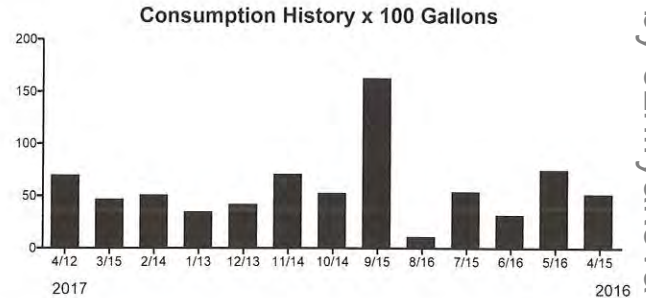
Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$20.22
Water Base Charge	\$14.16
Water Consumption Charge	\$4.76
Sewer Base Charge	\$34.28
Sewer Usage Charge	\$30.43
Total Service Address Charges	\$107.93

Summary of Account Charges

Previous Balance	\$9.64
Net Payments - Thank You	(\$9.64)
Total Account Charges	\$107.93
AMOUNT DUE	\$107.93

APR 24 2017



Approved 4/26/2017 by ozhiryakova



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

APR 24 2017

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



MIRABELLA CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

464

DUE DATE	05/10/2017
AMOUNT DUE	\$107.93
AMOUNT PAID	



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 05/17/2017	DUE DATE 06/07/2017
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	04/12/2017	1985	05/11/2017	2069	8400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$24.61
Water Base Charge	\$14.16
Water Consumption Charge	\$5.86
Sewer Base Charge	\$34.28
Sewer Usage Charge	\$37.04
Total Service Address Charges	\$120.03

Summary of Account Charges

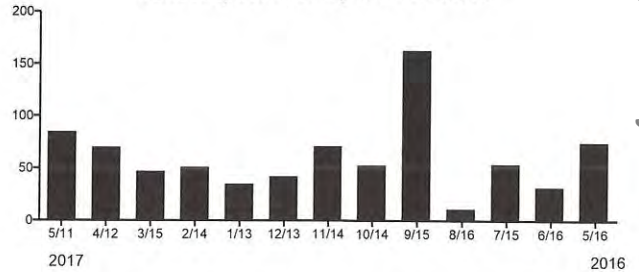
Previous Balance	\$107.93
Net Payments - Thank You	(\$107.93)
Total Account Charges	\$120.03
AMOUNT DUE	\$120.03

Important Message

Water shortage restrictions remain in effect for Hillsborough County, which prohibits "wasteful and unnecessary" water use. To find your watering days and times, visit HCFLGov.net/Water or call (813) 275-7094.

A price indexing rate adjustment increase of 0.83% is effective June 1, 2017. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees

Consumption History x 100 Gallons



Approved 5/24/2017 by ozhiryakova



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155

MAY 22 2017

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



MIRABELLA CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

472

DUE DATE	06/07/2017
AMOUNT DUE	\$120.03
AMOUNT PAID	

47

0007129681552

00000120031



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 06/19/2017	DUE DATE 07/10/2017
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	05/11/2017	2069	06/13/2017	2329	26000	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$76.18
Water Base Charge	\$14.16
Water Consumption Charge	\$41.06
Sewer Base Charge	\$34.28
Sewer Usage Charge	\$114.66
Total Service Address Charges	\$284.42

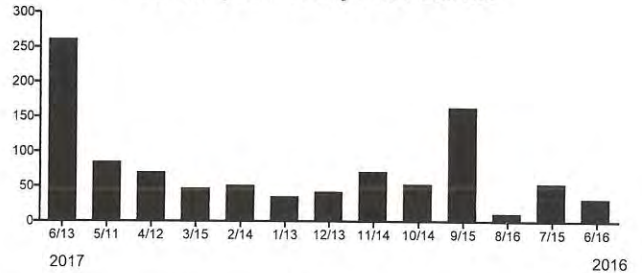
Summary of Account Charges

Previous Balance	\$120.03
Net Payments - Thank You	(\$120.03)
Total Account Charges	\$284.42
AMOUNT DUE	\$284.42

Important Message

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website:
<http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips>
 Watering Restrictions have changed! Lawn watering is limited to one day per week depending on address. Visit HCFLGov.net/Water or call 813-275-7094 for more information.
 The 2016 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 (TTY: 301-7173) and leave a message with your name, mailing address, and phone number.

Consumption History x 100 Gallons

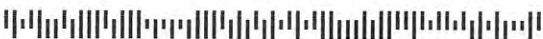


Hillsborough County Florida

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

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

THANK YOU!



MIRABELLA CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

469

DUE DATE	07/10/2017
AMOUNT DUE	\$284.42
AMOUNT PAID	

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

Statement Date: 05/16/2017
Account: 211003639526

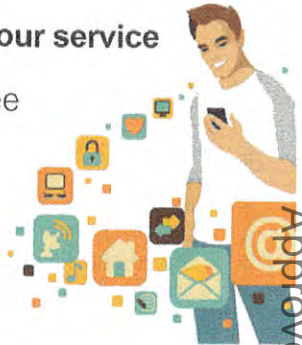
Current month's charges:	\$167.76
Total amount due:	\$167.76
Current month's charges due:	06/06/2017

Your Account Summary

Previous Amount Due	\$167.76
Payment(s) Received Since Last Statement	-\$167.76
Current Month's Charges Due By 06/06/2017	\$167.76
Total Amount Due	\$167.76

Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at tampaelectric.com/powerupdates.



Approved 5/24/2017 by ozhiryakova

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

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facebook.com/tampaelectric



youtube.com/tecoenergyinc

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$167.76
Total amount due:	\$167.76
Current month's charges due:	06/06/2017
Amount Enclosed	\$

651382780313

MAY 19 2017

00003563 02 AB 0.40 33607 FTECO105171702490410 00000 05 01000000 006 07 32218 006



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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



Account: 211003639526
Statement Date: 05/16/2017
Current month's charges due 06/06/2017

Details of Charges – Service from 04/11/2017 to 05/10/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	220 kWh @ \$0.03224/kWh	\$7.09
Fixture & Maintenance Charge	5 Fixtures	\$68.70
Lighting Pole / Wire	5 Poles	\$74.10
Lighting Fuel Charge	220 kWh @ \$0.02916/kWh	\$6.42
Florida Gross Receipt Tax		\$0.35
State Tax		\$11.10
Lighting Charges		\$167.76

Total Current Month's Charges **\$167.76**

00003563-0007426-Page 3 of 12



Statement Date: 05/16/2017
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
C/O MERTIEUS DISTRICT
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Current month's charges:	\$122.02
Total amount due:	\$122.02
Current month's charges due:	06/06/2017

Your Account Summary

Previous Amount Due	\$126.99
Payment(s) Received Since Last Statement	-\$126.99
Current Month's Charges Due By 06/06/2017	\$122.02
Total Amount Due	\$122.02

Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at tampaelectric.com/powerupdates.



00003532-0007350- Page 1 of 4

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

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youtube.com/tecoenergyinc

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



MAY 19 2017

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$122.02
Total amount due:	\$122.02
Current month's charges due:	06/06/2017
Amount Enclosed	\$

651382780310

00003532 01 AB 0.40 33607 FTECO105171702490410 00000 05 01000000 006 07 32187 002



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
C/O MERTIEUS DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

65138278031021100363897300000000122028

Approved 5/24/2017 by ozhiryakova

Account: 211003638973
Statement Date: 05/16/2017
Current month's charges due 06/06/2017

Details of Charges – Service from 04/13/2017 to 05/11/2017

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
K29671	05/11/2017	35,141	34,157	984 kWh	1	29 Days

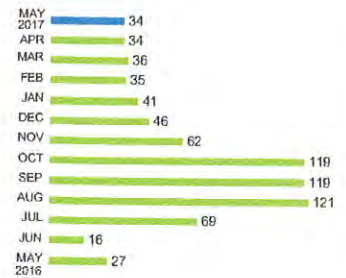
Basic Service Charge		\$19.94
Energy Charge	984 kWh @ \$0.06216/kWh	\$61.17
Fuel Charge	984 kWh @ \$0.02956/kWh	\$29.09
Florida Gross Receipt Tax		\$2.83
Electric Service Cost		\$113.03
State Tax		\$8.99
Total Electric Cost, Local Fees and Taxes		\$122.02

Total Current Month's Charges

\$122.02

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003532-0007351-Page 3 of 4



JUN 19 2017

ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 06/15/2017
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
C/O MERTIEUS DISTRICT
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410

Current month's charges:	\$130.24
Total amount due:	\$130.24
Current month's charges due:	07/06/2017

Your Account Summary

Previous Amount Due	\$122.02
Payment(s) Received Since Last Statement	-\$122.02
Current Month's Charges Due By 07/06/2017	\$130.24
Total Amount Due	\$130.24



A TAMPA ELECTRIC PROGRAM

Advanced surge protection
for your home and business.

877 SURGE 22 (877-787-4322)

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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

JUN 19 2017

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$130.24
Total amount due:	\$130.24
Current month's charges due:	07/06/2017
Amount Enclosed	\$

634098840098

00003475 01 AV 0 37 33607 FTECO106151723430510 00000 03 01000000 011 04 17732 002



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
C/O MERTIEUS DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

6340988400982110036389730000000130248

00003475-0007556-Page 1 of 4



Account: 211003638973
Statement Date: 06/15/2017
Current month's charges due 07/06/2017

Details of Charges – Service from 05/12/2017 to 06/10/2017

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	06/10/2017	36,206		35,141		1,065 kWh	1	30 Days

Basic Service Charge		\$19.94
Energy Charge	1,065 kWh @ \$0.06216/kWh	\$66.20
Fuel Charge	1,065 kWh @ \$0.02956/kWh	\$31.48
Florida Gross Receipt Tax		\$3.02
Electric Service Cost		\$120.64
State Tax		\$9.60
Total Electric Cost, Local Fees and Taxes		\$130.24

Total Current Month's Charges **\$130.24**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003475-0007557-Page 3 of 4

Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Fuel sources We Use to Serve You

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 47%
- Coal 41%
- Purchased Power 12%
- *Oil makes up less than 1%.



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

Statement Date: 05/16/2017
Account: 211003639179

Current month's charges: \$1,174.27
Total amount due: \$1,174.27
Current month's charges due: 06/06/2017

Your Account Summary

Previous Amount Due	\$1,174.27
Payment(s) Received Since Last Statement	-\$1,174.27
Current Month's Charges Due By 06/06/2017	\$1,174.27
Total Amount Due	\$1,174.27

Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at tampaelectric.com/powerupdates.



Approved 5/24/2017 by ozhiryakova

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

Follow us and we'll keep you posted



twitter.com/tampaelectric



facebook.com/tampaelectric



youtube.com/tecoenergyinc

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges: \$1,174.27
Total amount due: \$1,174.27
Current month's charges due: 06/06/2017
Amount Enclosed \$

651382780311

MAY 19 2017



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

6513827803112110036391790000001174276

00003563-0007429-Page 9 of 12

Account: 211003639179
Statement Date: 05/16/2017
Current month's charges due 06/06/2017

Details of Charges – Service from 04/11/2017 to 05/10/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1540 kWh @ \$0.03224/kWh	\$49.65
Fixture & Maintenance Charge	35 Fixtures	\$480.90
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1540 kWh @ \$0.02916/kWh	\$44.91
Florida Gross Receipt Tax		\$2.42
State Tax		\$77.69
Lighting Charges		\$1,174.27

Total Current Month's Charges **\$1,174.27**

00003563-0007490-Page 11 of 12



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

Statement Date: 06/16/2017
Account: 211003639179

Current month's charges:	\$1,174.27
Total amount due:	\$1,174.27
Current month's charges due:	07/07/2017

Your Account Summary

Previous Amount Due	\$1,174.27
Payment(s) Received Since Last Statement	-\$1,174.27
Current Month's Charges Due By 07/07/2017	\$1,174.27
Total Amount Due	\$1,174.27

00003905-0007821-Page 1 of 4



A TAMPA ELECTRIC PROGRAM

Advanced surge protection
for your home and business.

877 SURGE 22 (877-787-4322)

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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

WAYS TO PAY YOUR BILL



Account: 211003639179

Current month's charges:	\$1,174.27
Total amount due:	\$1,174.27
Current month's charges due:	07/07/2017

Amount Enclosed \$
629160574212

JUN 21 2017 reverse side for more information

00003905 01 AV 0 37 33607 FTECO106161723293410 00000 01 01000000 012 01 3905 002



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 211003639179
Statement Date: 06/16/2017
Current month's charges due 07/07/2017

Details of Charges – Service from 05/11/2017 to 06/09/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1540 kWh @ \$0.03224/kWh	\$49.65
Fixture & Maintenance Charge	35 Fixtures	\$480.90
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1540 kWh @ \$0.02916/kWh	\$44.91
Florida Gross Receipt Tax		\$2.42
State Tax		\$77.69
Lighting Charges		\$1,174.27

Total Current Month's Charges

\$1,174.27

00003905-0007822- Page 3 of 4

Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Fuel sources We Use to Serve You

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 47%
- Coal 41%
- Purchased Power 12%
- *Oil makes up less than 1%.



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

Statement Date: 05/16/2017
Account: 211003639344

Current month's charges:	\$560.20
Total amount due:	\$560.20
Current month's charges due:	06/06/2017

Your Account Summary

Previous Amount Due	\$607.72
Payment(s) Received Since Last Statement	-\$607.72
Current Month's Charges Due By 06/06/2017	\$560.20
Total Amount Due	\$560.20

Get updates on your service

Sign up for our free Power Updates service to report outages and receive updates about your electric service – right to your mobile device. Learn more at tampaelectric.com/powerupdates.



00003563-0007427-Page 5 of 12

Approved 5/24/2017 by ozhiryakova

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

Follow us and we'll keep you posted



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



See reverse side for more information

Account: 211003639344

Current month's charges:	\$560.20
Total amount due:	\$560.20
Current month's charges due:	06/06/2017

Amount Enclosed \$ 651382780312

MAY 19 2017

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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



6513827803122110036393440000000560200

Account: 211003639344
Statement Date: 05/16/2017
Current month's charges due 06/06/2017

Details of Charges – Service from 04/13/2017 to 05/11/2017

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

Rate Schedule: General Service - Non Demand

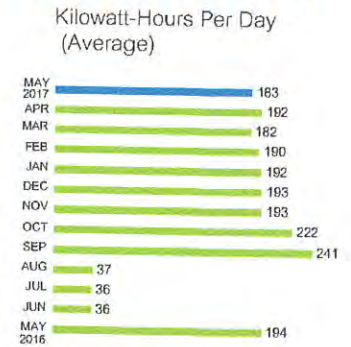
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	05/11/2017	78,959		73,660		5,299 kWh	1	29 Days

Basic Service Charge						\$19.94		
Energy Charge		5,299 kWh	@ \$0.06216/kWh			\$329.39		
Fuel Charge		5,299 kWh	@ \$0.02956/kWh			\$156.64		
Florida Gross Receipt Tax						\$12.97		
Electric Service Cost						\$518.94		
State Tax						\$41.26		
Total Electric Cost, Local Fees and Taxes						\$560.20		

Total Current Month's Charges

\$560.20

Tampa Electric Usage History



00003563-0007428- Page 7 of 12

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

Statement Date: 06/15/2017
Account: 211003639344

Current month's charges: \$612.91
Total amount due: \$612.91
Current month's charges due: 07/06/2017

Your Account Summary

Previous Amount Due	\$560.20
Payment(s) Received Since Last Statement	-\$560.20
Current Month's Charges Due By 07/06/2017	\$612.91
Total Amount Due	\$612.91



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Advanced surge protection
for your home and business.

877 SURGE 22 (877-787-4322)

00003516-0007646-Page 5 of 8

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



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges: \$612.91
Total amount due: \$612.91
Current month's charges due: 07/06/2017
Amount Enclosed \$

634098840099

JUN 19 2017

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

6340988400992110036393440000000612915

Account: 211003639344
Statement Date: 06/15/2017
Current month's charges due 07/06/2017

Details of Charges – Service from 05/12/2017 to 06/10/2017

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	06/10/2017	84,777		78,959		5,818 kWh	1	30 Days

Basic Service Charge						\$19.94	
Energy Charge		5,818 kWh	@ \$0.06216/kWh			\$361.65	
Fuel Charge		5,818 kWh	@ \$0.02956/kWh			\$171.98	
Florida Gross Receipt Tax						\$14.19	
Electric Service Cost						\$567.76	
State Tax						\$45.15	
Total Electric Cost, Local Fees and Taxes						\$612.91	

Total Current Month's Charges

\$612.91

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003516-0007647- Page 7 of 8

Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Fuel sources We Use to Serve You

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 47%
- Coal 41%
- Purchased Power 12%
- *Oil makes up less than 1%.



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

Statement Date: 06/15/2017
Account: 211003639526

Current month's charges: \$449.61
Total amount due: \$449.61
Current month's charges due: 07/06/2017

Your Account Summary

Previous Amount Due	\$167.76
Payment(s) Received Since Last Statement	-\$167.76
Current Month's Charges Due By 07/06/2017	\$449.61
Total Amount Due	\$449.61



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Advanced surge protection
for your home and business.

877 SURGE 22 (877-787-4322)

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

00003516-0007644-Page 1 of 8



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges: \$449.61
Total amount due: \$449.61
Current month's charges due: 07/06/2017

Amount Enclosed \$

634098840100

JUN 19 2017

00003516 02 AV 0 37 33607 FTECO106151723430510 00000 03 01000000 011 04 17773 004



MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Account: 211003639526
Statement Date: 06/15/2017
Current month's charges due 07/06/2017

Details of Charges – Service from 05/11/2017 to 06/09/2017

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	590 kWh @ \$0.03224/kWh	\$19.02
Fixture & Maintenance Charge	19 Fixtures	\$184.12
Lighting Pole / Wire	19 Poles	\$198.59
Lighting Fuel Charge	590 kWh @ \$0.02916/kWh	\$17.20
Florida Gross Receipt Tax		\$0.93
State Tax		\$29.75
Lighting Charges		\$449.61

Total Current Month's Charges **\$449.61**

00003516-0007645-Page 3 of 8

Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Fuel sources We Use to Serve You

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 47%
- Coal 41%
- Purchased Power 12%
- *Oil makes up less than 1%.





**State of Florida
Department of Health
Notification of Fees Due**

Identification Number: 29-60-1559151
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-3426865
Fee Amount: \$275.00

JUN 16 2017

To: **Mirabella CDD/Meritus Districts LLC**
2005 Pan Am Cir Ste A
Tampa, FL 33607

Total Amount Due:	\$275.00
-------------------	----------

Payment Due 06/30/2017 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Hillsborough County**

Account Information for: 29-60-1559151
Facility Name: Mirabella Swimming Pool
Location Address 1: 14306 Romeo Blvd
Location Address 2:
City: Wimauma
State: FL
Zip Code: 33598

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: Mirabella CDD/Meritus Districts LLC
Owner Address 1: 2005 Pan Am Cir Ste A
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 555-5555

Facility Contact Name: Mirabella CDD/Meritus Districts LLC
Work Phone:
Home Phone: (813) 555-5555

Signature:

Date:

[Environmental Health Division - Account Information Copy]



**State of Florida
Department of Health
Notification of Fees Due**

Identification Number: 29-60-1559151
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-3426865
Fee Amount: \$275.00

To: **Mirabella CDD/Meritus Districts LLC**
2005 Pan Am Cir Ste A
Tampa, FL 33607

Total Amount Due: \$275.00
Payment Due 06/30/2017 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

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

Invoice

Date: 5/1/2017

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Monday 5/1/2017 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Approved 5/4/2017 by ozhiryakova

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

Invoice

Date: 5/15/2017

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Monday 5/15/2017 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Approved 5/18/2017 by ozhiryakova

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

Invoice

Date: 6/1/2017

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

From: Suzanna M. Kimball

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

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Thursday 6/1/17	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Thursday 6/1/2017	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 6/15/2017

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Thursday 6/15/2017 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 6/29/2017

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Thursday 6/29/2017 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

INVOICE

Invoice Number: 695231
Account Number: 5573
P.O. Number: teresa
Per: TERESA FARLOW
Cont Phone: (813) 397-5120-322
Monday April 24, 2017
Bill Fax:

MIRABELLA CDD
,

Item	Description	Quantity	Price
1	DEPOSIT STAMP - S844	1	20.30
Subtotal For All Items			20.30
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			20.30
Invoice Total			\$20.30

Received By: _____

C. O. D.

REMIT PAYMENT TO:
ALPHAGRAPHICS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

THANK YOU FOR CHOOSING ALPHAGRAPHICS.

Approved 4/26/2017 by ozhiryakova

Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
4/25/2017	12175

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

Ship To

Terms	Due Date	Project
Net 30	5/25/2017	Mirabella

Date	Description	Qty	Rate	Amount
4/21/2017	Quarterly Buffer Maintenance: (year 1) Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	1	360.00	360.00
	Semi-Annual Buffer Maintenance: (year 2) Mitigation maintenance includes manual, mechanical, and herbicide maintenance control of nuisance/invasive vegetation.	0	460.00	0.00

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 4/26/2017 by ozhiryakova

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



INVOICE

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

INVOICE # 2702
DATE 04/27/2017
DUE DATE 05/27/2017
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Wash building, pool deck, pool furniture, lanai, hallway and sidewalks. Cost includes labor, machine time and cleaning solution.	1	415.00	415.00

Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
 Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$415.00**

Approved 5/4/2017 by ozhiryakova

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



INVOICE

BILL TO

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

INVOICE # 2724

DATE 05/02/2017

DUE DATE 05/17/2017

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 4-10-2017:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 4-24-2017:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

BALANCE DUE

\$120.00

Approved 5/4/2017 by ozhiryakova

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



INVOICE

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

INVOICE # 2736
DATE 05/09/2017
DUE DATE 06/08/2017
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Replaced 1 child safety lock on gate at pool. Cost includes labor and lock.	1	120.00	120.00

Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$120.00**

Approved 5/11/2017 by ozhiryakova

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



INVOICE

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

INVOICE # 2780
DATE 06/01/2017
DUE DATE 06/16/2017
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 5-8-2017:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 5-22-2017:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

BALANCE DUE \$120.00

A handwritten signature in black ink, appearing to be 'WC'.



Thanks For Your Business!

INVOICE

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

DATE: JUNE 28, 2017
INVOICE # 2066
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
		Replumb		\$135.23
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$135.79

Comments: The filter drain line was clogged and I had to plumb in a capped blow out line to clear the line I was able to reuse the 3 way that was there so it dropped the price down.

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2017



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

Mirabella
Balance Sheet
As of 6/30/2017
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	72,798	0	0	0	0	0	0	72,798
Assessments Receivable - Off Roll	0	0	0	137,713	0	0	0	137,713
Due From General Fund	0	7,144	0	0	0	0	0	7,144
Investments-Revenue 2013	0	98,584	0	0	0	0	0	98,584
Investments-Reserve 2013	0	150,839	0	0	0	0	0	150,839
Investments-Construction 2013	0	0	0	0	0	0	0	0
Investments - Interest 2013	0	46	0	0	0	0	0	46
Investment - Construction 2015	0	0	0	0	1	0	0	1
Investment-Prepayment 2015	0	161,071	0	0	0	0	0	161,071
Investment-Revenue 2015	0	0	14,924	0	0	0	0	14,924
Investment- Reserve 2015	0	0	11,395	0	0	0	0	11,395
Deposits	3,020	0	0	0	0	0	0	3,020
Construction Work In Progress	0	0	0	0	0	1,740,788	0	1,740,788
Amount Available-Debt Service	0	0	0	0	0	0	348,900	348,900
Amount To Be Provided-Debt Service	0	0	0	0	0	0	1,772,600	1,772,600
Other	0	0	0	0	0	0	0	0
Total Assets	<u>75,818</u>	<u>417,684</u>	<u>26,319</u>	<u>137,713</u>	<u>1</u>	<u>1,740,788</u>	<u>2,121,500</u>	<u>4,519,822</u>
Liabilities								
Accounts Payable	136	0	0	0	0	0	0	136
Accounts Payable Other	0	0	0	137,713	0	0	0	137,713
Due To Debt Service Fund	7,144	0	0	0	0	0	0	7,144
Deferred Revenue	0	0	0	137,713	0	0	0	137,713
Revenue Bonds Payable-Series 2013	0	0	0	0	0	0	1,815,000	1,815,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	0	306,500	306,500
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>7,280</u>	<u>0</u>	<u>0</u>	<u>275,426</u>	<u>0</u>	<u>0</u>	<u>2,121,500</u>	<u>2,404,206</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	251,454	15,356	(137,713)	1	0	0	129,097
Fund Balance-Unreserved	12,069	0	0	0	0	0	0	12,069
Investment In General Fixed Assets	0	0	0	0	0	1,740,788	0	1,740,788
Other	56,469	166,230	10,963	0	0	0	0	233,662
Total Fund Equity & Other Credits	<u>68,538</u>	<u>417,684</u>	<u>26,319</u>	<u>(137,713)</u>	<u>1</u>	<u>1,740,788</u>	<u>0</u>	<u>2,115,616</u>
Total Liabilities & Fund Equity	<u>75,818</u>	<u>417,684</u>	<u>26,319</u>	<u>137,713</u>	<u>1</u>	<u>1,740,788</u>	<u>2,121,500</u>	<u>4,519,822</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	132,675	137,289	4,614	3 %
Operations & Maintenance Assmts-Off Roll	0	8,134	8,134	0 %
Interest Earnings				
Interest Earnings	0	49	49	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	250	250	0 %
Total Revenues	<u>132,675</u>	<u>145,722</u>	<u>13,047</u>	<u>10 %</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	4,100	741	3,359	82 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	3,500	5,112	(1,612)	(46)%
Auditing Services	5,100	0	5,100	100 %
Postage, Phone, Faxes, Copies	500	96	404	81 %
Public Officials Insurance	1,500	1,386	114	8 %
Legal Advertising	750	799	(49)	(7)%
Bank Fees	250	93	157	63 %
Dues, Licenses & Fees	175	527	(352)	(201)%
Office Supplies	200	21	179	89 %
Website Administration	200	0	200	100 %
Legal Counsel				
District Counsel	5,000	2,878	2,122	42 %
Electric Utility Services				
Electric Utility Services	23,000	18,925	4,075	18 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,265	735	37 %
Other Physical Environment				
Waterway Management Program	4,000	1,330	2,670	67 %
Property & Casualty Insurance	6,500	5,460	1,040	16 %
Clubhouse Facility Maintenance	3,000	3,005	(5)	(0)%
Landscape Maintenance - Contract	15,200	14,845	356	2 %
Landscape Maintenance - Other	3,000	120	2,880	96 %
Plant Replacement Program	1,200	0	1,200	100 %
Irrigation Maintenance	2,000	0	2,000	100 %
Pool Maintenance	9,000	6,122	2,878	32 %
Parks & Recreation				
Off Duty Deputy Services	10,000	1,278	8,722	87 %
Total Expenditures	<u>132,675</u>	<u>89,253</u>	<u>43,422</u>	<u>33 %</u>
Excess of Revenues Over/(Under) Expenditures	0	56,469	56,469	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	56,469	56,469	0 %
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	0	12,069	12,069	0 %
Total Fund Balance - Beginning of Period	0	12,069	12,069	0 %
Fund Balance - End of Period	0	68,538	68,538	0 %

Mirabella

Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	148,800	154,493	5,693	4 %
Debt Service Prepayments	0	161,061	161,061	0 %
Interest Earnings				
Interest Earnings	0	227	227	0 %
Total Revenues	148,800	315,780	166,980	112 %
Expenditures				
Debt Service Payments				
Interest-Series 2013	123,800	124,550	(750)	(1)%
Principal-Series 2013	25,000	25,000	0	0 %
Total Expenditures	148,800	149,550	(750)	(1)%
Excess of Revenues Over/(Under) Expenditures	0	166,230	166,230	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	166,230	166,230	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	251,454	251,454	0 %
Total Fund Balance - Beginning of Period	0	251,454	251,454	0 %
Fund Balance - End of Period	0	417,684	417,684	0 %

Mirabella

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	22,390	23,192	802	4 %
Debt Service Assmts-Off Roll	0	10,252	10,252	0 %
Interest Earnings				
Interest Earnings	0	29	29	0 %
Total Revenues	22,390	33,473	11,083	49 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	18,390	18,510	(120)	(1)%
Principal-Series 2015	4,000	4,000	0	0 %
Total Expenditures	22,390	22,510	(120)	(1)%
Excess of Revenues Over/(Under) Expenditures	0	10,963	10,963	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	10,963	10,963	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	15,356	15,356	0 %
Total Fund Balance - Beginning of Period	0	15,356	15,356	0 %
Fund Balance - End of Period	0	26,319	26,319	0 %

Mirabella

Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over/(Under) Expenditures	0	0	0	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	0	0	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	(137,713)	(137,713)	0 %
Total Fund Balance - Beginning of Period	0	(137,713)	(137,713)	0 %
Fund Balance - End of Period	0	(137,713)	(137,713)	0 %

Mirabella

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>