

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
JUNE 7, 2018**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA

JUNE 7, 2018 2:00 p.m.
CONTINUED MEETING

The Offices of Meritus.

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

District Board of Supervisors	Chairman Supervisor Supervisor Supervisor Supervisor	Jeff Hills Vacant Ryan Motko Nicholas Dister Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker Vivek Babbar
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.

June 7, 2018

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Continued Meeting of Mirabella Community Development District will be held on **Thursday, June 7, 2018 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing Tab 01
 - B. General Matters of the District
- 5. SUPERVISORS REQUESTS**
- 6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 7. ADJOURNMENT**

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

Sincerely,



Brian Lamb, District Manager

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Mirabella Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: September 6, 2018
HOUR: 2:00 P.M.
LOCATION: Offices of Meritus Corp.
2005 Pan Am Circle Suite 120
Tampa, FL 33607

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

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

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

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

PASSED AND ADOPTED THIS 7TH DAY OF JUNE 2018.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chair of the Board of Supervisors
- Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2018/2019 Budget

2019



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
PROPOSED ANNUAL OPERATING BUDGET

MAY 3, 2018



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 PROPOSED ANNUAL OPERATING BUDGET

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MAY 3, 2018

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 2019, which begins on October 1, 2018. 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
300	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds

Facilities of the District

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

Maintenance of the Facilities

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

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/2017 - 3/31/18	Projected Revenues & Expenditures 4/01/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	135,525.00	122,804.86	5,001.54	127,806.40	(7,718.61)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$135,525.00	\$122,804.86	\$5,001.54	\$127,806.40	(\$7,718.61)
INTEREST EARNINGS					
Interest Earnings	0.00	42.58	0.00	42.58	42.58
TOTAL INTEREST EARNINGS	\$0.00	\$42.58	\$0.00	\$42.58	\$42.58
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RESERVES					
Reserve	0.00	0.00	19,937.60	19,937.60	19,937.60
TOTAL RESERVES	\$0.00	\$0.00	\$19,937.60	\$19,937.60	\$19,937.60
TOTAL REVENUES	\$135,525.00	\$122,847.44	\$24,939.13	\$147,786.57	\$12,261.57
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	13,500.00	13,500.00	27,000.00	0.00
District Engineer	4,100.00	36.00	50.00	86.00	(4,014.00)
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	3,500.00	4,574.56	(1,074.56)	3,500.00	0.00
Auditing Services	5,100.00	0.00	4,700.00	4,700.00	(400.00)
Postage, Phone, Faxes, Copies	500.00	26.20	30.00	56.20	(443.80)
Public Officials Insurance	1,500.00	0.00	1,386.00	1,386.00	(114.00)
Legal Advertising	1,000.00	696.00	0.00	696.00	(304.00)
Bank Fees	250.00	140.26	109.74	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	112.42	0.00	112.42	(87.58)
Website Administration	200.00	0.00	0.00	0.00	(200.00)
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,525.00	\$24,260.44	\$18,701.18	\$42,961.62	(\$5,563.38)
LEGAL COUNSEL					
District Counsel	5,000.00	1,568.00	1,100.00	2,668.00	(2,332.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$1,568.00	\$1,100.00	\$2,668.00	(\$2,332.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	14,931.14	14,931.14	29,862.28	6,862.28
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$14,931.14	\$14,931.14	\$29,862.28	\$6,862.28
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	0.00	0.00	(500.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$0.00	\$0.00	(\$500.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	715.43	715.43	1,430.86	(569.14)
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$715.43	\$715.43	\$1,430.86	(\$569.14)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	1,068.00	1,068.00	2,136.00	(1,864.00)
Property & Casualty Insurance	6,500.00	0.00	5,460.00	5,460.00	(1,040.00)
Club Facility Maintenance	3,000.00	3,775.26	3,775.26	7,550.52	4,550.52
Landscape Maintenance - Contract	19,000.00	15,463.00	15,463.00	30,926.00	11,926.00
Landscape Maintenance - Other	3,000.00	2,500.00	0.00	2,500.00	(500.00)
Plant Replacement Program	1,200.00	2,283.00	0.00	2,283.00	1,083.00
Irrigation Maintenance	2,000.00	8,964.29	0.00	8,964.29	6,964.29
Pool Maintenance	9,000.00	5,041.00	4,200.00	9,241.00	241.00
Security System	0.00	1,803.00	0.00	1,803.00	1,803.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$47,700.00	\$40,897.55	\$29,966.26	\$70,863.81	\$23,163.81
PARKS & RECREATION					
Off Duty Deputy Services	8,800.00	0.00	0.00	0.00	(8,800.00)
TOTAL PARKS & RECREATION	\$8,800.00	\$0.00	\$0.00	\$0.00	(\$8,800.00)
TOTAL EXPENDITURES	\$135,525.00	\$82,372.56	\$65,414.01	\$147,786.57	\$12,261.57
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$40,474.88	(\$40,474.88)	\$0.00	(\$0.00)

FISCAL YEAR 2018 BUDGET ANALYSIS

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Proposed Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	135,525.00	127,806.40	(7,718.61)	127,806.40	(7,718.61)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$135,525.00	\$127,806.40	(\$7,718.61)	\$127,806.40	(\$7,718.61)
INTEREST EARNINGS					
Interest Earnings	0.00	42.58	42.58	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$42.58	\$42.58	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$135,525.00	\$127,848.98	(\$7,676.03)	\$127,806.40	(\$7,718.61)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,100.00	86.00	(4,014.00)	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	3,500.00	0.00	5,655.00	2,155.00
Auditing Services	5,100.00	4,700.00	(400.00)	5,100.00	0.00
Postage, Phone, Faxes, Copies	500.00	56.20	(443.80)	500.00	0.00
Public Officials Insurance	1,500.00	1,386.00	(114.00)	1,500.00	0.00
Legal Advertising	1,000.00	696.00	(304.00)	1,000.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	112.42	(87.58)	200.00	0.00
Website Administration	200.00	0.00	(200.00)	200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,525.00	\$42,961.62	(\$5,563.38)	\$50,680.00	\$2,155.00
LEGAL COUNSEL					
District Counsel	5,000.00	2,668.00	(2,332.00)	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$2,668.00	(\$2,332.00)	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	23,000.00	29,862.28	6,862.28	30,500.00	7,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$23,000.00	\$29,862.28	\$6,862.28	\$30,500.00	\$7,500.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	(500.00)	500.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	1,430.86	(569.14)	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$1,430.86	(\$569.14)	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	2,136.00	(1,864.00)	4,000.00	0.00
Property & Casualty Insurance	6,500.00	5,460.00	(1,040.00)	6,500.00	0.00
Club Facility Maintenance	3,000.00	7,550.52	4,550.52	8,000.00	5,000.00
Landscape Maintenance - Contract	19,000.00	30,926.00	11,926.00	29,500.00	10,500.00
Landscape Maintenance - Other	3,000.00	2,500.00	(500.00)	3,000.00	0.00
Plant Replacement Program	1,200.00	2,283.00	1,083.00	2,000.00	800.00
Irrigation Maintenance	2,000.00	8,964.29	6,964.29	4,000.00	2,000.00
Pool Maintenance	9,000.00	9,241.00	241.00	9,000.00	0.00
Security System	0.00	1,803.00	1,803.00	2,000.00	2,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$47,700.00	\$70,863.81	\$23,163.81	\$68,000.00	\$20,300.00
PARKS & RECREATION					
Off Duty Deputy Services	8,800.00	0.00	(8,800.00)	8,800.00	0.00
TOTAL PARKS & RECREATION	\$8,800.00	\$0.00	(\$8,800.00)	\$8,800.00	\$0.00
TOTAL EXPENDITURES	\$135,525.00	\$147,786.57	\$12,261.57	\$165,480.00	\$29,955.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$19,937.60)	(\$19,937.60)	(\$37,673.61)	(\$37,673.61)

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	\$	134,900
TOTAL REVENUES	\$	134,900

EXPENDITURES

Series 2013 May Bond Interest Payment	\$	54,950
Series 2013 November Bond Principal Payment	\$	25,000
Series 2013 November Bond Interest Payment	\$	54,950
TOTAL EXPENDITURES	\$	134,900
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	1,605,000
Principal Payment Applied Toward Series 2013 Bonds	\$	25,000
Bonds Outstanding - Period Ending 11/1/2019	\$	1,580,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,380
TOTAL REVENUES	\$	22,380

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	8,940
Series 2015 November Bond Principal Payment	\$	4,500
Series 2015 November Bond Interest Payment	\$	8,940
TOTAL EXPENDITURES	\$	22,380
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	298,000
Principal Payment Applied Toward Series 2015 Bonds	\$	4,500
Bonds Outstanding - Period Ending 11/1/2019	\$	293,500

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

POST-SALE

			Fiscal Year 2018			Fiscal Year 2019			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2018 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit PROPOSED	FY 2019 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	\$1,153.67	\$2,353.67	\$356.18
Single Family 55'	1.10	14	\$1,320.00	\$877.24	\$2,197.24	\$1,320.00	\$1,269.04	\$2,589.04	\$391.80
Single Family 60'	1.20	2	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$1,384.41	\$2,824.41	\$427.42
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$797.49	\$1,997.49	\$1,200.00	\$1,153.67	\$2,353.67	\$356.18
Single Family 60'	1.20	8	\$1,440.00	\$956.99	\$2,396.99	\$1,440.00	\$1,384.41	\$2,824.41	\$427.42
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$797.49	\$2,047.49	\$1,250.00	\$1,153.67	\$2,403.67	\$356.18
Single Family 55'	1.10	7	\$1,375.00	\$877.24	\$2,252.24	\$1,375.00	\$1,269.04	\$2,644.04	\$391.80
Landowner	Gross Acreage	Acreage %		FY 2018 Total Assessment ⁽²⁾	FY 2019 Total Assessment ⁽²⁾		Increase		
PINEDA ROMUALDO	8.93	41.69%		\$8,774.04	\$0.00		\$0.00		
LE THANG DUC	2.50	11.67%		\$2,456.34	\$3,253.04		\$796.71		
SAENZ BALTAZAR	4.96	23.16%		\$4,873.37	\$0.00		\$0.00		
LAND DAWN	5.03	23.48%		\$4,942.15	\$6,545.13		\$1,602.98		
				\$21,045.90	\$9,798.17				

Notations:

⁽¹⁾ Annual assessments are adjusted 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.