

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
SEPTEMBER 6, 2018**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
PUBLIC HEARING & REGULAR MEETING

SEPTEMBER 6, 2018 at 2:00 p.m.

The Offices of Meritus Corp.
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nicholas Dister Ryan Motko Vacant Vacant
District Manager	Meritus	Nicole Chamberlain
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 **2:00 p.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 final section is called **Supervisor Comments and Public 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.

September 6, 2018

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Mirabella Community Development District will be held on **Thursday, September 6, 2018 at 2:00 p.m.** at the offices of Meritus Corp., located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget..... Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-05; Assessment Resolution Tab 02
 - B. Consideration of Resolution 2018-06; Setting Fiscal Year 2019 Meeting Schedule Tab 03
 - C. Acceptance of Financial Report for Fiscal Year Ending September 30, 2017..... Tab 04
 - D. Review of Mirabella Schedule of Assessments Post-School Sale FY 2019 & FY 2020 Tab 05
 - E. Discussion on Landscaping Vendors
 - F. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 3, 2018..... Tab 06
 - B. Consideration of Minutes of the Continued Meeting June 7, 2018..... Tab 07
 - C. Consideration of Minutes of the Special Meeting August 2, 2018 Tab 08
 - D. Consideration of Operations and Maintenance Expenditures April 2018..... Tab 09
 - E. Consideration of Operations and Maintenance Expenditures May 2018 Tab 10
 - F. Consideration of Operations and Maintenance Expenditures June 2018 Tab 11
 - G. Consideration of Operations and Maintenance Expenditures July 2018..... Tab 12
 - H. Review of Financial Statements through July 31, 2018 Tab 13
- 6. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,

Nicole Chamberlain

Nicole Chamberlain
District Manager

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (“**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 September 6, 2018, 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; and

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 2017/2018 and/or revised projections for fiscal year 2018/2019.
- 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, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on September 6, 2018.
- 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 District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$322,760.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$165,480.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$157,280.00</u>
TOTAL ALL FUNDS	<u>\$322,760.00*</u>

*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 upon the passage and adoption of this Resolution by the Board of Supervisors of the Mirabella Community Development District.

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: 2018/2019 Budget

2019



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

SEPTEMBER 6, 2018

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

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SEPTEMBER 6, 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 Final 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)	165,480.00	29,955.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$135,525.00	\$127,806.40	(\$7,718.61)	\$165,480.00	\$29,955.00
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)	\$165,480.00	\$29,955.00
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)	\$0.00	(\$0.00)

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	\$	297,500
Principal Payment Applied Toward Series 2015 Bonds	\$	4,500
Bonds Outstanding - Period Ending 11/1/2019	\$	293,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			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	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.

RESOLUTION 2018-05

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 (“**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 (“**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 (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**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 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 Hillsborough County Property Appraiser (“**Property Appraiser**”) and Hillsborough County Tax Collector (“**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 Budget; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (“**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 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 Tax Collector by this Resolution, as the Property Appraiser updates the property roll, 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 operations 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 operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A”** and **“B.”**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; 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, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. 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 2018/2019, 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 Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

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

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

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

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

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit "A" – Fiscal Year 2018/2019 Budget
Exhibit "B" – District Assessment Lien Roll
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

RESOLUTION 2018-06

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 2018/2019, 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 2018/2019, 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 6th DAY OF SEPTEMBER, 2018.

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

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

FISCAL YEAR 2018/2019

October	04, 2018	2:00 p.m.
November	01, 2018	2:00 p.m.
December	06, 2018	2:00 p.m.
January	03, 2019	2:00 p.m.
February	07, 2019	2:00 p.m.
March	07, 2019	2:00 p.m.
April	04, 2019	2:00 p.m.
May	02, 2019	2:00 p.m.
June	06, 2019	2:00 p.m.
July	11, 2019	2:00 p.m.
August	01, 2019	2:00 p.m.
September	05, 2019	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.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL REPORT
Year Ended September 30, 2017

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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Year Ended September 30, 2017

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District"), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

MCDIRMIT DAVIS & COMPANY, LLC

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 26, 2018, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis & Company, LLC

Orlando, Florida
June 26, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of *Mirabella Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

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

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2017 by (\$72,172), an increase in net position of \$223,318 in comparison with the prior year.
- At September 30, 2017, the District's governmental funds reported a combined fund balance of \$319,027, an increase in net position of \$29,894 in comparison with the prior year.

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

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

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Fund Financial Statements

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

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

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

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

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

Notes to Financial Statements

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

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(72,172) at September 30, 2017. The following analysis focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Mirabella Community Development District
Statement of Net Position

	September 30, 2017	September 30, 2016
Assets, excluding capital assets	\$ 319,276	\$ 342,978
Capital Assets, net of depreciation	1,603,074	1,603,074
Total assets	<u>1,922,350</u>	<u>1,946,052</u>
Liabilities, excluding long-term liabilities	54,954	113,817
Long-term Liabilities	1,939,568	2,127,725
Total liabilities	<u>1,994,522</u>	<u>2,241,542</u>
Net Position:		
Net investment in capital assets	(336,493)	(524,651)
Restricted for debt service	231,147	158,978
Unrestricted	33,174	70,183
Total net position	<u>\$ (72,172)</u>	<u>\$ (295,490)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2017 and 2016.

Changes in Net Position
Year ended September 30,

	2017	2016
Revenues:		
Program revenues	\$ 487,453	366,695
General revenues	372	78
Total revenues	<u>487,825</u>	<u>366,773</u>
Expenses:		
General government	52,265	53,210
Maintenance and operations	72,328	69,759
Culture and recreation	1,278	8,560
Interest on long-term debt	138,636	144,889
Total expenses	<u>264,507</u>	<u>276,418</u>
Change in net position	223,318	90,355
Net Position - beginning, as previously stated	(295,490)	(248,132)
Correction of Error		(137,713)
Net Position - beginning, as restated	<u>(295,490)</u>	<u>(385,845)</u>
Net Position - ending	<u>\$ (72,172)</u>	<u>\$ (295,490)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2017 was \$264,507. The majority of these costs are comprised of interest on bonds outstanding.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2017, the District's governmental funds reported a combined ending fund balance of \$319,027. Of this total, \$6,916 is nonspendable, \$285,853 is restricted, and the remainder is an unassigned fund balance of \$26,258.

The fund balance of the general fund increased by \$21,103 primarily due to additional assessments received. The debt service fund balance increased by \$8,791 and the capital projects fund balance remained the same.

General Fund Budgetary Highlights

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

Capital Asset and Debt Administration

Capital Assets - At September 30, 2017, the District had \$1,603,074 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2017, the District had \$1,939,568 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

FINANCIAL STATEMENTS

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2017

	Governmental Activities
Assets:	
Cash	\$ 25,328
Other receivables	2,704
Prepaid costs	3,896
Deposits	3,020
Restricted assets:	
Temporarily restricted investments	284,328
Capital assets:	
Capital assets not being depreciated	1,603,074
Total assets	<u>1,922,350</u>
Liabilities:	
Accounts payable and accrued expenses	249
Accrued interest payable	54,705
Noncurrent liabilities:	
Due within one year	29,000
Due in more than one year	1,910,568
Total liabilities	<u>1,994,522</u>
Net Position	
Net investment in capital assets	(336,493)
Restricted for debt service	231,147
Unrestricted	33,174
Total net position	<u>\$ (72,172)</u>

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		
Governmental activities:					
General government	\$ 52,265	\$ 60,874	\$ -	\$ -	\$ 8,609
Maintenance and operations	72,328	84,240	-	-	11,912
Parks and recreation	1,278	1,488	-	-	210
Interest on long-term debt	138,636	340,271	580	-	202,215
Total governmental activities	<u>\$ 264,507</u>	<u>\$ 486,873</u>	<u>\$ 580</u>	<u>\$ -</u>	<u>222,946</u>
	Interest income				49
	Miscellaneous income				323
	Total general revenues				<u>372</u>
	Change in net position				223,318
	Net position - beginning				<u>(295,490)</u>
	Net Position - ending				<u>\$ (72,172)</u>

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Assets:				
Cash	\$ 25,328	\$ -	\$ -	\$ 25,328
Investments	-	284,327	1	284,328
Other receivables	2,704	-	-	2,704
Due from other funds	-	1,525	-	1,525
Prepaid costs	3,896	-	-	3,896
Deposits	3,020	-	-	3,020
Total assets	<u>\$ 34,948</u>	<u>\$ 285,852</u>	<u>\$ 1</u>	<u>\$ 320,801</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 249	\$ -	\$ -	\$ 249
Due to other funds	1,525	-	-	1,525
Total liabilities	<u>1,774</u>	<u>-</u>	<u>-</u>	<u>1,774</u>
Fund Balances:				
Nonspendable	6,916	-	-	6,916
Restricted for capital projects	-	-	1	1
Restricted for debt service	-	285,852	-	285,852
Unassigned	26,258	-	-	26,258
Total fund balances	<u>33,174</u>	<u>285,852</u>	<u>1</u>	<u>319,027</u>
Total liabilities and fund balances	<u>\$ 34,948</u>	<u>\$ 285,852</u>	<u>\$ 1</u>	

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 1,603,074

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

Accrued interest payable	(54,705)	
Bonds payable	<u>(1,939,568)</u>	<u>(1,994,273)</u>
Net Position of Governmental Activities		<u><u>\$ (72,172)</u></u>

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues:				
Special assessments	146,602	340,271	-	486,873
Investment and miscellaneous income	372	580	-	952
Total revenues	<u>146,974</u>	<u>340,851</u>	<u>-</u>	<u>487,825</u>
Expenditures:				
Current:				
General government	52,265	-	-	52,265
Maintenance and operations	72,328	-	-	72,328
Parks and recreation	1,278	-	-	1,278
Debt Service:				
Interest	-	143,060	-	143,060
Principal	-	189,000	-	189,000
Capital outlay	-	-	-	-
Total expenditures	<u>125,871</u>	<u>332,060</u>	<u>-</u>	<u>457,931</u>
Net change in fund balances	21,103	8,791	-	29,894
Fund Balances - beginning of year	<u>12,071</u>	<u>277,061</u>	<u>1</u>	<u>289,133</u>
Fund Balances - end of year	<u>\$ 33,174</u>	<u>\$ 285,852</u>	<u>\$ 1</u>	<u>\$ 319,027</u>

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2017

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

Net Change in Fund Balances - total governmental funds (page 10)	\$	29,894
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		189,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest		5,267
Amortization on bond discount		(843)
		<u>4,424</u>
Change in Net Position of Governmental Activities (page 8)	\$	<u>223,318</u>

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
Revenues:				
Special Assessments	\$ 132,675	\$ 132,675	\$ 146,602	\$ 13,927
Miscellaneous Income	-	-	372	372
Total revenues	<u>132,675</u>	<u>132,675</u>	<u>146,974</u>	<u>14,299</u>
Expenditures:				
Current:				
General government	53,275	53,275	52,265	1,010
Maintenance and operations	69,400	69,400	72,328	(2,928)
Parks and recreation	10,000	10,000	1,278	8,722
Total expenditures	<u>132,675</u>	<u>132,675</u>	<u>125,871</u>	<u>6,804</u>
Net change in fund balance	-	-	21,103	21,103
Fund Balance - beginning of year	<u>12,071</u>	<u>12,071</u>	<u>12,071</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 12,071</u>	<u>\$ 12,071</u>	<u>\$ 33,174</u>	<u>\$ 21,103</u>

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

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

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

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. All of the Board members are affiliated with Taylor Morrison (the "Developer") at September 30, 2017. The District is economically dependent on the Developer. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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

Government-Wide and Fund Financial Statements

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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

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

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

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

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

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

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

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

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

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

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

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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

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

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

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

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. All capital asset acquisition and construction costs are considered infrastructure under construction at September 30, 2017.

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

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

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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

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

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

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

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

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

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

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

Note 2 - Stewardship, Compliance and Accountability:

Budgetary Information

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

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

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments:

Deposits

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

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2016:

- Money market mutual funds of \$26,357 are valued using Level 2 inputs.

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

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Investments made by the District at September 30, 2017 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Money Market Account	\$ 257,971	N/A	N/A
First American Treasury Obligation Fund CI	26,357	AAAm	23 days
	<u>\$ 284,328</u>		

Credit Risk:

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

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2017, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2017, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Interest Rate Risk:

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

Note 4 - Capital Assets:

Capital asset activity for the year ended September 30, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets not Being Depreciated:				
Infrastructure under construction	\$ 1,603,074	\$ -	\$ -	\$ 1,603,074
Total capital assets not being depreciated	1,603,074	-	-	1,603,074
Governmental activities capital assets, net	<u>\$ 1,603,074</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,603,074</u>

Note 5 - Long-Term Liabilities:

2013 Capital Improvement Revenue Bonds

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

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2017, this requirement has been met.

Total principal and interest remaining on the Series 2013 Bonds at September 30, 2017 is \$3,731,250. Principal and Interest paid in the current year was \$309,550. Special assessment revenue pledged was \$316,880.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 5 - Long-Term Liabilities (continued):

2015 Special Assessment Revenue Bonds

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

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2017, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2017 is \$645,605. Principal and Interest paid in the current year was \$19,577. Special assessment revenue pledged was \$23,391.

Long-term debt activity for the year ended September 30, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,840,000	\$ -	\$ (185,000)	\$ 1,655,000	\$ 25,000
Bond discount	(22,775)		843	(21,932)	-
Series 2015	310,500		(4,000)	306,500	4,000
Governmental activity long-term liabilities	<u>\$ 2,127,725</u>	<u>\$ -</u>	<u>\$ (188,157)</u>	<u>\$ 1,939,568</u>	<u>\$ 29,000</u>

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 5 - Long-Term Liabilities (continued):

2015 Special Assessment Revenue Bonds

At September 30, 2017, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2018	\$ 29,000	\$ 130,420
2019	29,500	128,665
2020	29,500	126,895
2021	30,000	125,110
2022	35,000	123,160
2023-2027	196,000	582,260
2028-2032	267,500	508,400
2033-2037	381,000	398,865
2038-2042	530,500	243,490
2043-2046	433,500	48,090
	<u>\$ 1,961,500</u>	<u>\$ 2,415,355</u>

Note 6 - Risk Management:

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

Note 7 - Concentrations:

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Taylor Morrison, the loss of which could have a materially adverse effect on the District's ability to pay the principal and interest on the District Series 2013 Bonds and the District Series 2015 Bonds, along with the operations of the District. The Developer's portion of special assessment revenue for September 30, 2017 totaled \$267,357 which is 55% of total special assessment revenue. Additionally, a major landowner paid \$140,032 or 29% of special assessment revenue for September 30, 2017.

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

COMPLIANCE SECTION

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

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 26, 2018.

Internal Control Over Financial Reporting

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

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

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

MCDIRMIT DAVIS & COMPANY, LLC

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

Compliance and Other Matters

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

Purpose of this Report

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

McDiarmid Davis & Company, LLC

Orlando, Florida
June 26, 2018

MANAGEMENT COMMENTS

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated June 26, 2018.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

MCDIRMIT DAVIS & COMPANY, LLC

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

Financial Condition and Management

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

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

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the *District* for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Additional Matters

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

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

Purpose of this Letter

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

McDiarmid Davis & Company, LLC

Orlando, Florida
June 26, 2018

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

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
June 26, 2018

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2019			Fiscal Year 2020			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Total Increase / (Decrease) in Annual Assmt
MIRABELLA PHASE 1 - SERIES 2013									
Single Family 50'	1.00	71	\$1,200.00	\$1,153.67	\$2,353.67	\$1,200.00	\$1,173.61	\$2,373.61	\$19.94
Single Family 55'	1.10	14	\$1,320.00	\$1,269.04	\$2,589.04	\$1,320.00	\$1,290.97	\$2,610.97	\$21.93
Single Family 60'	1.20	2	\$1,440.00	\$1,384.41	\$2,824.41	\$1,440.00	\$1,408.33	\$2,848.33	\$23.92
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,153.67	\$2,353.67	\$1,200.00	\$1,173.61	\$2,373.61	\$19.94
Single Family 60'	1.20	8	\$1,440.00	\$1,384.41	\$2,824.41	\$1,440.00	\$1,408.33	\$2,848.33	\$23.92
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,153.67	\$2,403.67	\$1,250.00	\$1,173.61	\$2,423.61	\$19.94
Single Family 55'	1.10	7	\$1,375.00	\$1,269.04	\$2,644.04	\$1,375.00	\$1,290.97	\$2,665.97	\$21.93
Landowner	Gross Acreage	Acreage %			FY 2019 Total Assessment ⁽²⁾			FY 2020 Total Assessment ⁽²⁾	Increase / (Decrease)
PINEDA ROMUALDO	8.93	41.69%			\$0.00			\$0.00	\$0.00
LE THANG DUC	2.50	11.67%			\$3,253.04			\$0.00	(\$3,253.04)
SAENZ BALTAZAR	4.96	23.16%			\$0.00			\$0.00	\$0.00
LAND DAWN	5.03	23.48%			\$6,545.13			\$6,925.46	\$380.34
					\$9,798.17			\$6,925.46	

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.

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 3, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, May 3, 2018 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, May 3, 2018 at approximately 2:40 pm.**

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

Jeff Hills	Chairman
Nick Dister	Vice Chair
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Nicole Chamberlain	Meritus	
Vivek Babbar	District Counsel	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-01; Re-Designating Officers

Mr. Lamb reviewed the resolution with the Board. Supervisor Hills will serve as Chair, Supervisor Dister will serve as Vice Chair, and Supervisor Motko will serve as an Assistant Secretary. Mr. Lamb will serve as Secretary, and Eric Davidson from Meritus will serve as Treasurer.

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MOTION TO:	Approve Resolution 2018-01 as discussed.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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B. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

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This item will be continued to June 7, 2018 at 2:00 p.m. at the Meritus office.

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C. Annual Disclosure of Qualified Electors

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Mr. Lamb announced that as of April 15, 2018, Mirabella CDD has 125 qualified electors.

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D. Announcement of Landowners Election in November 2018

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i. Sample Ballot & Proxy

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Mr. Lamb stated that Seats 3, 4, and 5 will be up for Landowners Election in November 2018.

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E. Consideration of Resolution 2018-03; Landowners Election

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Mr. Lamb reviewed the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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F. General Matters of the District

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5. CONSENT AGENDA

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A. Consideration of Minutes of the Public Hearing and Regular Meeting Aug. 3, 2017

B. Consideration of Minutes of the Continued Meeting Aug. 11, 2017

C. Consideration of Minutes of the Special Meeting Feb. 8, 2018

D. Consideration of Operations and Maintenance Expenditures Jul. 2017 – Sep. 2017

87 **E. Consideration of Operations and Maintenance Expenditures Oct. 2017 – Mar. 2018**
88 **F. Review of Financial Statements through March 31, 2018**
89

90 The Board reviewed the Consent Agenda items.
91

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

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100 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
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102 Mr. Babbar provided an update about the School Board. He briefly talked about the closing and
103 said that his office is working on an Estoppel letter.
104

105 There were no supervisor requests or audience comments.
106
107

108 **7. ADJOURNMENT**
109

MOTION TO:	Continue the meeting to Thursday, June 7, 2018 at 2:00 p.m. at the Meritus office.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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120 *These minutes were done in summary format.

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

124
125 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
126 **meeting held on _____.**
127

128 _____
129 **Signature**

130
131 _____

132 **Printed Name**

Printed Name

133
134 **Title:**

Title:

135 **Chairman**

Secretary

136 **Vice Chairman**

Assistant Secretary

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Recorded by Records Administrator

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139

Signature

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Date

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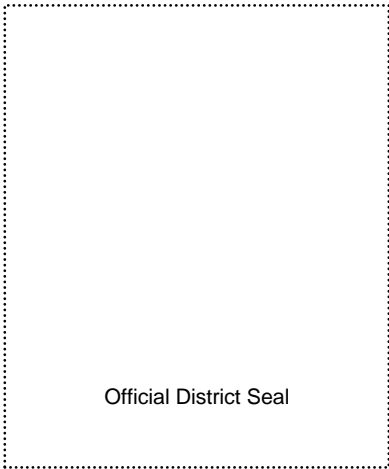
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MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

June 7, 2018 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Mirabella Community Development District was 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, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Meeting of the Mirabella Community Development District to order on **Thursday, June 7, 2018 at approximately 2:45 pm.**

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

Jeff Hills	Chairman
Nick Dister	Vice Chair
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker stated that he had gotten a lot of questions about the closing and the school. They were provided them with the information they requested.

B. District Engineer

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mr. Lamb reviewed the resolution and budget line items with the Board.

49

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MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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B. General Matters of the District

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6. SUPERVISOR REQUESTS

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There were no supervisor requests.

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6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

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There were no audience comments.

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7. ADJOURNMENT

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

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81 *These minutes were done in summary format.

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

85
86 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
87 meeting held on _____.

88
89 _____

90 Signature

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92 _____

93 Printed Name

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95 Title:

96 Chairman

97 Vice Chairman

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Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

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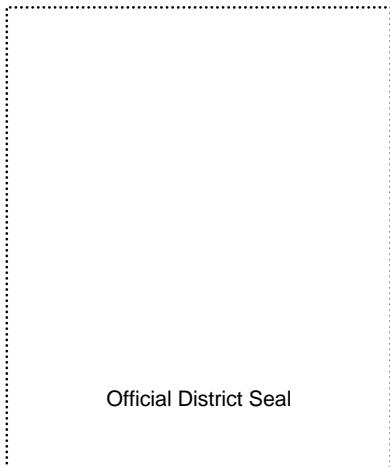
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Signature

Date

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 2, 2018 Minutes of the Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, August 2, 2018 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Special Meeting of the Mirabella Community Development District to order on **Thursday, August 2, 2018 at 2:00 p.m.**

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

Jeff Hills	Chairman
Nick Dister	Vice Chair
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Brian Howell	Meritus
Nicole Chamberlain	Meritus
Vivek Babbar	District Counsel

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion of Correspondence from Hillsborough County School Board Regarding Draft CDD Agreement

Mr. Babbar went over the correspondence from the Hillsborough County School Board to the CDD with the Board. The Board asked some questions about the parcel.

B. Draft CDD Agreement

The Board reviewed the agreement.

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MOTION TO:	Approve the Draft CDD Agreement in substantial form and authorize the Chairman and Vice Chairman to sign and make any changes necessary.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

C. General Matters of the District

Ms. Chamberlain asked about changing landscaping vendors. The Board discussed the vendors. Mr. Lamb suggested broadening the proposal base. This item will be placed on the agenda at the next meeting.

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests.

5. ADJOURNMENT

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

79 *These minutes were done in summary format.

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

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

86
87 _____
88 Signature

87 _____
88 Signature

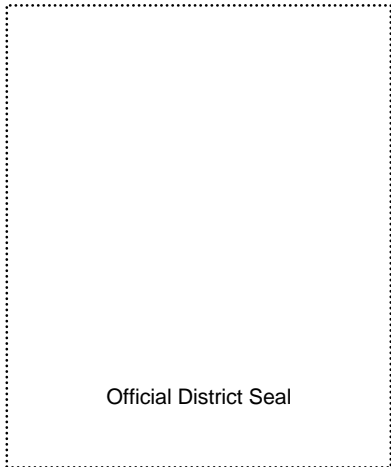
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90 _____
91 Printed Name

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90 _____
91 Printed Name

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93 Title:
94 Chairman
95 Vice Chairman

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93 Title:
94 Secretary
95 Assistant Secretary

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97 *Recorded by Records Administrator*



Signature

Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	405719	\$ 178.00		Lake & Wetland Services - April
Meritus Districts	8303	2,259.40		Management Services - April
Yellowstone	204888	2,440.50		Landscape Maintenance - March
Yellowstone	207253	2,440.50	\$ 4,881.00	Landscape Maintenance - April
Zebra Cleaning Team, Inc.	2595	750.00		Pool Cleaning - April
Monthly Contract Sub-Total		\$ 8,068.40		
Variable Contract				
Straley Robin Vericker	15622	\$ 318.50		Professional Services - General - thru 04/15/18
Variable Contract Sub-Total		\$ 318.50		
Utilities				
BOCC	0712968155 041818	\$ 253.37		Water Service - thru 04/12/18
Spectrum	075386602040118	67.55		Internet Service - thru 05/05/18
Tampa Electric	211003638973 041618	70.81		Electric Service - thru 04/11/18
Tampa Electric	211003639179 041618	1,169.12		Electric Service - thru 04/10/18
Tampa Electric	211003639344 041618	602.63		Electric Service - thru 04/10/18
Tampa Electric	211003639526 041618	634.66	\$ 2,477.22	Electric Service - thru 04/10/18
Utilities Sub-Total		\$ 2,798.14		
Regular Services				
Spearem Enterprises, LLC	3406	\$ 120.00		Clubhouse/Pool Cleaning - March
Suzanna Kimball	SK033018	45.00		Pool Bathroom Cleaning - 03/30/18
Suzanna Kimball	SK040918	115.00		Pool/Clubhouse Cleaning Services - 04/09/18
Suzanna Kimball	SK041618	45.00		Pool Bathroom Cleaning - 04/16/18

Mirabella Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK042418	45.00	\$ 250.00	Pool Bathroom Cleaning - 04/24/18
Regular Services Sub-Total		\$ 370.00		
Additional Services				
Chris's Plumbing Service, Inc.	204180	\$ 95.00		Clear Men's Toilet - 03/30/18
Yellowstone	210691	36.00		Irrigation Repairs - 04/30/18
Additional Services Sub-Total		\$ 131.00		
TOTAL:		\$ 11,686.04		

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: 4/1/2018
 INVOICE NUMBER: 0000405719
 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 - April		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.**

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

DATE: 4/1/2018
 INVOICE NUMBER: 0000405719
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$178.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdtthomas 4/26/2018

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8303
Invoice Date: Apr 1, 2018
Page: 1

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

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - April		2,250.00
	Postage	Postage - February		9.40

Subtotal	2,259.40
Sales Tax	
Total Invoice Amount	2,259.40
Payment/Credit Applied	
TOTAL	2,259.40

Check/Credit Memo No:

REVIEWEDdthomas 3/22/2018



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

Invoice

Invoice: INV-0000204888
Invoice Date: March 1, 2018

Account: 19524
PO Number:

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

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

Tampa, FL 33607

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

Invoice Due Date: March 31, 2018
Invoice Amount: \$2,440.50
Month of Service: March 2018

Description	Current Amount
Monthly Landscape Maintenance	2,440.50

Invoice Total 2,440.50

REVIEWEDdthomas 4/26/2018

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-0000207253
Invoice Date: April 1, 2018

Account: 19524
PO Number:

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

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

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

Invoice Due Date: May 1, 2018
Invoice Amount: \$2,440.50
Month of Service: April 2018

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

REVIEWEDDthomas 3/28/2018

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: APRIL 11, 2018
 INVOICE # 2595
 EXPIRATION DATE

TO **Mirabella**
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

REVIEWED dthomas 4/26/2018

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 18, 2018
Client: 001295
Matter: 000001
Invoice #: 15622

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
3/29/2018	JMV	REVIEW EMAILS J. BELL; REVIEW SCHOOL BOARD DOCUMENTS; DRAFT EMAIL TO J. BELL; REVIEW EMAIL FROM J. HILLS.	0.4	
3/29/2018	LB	PREPARE DRAFT QUARTERLY REPORTS TO DISSEMINATION AGENTS FOR SERIES 2013 BONDS AND FOR SERIES 2015 BONDS.	0.3	
4/3/2018	JMV	PREPARE DISTRICT COUNSEL QUARTERLY BOND DISCLOSURE NOTICE.	0.3	
4/6/2018	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2018 RE SERIES 2015 BONDS; PREPARE EMAIL TO A. WOLFE TRANSMITTING SAME.	0.2	
4/9/2018	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2018 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			1.4	\$318.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
LB Lynn Butler	0.7	\$105.00

REVIEWED dtthomas 4/26/2018

April 18, 2018
Client: 001295
Matter: 000001
Invoice #: 15622

Page: 2

Total Services	\$318.50	
Total Disbursements	\$0.00	
Total Current Charges		\$318.50

PAY THIS AMOUNT	\$318.50
------------------------	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 04/18/2018	DUE DATE 05/09/2018
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

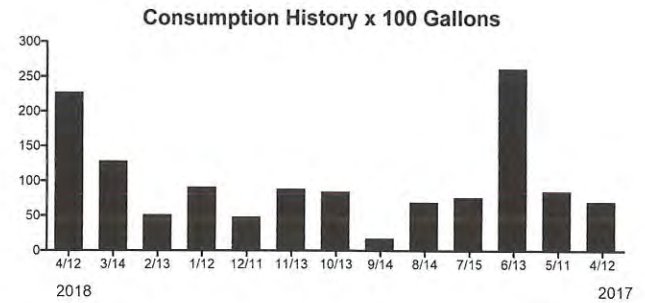
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	03/14/2018	2972	04/12/2018	3198	22600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.11
Purchase Water Pass-Thru	\$66.22
Water Base Charge	\$14.28
Water Consumption Charge	\$33.64
Sewer Base Charge	\$34.55
Sewer Usage Charge	\$100.57
Total Service Address Charges	\$253.37

Summary of Account Charges

Previous Balance	\$161.00
Net Payments - Thank You	(\$161.00)
Total Account Charges	\$253.37
AMOUNT DUE	\$253.37



REVIEWED dthomas 4/26/2018



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155

Received
APR 23 2018

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

450

DUE DATE	05/09/2018
AMOUNT DUE	\$253.37
AMOUNT PAID	

0007129681552

00000253377

77

April 1, 2018
 Invoice Number: 075386602040118
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-5306

Contact Us
 Visit us at brighthouse.com/business
 Or, call us at 1-877-824-6249

SPECTRUM BUSINESS NEWS

Spectrum Enterprise Commercial Terms of Service have changed. The new terms may be viewed at <https://enterprise.spectrum.com> and will be effective May 1, 2018 for existing Spectrum Enterprise clients.

Important Mailing Address update: The PO Box where you mail your monthly Spectrum payment is changing. **Effective March 8, 2018 please send payments to PO Box 790450, St. Louis, MO 63179-0450.** If you use a third party to process your payment, please update the PO Box in their system. If you mail your payment in using Spectrum's payment remit coupon or pay your bill online, no action is required.



REVIEWEDdtthomas 4/26/2018

Summary *Services from 04/06/18 through 05/05/18 details on following pages*

Previous Balance	235.91
Payments Received - Thank You	-235.91
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.99
One-Time Charges	2.56
Current Charges	\$67.55
Total Due by 04/21/18	\$67.55

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 01 04012018 NNNNNY 01 000290 0001

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

Received
 APR 03 2018

April 1, 2018
MIRABELLA CDD
 Invoice Number: 075386602040118
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-5306

Total Due by 04/21/18 **\$67.55**
 Amount you are enclosing \$



Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



0001000100507538660203006755

Statement Date: 04/16/2018
Account: 211003638973

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

Current month's charges:	\$70.81
Total amount due:	\$70.81
Payment Due By:	05/07/2018

Your Account Summary

Previous Amount Due	\$85.10
Payment(s) Received Since Last Statement	-\$85.10
Current Month's Charges	\$70.81
Total Amount Due	\$70.81

**Goodbye Clutter.
Hello Convenience.**

Enroll in Paperless Billing at tecoaccount.com today.

Learn more at tecosupport.com/paperlessbilling.



REVIEWED Ddthomas 4/26/2018

00000973-0002511-Page 1 of 4

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



**Know what's below.
Call before you dig.**

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$70.81
Total amount due:	\$70.81
Payment Due By:	05/07/2018
Amount Enclosed	\$

642740961308

00000973 01 AB 0 40 33607 FTECO104161823412910 00000 06 010000000 004 07 32257 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



Account: 211003638973
Statement Date: 04/16/2018
Current month's charges due 05/07/2018

Details of Charges – Service from 03/13/2018 to 04/11/2018

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	04/11/2018	42,327	41,800	527 kWh	1	30 Days

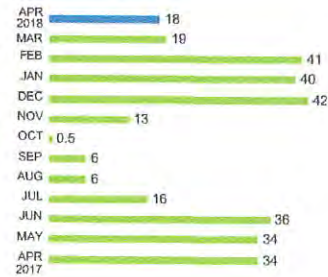
Basic Service Charge		\$19.94
Energy Charge	527 kWh @ \$0.06184/kWh	\$32.59
Fuel Charge	527 kWh @ \$0.03132/kWh	\$16.51
Florida Gross Receipt Tax		\$1.77
Electric Service Cost		\$70.81

Total Current Month's Charges

\$70.81

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000973-0002612-Page 3 of 4

Important Messages

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at tampaelectricblog.com/dont-get-scammed/



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

Statement Date: 04/16/2018
Account: 211003639179

Current month's charges:	\$1,169.12
Total amount due:	\$1,169.12
Payment Due By:	05/07/2018

Your Account Summary

Previous Amount Due	\$1,177.04
Payment(s) Received Since Last Statement	-\$1,177.04
Current Month's Charges	\$1,169.12
Total Amount Due	\$1,169.12

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tecoaccount.com today.

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tecosupport.com/paperlessbilling.



REVIEWEDdthomas 4/26/2018

00001002-0102682-Page 1 of 12

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



**Know what's below.
Call before you dig.**

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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



Received
APR 19 2018

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,169.12
Total amount due:	\$1,169.12
Payment Due By:	05/07/2018
Amount Enclosed	\$

642740961309

00001002 02 AB 0 40 33607 FTECO104161823412910 00000 06 01000000 004 07 32286 006



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

6427409613092110036391790000001169124



Account: 211003639179
Statement Date: 04/16/2018
Current month's charges due 05/07/2018

Details of Charges – Service from 03/10/2018 to 04/10/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1540 kWh @ \$0.03207/kWh	\$49.39
Fixture & Maintenance Charge	35 Fixtures	\$480.90
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1540 kWh @ \$0.03095/kWh	\$47.66
Florida Gross Receipt Tax		\$2.49
Franchise Fee		\$0.00
State Tax		\$69.98
Lighting Charges		\$1,169.12

Total Current Month's Charges

\$1,169.12

00001002-0002689-Page 3 of 12

Important Messages

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at tampaelectricblog.com/dont-get-scammed/



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

Statement Date: 04/16/2018
Account: 211003639344

Current month's charges:	\$602.63
Total amount due:	\$602.63
Payment Due By:	05/07/2018

Your Account Summary

Previous Amount Due	\$593.62
Payment(s) Received Since Last Statement	-\$593.62
Current Month's Charges	\$602.63
Total Amount Due	\$602.63

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Learn more at tecosupport.com/paperlessbilling.



00001002-0002666- Page 9 of 12

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



**Know what's below.
Call before you dig.**

Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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:	\$602.63
Total amount due:	\$602.63
Payment Due By:	05/07/2018
Amount Enclosed	\$

642740961310



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

REVIEWEDDthomas 4/26/2018

Account: 211003639344
Statement Date: 04/16/2018
Current month's charges due 05/07/2018

Details of Charges – Service from 03/10/2018 to 04/10/2018

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	04/10/2018	44,283		38,190		6,093 kWh	1	32 Days

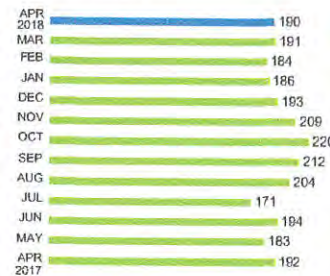
Basic Service Charge						\$19.94
Energy Charge	6,093 kWh @ \$0.06184/kWh					\$376.79
Fuel Charge	6,093 kWh @ \$0.03132/kWh					\$190.83
Florida Gross Receipt Tax						\$15.07
Electric Service Cost						\$602.63

Total Current Month's Charges

\$602.63

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00001002-0002667- Page 11 of 12

Important Messages

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at tampaelectricblog.com/dont-get-scammed/



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

Statement Date: 04/16/2018
Account: 211003639526

Current month's charges:	\$634.66
Total amount due:	\$634.66
Payment Due By:	05/07/2018

Your Account Summary

Previous Amount Due	\$638.96
Payment(s) Received Since Last Statement	-\$638.96
Current Month's Charges	\$634.66
Total Amount Due	\$634.66

**Goodbye Clutter.
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Learn more at
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000b1002-0002684-Page 5 of 12

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



Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Thursday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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:	\$634.66
Total amount due:	\$634.66
Payment Due By:	05/07/2018

Amount Enclosed \$

642740961311



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

REVIEWEDdthomas 4/26/2018

Account: 211003639526
Statement Date: 04/16/2018
Current month's charges due 05/07/2018

Details of Charges – Service from 03/10/2018 to 04/10/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$261.06
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Franchise Fee		\$0.00
State Tax		\$37.99
Lighting Charges		\$634.66

Total Current Month's Charges

\$634.66

00001002-0002685-Page 7 of 12

Important Messages

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at tampaelectricblog.com/dont-get-scammed/



Spearem Enterprises, LLC
 18865 State Rd. 54
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

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

INVOICE # 3406
DATE 04/06/2018
DUE DATE 04/21/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 3-12-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 3-26-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
BALANCE DUE			\$120.00

REVIEWEDdthomas 4/26/2018

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

Invoice

Date: 3/30/2018

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 Friday 3/30/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 4/26/2018

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

Invoice

Date: 4/9/2018

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 Monday 4/9/2018	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Monday 4/9/2018	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

REVIEWEDdthomas 4/26/2018

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

Invoice

Date: 4/16/2018

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 4/16/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 4/26/2018

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

Invoice

Date: 4/24/2018

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 4/24/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 4/26/2018

Chris's Plumbing Service, Inc.

P.O. Box 3389
 Riverview, FL 33568-3389
 (813) 623-6830 * (813) 671-3993

Mirabell CDD
 c/o Meritus
 2005 Pan Am Cir. Suite 120
 Tampa, FL 33607

INVOICE No. 204180

DATE 3/30/18
 DATE ORDERED

WORK ORDERED BY

Club house
 14306 Romeo Blvd.
 Wimauma, FL 33598

TECH	COD	ACCOUNT
Sean		

DESCRIPTION OF WORK Mens toilet was stopped up, cleared
 stoppaged with toilet hogger.

QTY	PART #	ITEM OR PART DESCRIPTION	PRICE	AMOUNT	LABOR	AMOUNT
		Shop Supplies			Plumber	95
					TOTAL LABOR	
					OTHER CHARGES	AMOUNT
					K-50 - K-60	0
					TOTAL OTHER	0
					TOTAL SUMMARY	
					TOTAL MATERIAL	
					TOTAL LABOR	95.00
					TOTAL OTHER	
					SALES TAX	Included
					TOTAL DUE	95.00
					PAYMENT DETAILS	
					Cash	Check
					Credit Card	
					Visa	MasterCard
					Discover	A. Express
					Name	
					CC#	
					Expires	
					Authorization No.	
					TOTAL MATERIAL/PARTS	

GUARANTY: All parts are warranted as per manufacturer's specifications. We do no guaranty parts other than those recorded above. TERMS: All bills net, no discounts. A finance charge of 1 1/2% per month will be charged on all accounts over 30 days old. It is agreed the Purchaser will pay all costs and reasonable legal fees in the event this account is placed for collections. I hereby acknowledge the satisfactory completion of the above described work and agree to pay the charges stated:

X _____
 AUTHORIZED SIGNATURE DATE

Thank You!

REVIEWED dthomas 4/26/2018



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

Invoice

Invoice: INV-0000210691
Invoice Date: April 30, 2018

Account: 19524
PO Number:

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

 Tampa, FL 33607

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

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

Invoice Due Date: May 30, 2018
Invoice Amount: \$36.00

Description	Quantity	Price	Total Price
Irrigation Repairs	1.00	36.00	\$36.00
Invoice Total			\$36.00

REVIEWED Dthomas 4/26/2018

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



IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 4/10/2018

IRR TECH: Jose Correa

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

Part Type	Description of Parts and Services	Zone (s)	Qty	Unit Price	Extension
SprayHead	6" PRO SPRAY		1	\$14.00	\$14.00
Nozzle	15H NOZ W/SCREEN		11	\$2.00	\$22.00
Labor	Technician Labor Charge per Hour			\$50.00	
Labor	Assistant Technician Charge per Hour			\$35.00	

Comments	Proposal Total	\$36.00
Repairs after inspection	Deposit/Credit	
	Balance Due	\$36.00

Company Authorizations		Work Completed Date
Prepared By:	Date:	4/9/2018
Eric Merda	4/10/2018	
Branch Manager:	Date	Billing Fiscal



YELLOWSTONE

**Irrigation
Repair
Report**

Tech: Jose
Project ID: _____
Property: Mirabella

Date: 09/09/18
Timer: _____
Bill To: _____

Item No.	Description	Zone(s)	Quantity	Unit Cost	Total Cost
1	All 6 pop of Nozzle's	14	4		\$
		7,21	11		\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
				Parts	\$

Inspection on Repair

Description and location of work performed.

Sheet _____ of _____	Rate/Hr	Total
Job # _____	50	0
Authorized by: _____	35	0
Repair Time-Tech: _____		
Repair Time-Help: _____		
Repair Time TOTAL: _____		
	Labor Total	\$
	Parts Total	\$
	Total Billing	\$



YELLOWSTONE
LANDSCAPE

Irrigation Inspection Report

Mirabella

PROPERTY
DATE

~~Mirabella~~
04/09/2018

PG 1 OF 2

START TIME(S)	10:30 pm
START TIME(S)	
START TIME(S)	

A
B
C

RUN DAYS

S	M	T	(W)	T	F	(S)
S	M	(T)	W	T	(F)	S
S	M	T	W	T	F	S

WATER SOURCE

well

CLOCK TYPE

hunter

CLOCK #

RAIN/FREEZE SWITCH

Minichick

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	D	S	S	D	S	S	S	D	D	S	S	S	S		
RUN TIME	30	15	30	30	40	30	20	25	40	14	15	15	14	14	15	15
PROGRAM																

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

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
GOOD																

Note: Above items are part of irrigation wet check.

BROKEN PIPE																
BROKEN HEADS																
BROKEN NOZZLES							2									
SEVERELY CLOGGED																
INGORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled items are completed

Comments:

DATE COMPLETED

04/09/18

TECHNICIAN

Jose



YELLOWSTONE
LANDSCAPE

Irrigation Inspection Report

PROPERTY Mirabella
DATE 04/09/2018 PG 2 OF 2

START TIME(S)	10:30 PM
START TIME(S)	
START TIME(S)	

RUN DAYS

A	S	M	T	(W)	T	F	(S)
B	S	M	(T)	W	T	(F)	S
C	S	M	T	W	T	F	S

WATER SOURCE Well
CLOCK TYPE Hunter
CLOCK # _____
RAIN/FREEZE SWITCH Minichick

ZONE #	17	18	19	20	21														
TYPE (S,R,B,D)	?	?	S	D	S														
RUN TIME	14	15	15	14	30														
PROGRAM																			

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

ADJUSTMENTS																			
PARTIAL CLOGS																			
STRAIGHTENED																			
GOOD																			

Note: Above items are part of irrigation wat check.

BROKEN PIPE																			
BROKEN HEADS																			
BROKEN NOZZLES				9															
SEVERELY CLOGGED																			
INCORRECT NOZZLES																			
RAISE HEADS (coverage)																			
NON TURNING ROTORS																			
BAD DECODER																			
VALVE FAILURE																			
BAD SOLENOID																			

Note: Circled items are completed

Comments:

DATE COMPLETED 04/09/18 TECHNICIAN Jose

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	408771	\$ 178.00		Lake & Wetland Services - May
Meritus Districts	8353	2,383.81		Management Services - May
Yellowstone	211343	2,440.50		Landscape Maintenance - May
Zebra Cleaning Team, Inc.	2613	750.00		Pool Cleaning - May
Monthly Contract Sub-Total		\$ 5,752.31		
Variable Contract				
Straley Robin Vericker	15762	\$ 720.95		Professional Services - General - thru 05/15/18
Variable Contract Sub-Total		\$ 720.95		
Utilities				
BOCC	0712968155 051718	\$ 148.87		Water Service - thru 05/11/18
Spectrum	075386602050118	64.99		Internet Service - thru 06/05/18
Tampa Electric	211003638973 051518	75.97		Electric Service - thru 05/09/18
Tampa Electric	211003639179 051518	1,169.12		Electric Service - thru 05/09/18
Tampa Electric	211003639344 051518	582.76		Electric Service - thru 05/09/18
Tampa Electric	211003639526 051518	634.66	\$ 2,462.51	Electric Service - thru 05/09/18
Utilities Sub-Total		\$ 2,676.37		
Regular Services				
Florida Health	29601559151 052118	\$ 275.00		Pool Permit - 05/21/18
Spearem Enterprises, LLC	3459	120.00		Clubhouse/Pool Cleaning - April
Spearem Enterprises, LLC	3490	120.00	\$ 240.00	Pickup All Trash & Debris - May
Suzanna Kimball	SK050118	45.00		Pool Bathroom Cleaning Services - 05/01/18
Suzanna Kimball	SK050718	115.00		Pool/Clubhouse Cleaning Services -

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				05/07/18
Suzanna Kimball	SK051418	45.00		Pool Bathroom Cleaning Services - 05/14/18
Suzanna Kimball	SK052218	45.00		Pool Bathroom Cleaning Services - 05/22/18
Suzanna Kimball	SK052818	45.00	\$ 295.00	Pool Bathroom Cleaning Services - 05/28/18
Regular Services Sub-Total			\$ 810.00	
Additional Services				
Kaeser & Blair	80305364	\$ 100.20		Laser Checks - 03/12/18
Zebra Cleaning Team, Inc	2625	283.53		Chemical Pump Motor - 05/14/18
Additional Services Sub-Total			\$ 383.73	
TOTAL:			\$ 10,343.36	

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

Received

MAY 02 2018

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

Invoice

INVOICE DATE: 5/1/2018
INVOICE NUMBER: 0000408771
CUSTOMER NUMBER: 0070290
PO NUMBER:
PAYMENT TERMS: Net 30

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - May		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.**

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

DATE: 5/1/2018
INVOICE NUMBER: 0000408771
CUSTOMER NUMBER: 0070290
TOTAL AMOUNT DUE: \$178.00

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWEDdtthomas 5/23/2018

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

INVOICE

Invoice Number: 8353
 Invoice Date: May 1, 2018
 Page: 1

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

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - May		2,250.00
	Postage	Postage - March		8.46
	Bank Fee	SunTrust acct analysis fee		125.35

Subtotal	2,383.81
Sales Tax	
Total Invoice Amount	2,383.81
Payment/Credit Applied	
TOTAL	2,383.81

Check/Credit Memo No:

REVIEWED thomas 4/26/2018



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

Invoice

Invoice: INV-0000211343
Invoice Date: May 1, 2018

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, 2018
Invoice Amount: \$2,440.50
Month of Service: May 2018

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

REVIEWEDDthomas 5/2/2018

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

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 23, 2018
 Client: 001295
 Matter: 000001
 Invoice #: 15762

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2018

SERVICES

Date	Person	Description of Services	Hours
4/17/2018	LB	EMAIL TO B. CRUTCHFIELD RE RESOLUTIONS AND RELATED DOCUMENTS FOR BUDGET MEETINGS; REVIEW EMAIL FROM B. CRUTCHFIELD RE PRELIMINARY BUDGET MEETING AND PUBLIC HEARING ON BUDGET FOR FY 2018/2019.	0.2
4/18/2018	LB	PREPARE DRAFT RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2018/2019.	0.4
4/19/2018	LB	REVIEW SEAT AND TERMS FOR BOARD OF SUPERVISORS RE LANDOWNER ELECTIONS FOR 2018.	0.2
4/20/2018	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4
4/20/2018	VKB	REVIEW AND REPLY TO EMAIL FROM A. LYALINA RE: O/M BUDGET AND POTENTIAL STATUS OF REAL ESTATE CLOSING RE: SCHOOL BOARD PROPERTY.	0.3
4/20/2018	LB	FINALIZE RESOLUTION RE PRELIMINARY BUDGET FOR FY 2018/2019 AND SETTING PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME; PREPARE EMAIL TO E. WHITE, SUPERVISOR OF ELECTIONS OFFICE RE NUMBER OF QUALIFIED VOTERS IN THE DISTRICT.	0.3
4/27/2018	LB	REVIEW EMAIL AND AGENDA FROM B. CRUTCHFIELD RE AGENDAS FOR MAY 3 BOARD MEETING.	0.2
4/30/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1
5/1/2018	JMV	REVIEW EMAIL FROM A. LYALINA; TELEPHONE CALL WITH A. LYALINA.	0.3

REVIEWED dtthomas 5/29/2018

May 23, 2018
 Client: 001295
 Matter: 000001
 Invoice #: 15762

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
5/3/2018	JMV	TELEPHONE CALL FROM T. HENDERSON.	0.4	
5/3/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.4	
		Total Professional Services	3.2	\$720.50

PERSON RECAP

Person	Name	Hours	Amount
JMV	John M. Vericker	1.1	\$335.50
VKB	Vivek K. Babbar	0.7	\$175.00
LB	Lynn Butler	1.4	\$210.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2018	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45
	Total Services	\$720.50
	Total Disbursements	\$0.45
	Total Current Charges	\$720.95

PAY THIS AMOUNT **\$720.95**

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	05/17/2018	06/07/2018

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	04/12/2018	3198	05/11/2018	3312	11400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.11
Purchase Water Pass-Thru	\$33.40
Water Base Charge	\$14.28
Water Consumption Charge	\$11.80
Sewer Base Charge	\$34.55
Sewer Usage Charge	\$50.73
Total Service Address Charges	\$148.87

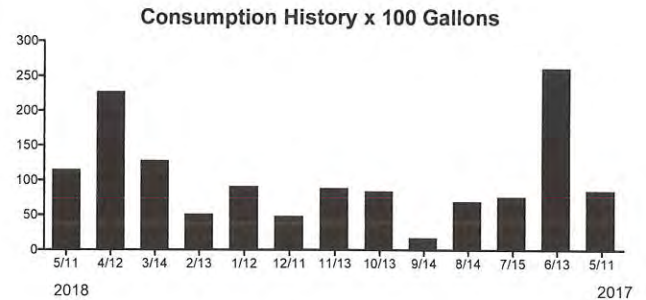
Summary of Account Charges

Previous Balance	\$253.37
Net Payments - Thank You	(\$253.37)
Total Account Charges	\$148.87
AMOUNT DUE	\$148.87

Important Message

A price indexing rate adjustment increase of 1.04% is effective June 1, 2018. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

REVIEWED dthomas 5/23/2018



Hillsborough County Florida

Make checks payable to: BOCC
ACCOUNT NUMBER: 0712968155

Received
MAY 21 2018

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

471

DUE DATE	06/07/2018
AMOUNT DUE	\$148.87
AMOUNT PAID	

0007129681552

106
00000148874

May 1, 2018
 Invoice Number: 075386602050118
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-5306

SPECTRUM BUSINESS NEWS

Contact Us

Visit us at brighthouse.com/business
 Or, call us at 1-877-824-6249

Summary *Services from 05/06/18 through 06/05/18
 details on following pages*

Previous Balance	67.55
Payments Received	0.00
Past Due Balance - Due Now	\$67.55
Spectrum Business™ Internet	64.99
Current Charges Due by 05/21/18	<u>\$64.99</u>
Total Due	\$132.54



REVIEWEDdthomas 5/23/2018

Your account is past due.

The past due amount is due now. Please pay the total past due amount to avoid further collection activity and interruption of service. If service is disconnected, you will need to pay your full past due amount, first month of service and a reconnection fee to resume service.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 01 05012018 NNNNNY 01 000281 0001

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

Received
 MAY 07 2018

May 1, 2018

MIRABELLA CDD

Invoice Number: 075386602050118
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-5306

Total Due	\$132.54
Amount you are enclosing	\$ <u>64.99</u>



Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



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

Statement Date: 05/15/2018
Account: 211003638973

Current month's charges:	\$75.97
Total amount due:	\$75.97
Payment Due By:	06/05/2018

Your Account Summary

Previous Amount Due	\$70.81
Payment(s) Received Since Last Statement	-\$70.81
Current Month's Charges	\$75.97
Total Amount Due	\$75.97



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive **free installation** now through June 30, 2018. Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

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

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



WAYS TO PAY YOUR BILL



MAY 18 2018

Account: 211003638973

Current month's charges:	\$75.97
Total amount due:	\$75.97
Payment Due By:	06/05/2018
Amount Enclosed	\$

639037275783

00003921 01 AB 0 40 33607 FTECO105151823510810 00000 05 01000000 004 07 32301 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

6390372757832110036389730000000075975



Account: 211003638973
Statement Date: 05/15/2018
Current month's charges due 06/05/2018

Details of Charges – Service from 04/12/2018 to 05/09/2018

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	05/09/2018	42,908	42,327	581 kWh	1	28 Days

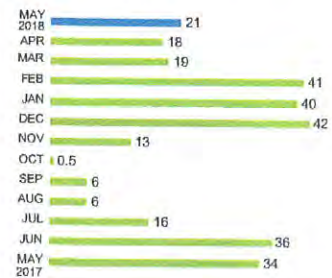
Basic Service Charge		\$19.94
Energy Charge	581 kWh @ \$0.06184/kWh	\$35.93
Fuel Charge	581 kWh @ \$0.03132/kWh	\$18.20
Florida Gross Receipt Tax		\$1.90
Electric Service Cost		\$75.97

Total Current Month's Charges

\$75.97

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003921-0006119- Page 3 of 4

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Statement Date: 05/15/2018

Account: 211003639179

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

Current month's charges:	\$1,169.12
Total amount due:	\$1,169.12
Payment Due By:	06/05/2018

Your Account Summary

Previous Amount Due	\$1,169.12
Payment(s) Received Since Last Statement	-\$1,169.12
Current Month's Charges	\$1,169.12
Total Amount Due	\$1,169.12



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive **free installation** now through June 30, 2018. Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

00003955-0008195-Page 5 of 12

REVIEWED dthomas 5/23/2018

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See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,169.12
Total amount due:	\$1,169.12
Payment Due By:	06/05/2018

Amount Enclosed \$

639037275784



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: 05/15/2018
Current month's charges due 06/05/2018

Details of Charges – Service from 04/11/2018 to 05/09/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1540 kWh @ \$0.03207/kWh	\$49.39
Fixture & Maintenance Charge	35 Fixtures	\$480.90
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1540 kWh @ \$0.03095/kWh	\$47.66
Florida Gross Receipt Tax		\$2.49
Franchise Fee		\$0.00
State Tax		\$69.98

Lighting Charges **\$1,169.12**

Total Current Month's Charges **\$1,169.12**

00003955-000200-Page 7 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



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

Statement Date: 05/15/2018
Account: 211003639344

Current month's charges:	\$582.76
Total amount due:	\$582.76
Payment Due By:	06/05/2018

Your Account Summary

Previous Amount Due	\$602.63
Payment(s) Received Since Last Statement	-\$602.63
Current Month's Charges	\$582.76
Total Amount Due	\$582.76



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive **free installation** now through June 30, 2018. Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.

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

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See reverse side for more information

Account: 211003639344

Current month's charges:	\$582.76
Total amount due:	\$582.76
Payment Due By:	06/05/2018

Amount Enclosed \$
639037275785



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

00003955-0008201-Page 9 of 12

REVIEWED dthomas 5/23/2018

Account: 211003639344
Statement Date: 05/15/2018
Current month's charges due 06/05/2018

Details of Charges – Service from 04/11/2018 to 05/09/2018

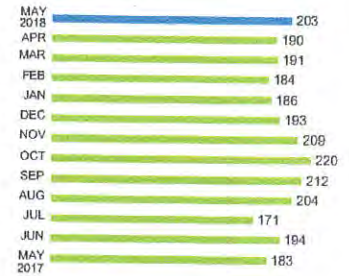
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	05/09/2018	50,168		44,283		5,885 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$19.94
Energy Charge	5,885 kWh @ \$0.06184/kWh	\$363.93
Fuel Charge	5,885 kWh @ \$0.03132/kWh	\$184.32
Florida Gross Receipt Tax		\$14.57
Electric Service Cost		\$582.76

Total Current Month's Charges

\$582.76

00003955-0000202-Page 11 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



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

Statement Date: 05/15/2018
Account: 211003639526

Current month's charges:	\$634.66
Total amount due:	\$634.66
Payment Due By:	06/05/2018

Your Account Summary

Previous Amount Due	\$634.66
Payment(s) Received Since Last Statement	-\$634.66
Current Month's Charges	\$634.66
Total Amount Due	\$634.66



It's a great time to stay plugged in with Zap Cap Systems® Premium Service – advanced surge protection and back-up power. Receive free installation now through June 30, 2018. Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.

00003955-0008187-Page 1 of 12

REVIEWED Dthomas 5/23/2018

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WAYS TO PAY YOUR BILL



Received
MAY 18 2018

See reverse side for more information

Account: 211003639526

Current month's charges:	\$634.66
Total amount due:	\$634.66
Payment Due By:	06/05/2018
Amount Enclosed	\$

639037275786

00003955 02 AB 0 40 33607 FTECO105151823510810 00000 05 01000000 004 07 32335 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: 05/15/2018
Current month's charges due 06/05/2018

Details of Charges – Service from 04/11/2018 to 05/09/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	836 kWh @ \$0.03207/kWh	\$26.81
Fixture & Maintenance Charge	19 Fixtures	\$261.06
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	836 kWh @ \$0.03095/kWh	\$25.87
Florida Gross Receipt Tax		\$1.35
Franchise Fee		\$0.00
State Tax		\$37.99
Lighting Charges		\$634.66

Total Current Month's Charges \$634.66

00003955-0008198-Page 3 of 12

Important Messages

Fuel sources we use to serve you

For the 12-month period ending March 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 71%, Coal 24% and Purchased Power 5%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%





Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-3766555

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2018).

Payment Due Date: 06/30/2018 or Upon Receipt

If not paid by 06/30/2018 then the fee will be: \$325.00

Received
MAY 21 2018

Mail To: Attention: Meritus
Mirabella CDD/Meritus Districts LLC
2005 Pan Am Circle, Suite A
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

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

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

Owner Information:

Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite A
(Mailing) Tampa, FL 33607
Home Phone: (813) 555-5555

Work Phone: (813) 874-2200

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature _____

Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-60-1559151 Bill ID: 29-BID-3766555

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

[Please RETURN invoice with your payment]

Batch Billing ID:16314

REVIEWEDthomas 5/23/2018

PERMIT HOLDERS CAN NOW
pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com
NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Spearem Enterprises, LLC
 18865 State Rd. 54
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

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

INVOICE # 3459
DATE 05/02/2018
DUE DATE 05/17/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 4-12-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 4-26-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
BALANCE DUE			\$120.00

REVIEWEDdtthomas 5/23/2018

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

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

INVOICE # 3490
DATE 05/30/2018
DUE DATE 06/14/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 5-12-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 5-21-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
BALANCE DUE			\$120.00

REVIEWEDdtomas 6/5/2018

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

Invoice

Date: 5/1/2018

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 5/1/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 5/23/2018

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

Invoice

Date: 5/7/2018

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 Monday 5/7/2018	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Monday 5/7/2018	_____	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

REVIEWEDdtThomas 5/23/2018