

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS ELECTION & REGULAR MEETING
NOVEMBER 1, 2018**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 1, 2018 2:00 P.M.

Meritus

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 Districts	Nicole Chamberlain
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec (Interim)	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room
The District Agenda is comprised of six different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis.

The fifth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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.

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.

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Landowners Election & Regular Meeting of the Board of Supervisors of the Mirabella Community Development District will be held on **Thursday, November 1, 2018 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-01; Canvassing & Certifying the Results of the Landowners ElectionTab 01
 - B. Consideration of Resolution 2019-02; Designating Officers.....Tab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting September 6, 2018Tab 03
 - B. Consideration of Operations and Maintenance Expenditures August 2018Tab 04
 - C. Consideration of Operations and Maintenance Expenditures September 2018.....Tab 05
 - D. Review of Financial Statements through September 30, 2018Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 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
District Manager

RESOLUTION 2019-01

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

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 1, 2018, the owners of land within the District held a meeting for the purpose of electing three (3) supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 1, 2018 meeting, the below recited persons below were duly elected by virtue of the votes cast in their respective favor; and

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

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

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

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

_____	_____	Votes	(4 year term)	Seat # 3
_____	_____	Votes	(4 year term)	Seat # 4
_____	_____	Votes	(2 year term)	Seat # 5

SECTION 3. Said terms of office commence on November 1, 2018.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 1st day of November, 2018.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

RESOLUTION 2019-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

- | | |
|-------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| _____ | Secretary |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2018.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

September 6, 2018 Minutes of the Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, September 6, 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 Public Hearing & Regular Meeting of the Mirabella Community Development District to order on **Thursday, September 6, 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
Nicole Chamberlain	Meritus
Tricia Victory	Meritus

There were approximately six members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

45 B. Staff Presentations

46

47 Mr. Lamb went over the budget and assessments with the Board.

48

49 *The full discussion is available on audio recording.*

50

51 C. Public Comments

52

53 Audience members asked about the length of time and rates of the bonds, and Mr. Lamb
54 answered. There was another audience question about the \$30 per month increase in the O&Ms.
55 Ms. Chamberlain and Mr. Lamb went over the reasons for the increase, including landscaping,
56 clubhouse maintenance, utilities, and the school buying part of the property to the north. There
57 was also a question about reducing line items. Mr. Lamb answered and then went over the need
58 for undesignated reserves for newer Districts. Another resident asked about the off-duty sheriff
59 patrols and management fees.

60

61 D. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget

62

63 The Board reviewed the resolution and briefly discussed the budget.

64

65	MOTION TO:	Approve Resolution 2018-04.
66	MADE BY:	Supervisor Hills
67	SECONDED BY:	Supervisor Motko
68	DISCUSSION:	None further
69	RESULT:	Called to Vote: Motion PASSED
70		3/0 - Motion passed unanimously

71

72 E. Close Public Hearing on Adopting Fiscal Year 2019 Budget

73

74	MOTION TO:	Close the public hearing.
75	MADE BY:	Supervisor Hills
76	SECONDED BY:	Supervisor Motko
77	DISCUSSION:	None further
78	RESULT:	Called to Vote: Motion PASSED
79		3/0 - Motion passed unanimously

80

81

82

82 **4. BUSINESS ITEMS**

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- A. Consideration of Resolution 2018-05; Assessment Resolution
- B. Consideration of Resolution 2018-06; Setting Fiscal Year 2019 Meeting Schedule
- C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2017
- D. Review of Mirabella Schedule of Assessments Post-School Sale FY 2019 & FY 2020

88 Mr. Lamb reviewed Resolution 2018-05, 2018-06, and the meeting schedule for Fiscal Year
89 2019 with the Board. He also went over the Audit and post-school sale effects.
90

91	MOTION TO:	Approve Resolution 2018-05; Approve Resolution
92		2018-06; Accept the Financial Report for Fiscal Year
93		Ending September 2017; and Approve the
94		Acknowledgement of the Post-School Sale Schedule
95		of Assessments.
96	MADE BY:	Supervisor Hills
97	SECONDED BY:	Supervisor Dister
98	DISCUSSION:	None further
99	RESULT:	Called to Vote: Motion PASSED
100		3/0 - Motion passed unanimously

101
102 **E. Discussion on Landscaping Vendors**
103

104 Ms. Chamberlain went over the proposals for the landscaping vendors.
105

106	MOTION TO:	Authorize management and the Chair to finalize
107		bidding and negotiations for a short-term contract
108		with a replacement vendor for the landscape
109		maintenance program.
110	MADE BY:	Supervisor Hills
111	SECONDED BY:	Supervisor Motko
112	DISCUSSION:	None further
113	RESULT:	Called to Vote: Motion PASSED
114		3/0 - Motion passed unanimously

115
116 **F. General Matters of the District**
117
118
119

120 **5. CONSENT AGENDA**

- 121 **A. Consideration of Minutes of the Board of Supervisors Meeting May 3, 2018**
- 122 **B. Consideration of Minutes of the Board of Supervisors Meeting June 7, 2018**
- 123 **C. Consideration of Minutes of the Board of Supervisors Meeting August 2, 2018**
- 124 **D. Consideration of Operations and Maintenance Expenditures April 2018**
- 125 **E. Consideration of Operations and Maintenance Expenditures May 2018**
- 126 **F. Consideration of Operations and Maintenance Expenditures June 2018**
- 127 **G. Consideration of Operations and Maintenance Expenditures July 2018**
- 128 **H. Review of Financial Statements Month Ending July 31, 2018**

129
130

131 The Board reviewed the Consent Agenda items.
132

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

139
140

141 **6. VENDOR/STAFF REPORTS**

- 142 **A. District Counsel**
- 143 **B. District Engineer**
- 144 **C. District Manager**

145
146 Mr. Lamb answered a question about expiring and open Board seats.
147
148

149 **7. SUPERVISOR REQUESTS**

150
151 There were no supervisor requests.
152
153

154 **8. ADJOURNMENT**
155

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

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165 *These minutes were done in summary format.

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

169
170 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
171 **meeting held on _____.**
172

173 _____
174 **Signature**

_____ **Signature**

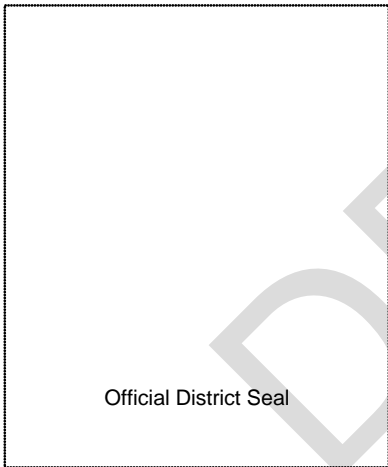
175 _____
176
177 **Printed Name**

_____ **Printed Name**

178
179 **Title:**
180 **Chairman**
181 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

182
183 *Recorded by Records Administrator*



184
185
186 _____
187 *Signature*

188 _____
189 *Date*
190
191

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	417911	\$ 178.00		Lake & Wetland Services - August
Meritus Districts	8477	2,287.48		Management Services - August
Yellowstone	223383	2,440.50		Landscape Maintenance - August
Zebra Cleaning Team, Inc.	2797	750.00		Pool Cleaning - August
Monthly Contract Sub-Total		\$ 5,655.98		
Variable Contract				
Stantec	1391235	\$ 294.00		Professional Services - General Consulting - thru 07/20/18
Straley Robin Vericker	16097	993.00		Professional Services - General - thru 08/15/18
Variable Contract Sub-Total		\$ 1,287.00		
Utilities				
BOCC	0712968155 082018	\$ 50.99		Water Service - thru 08/14/18
Spectrum	075386602080118	64.99		Internet Service - thru 09/05/18
Tampa Electric	211003638973 081418	76.15		Electric Service - thru 08/09/18
Tampa Electric	211003639179 081418	415.76		Electric Service - thru 08/08/18
Tampa Electric	211003639344 081418	255.89		Electric Service - thru 08/08/18
Tampa Electric	211003639526 081418	594.99	\$ 1,342.79	Electric Service - thru 08/08/18
Utilities Sub-Total		\$ 1,458.77		
Regular Services				
Florida Natives Nursery, Inc.	15450	\$ 460.00		Semi-Annual Buffer Maintenance - 07/31/18
Spearem Enterprises, LLC	3561	120.00		Pickup All Trash - July
Supervisor: Ryan Motko	RM080218	200.00	\$ 200.00	Supervisor Fee - 08/02/18

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK080718	45.00		Pool Bathroom Cleaning Services - 08/07/18
Suzanna Kimball	SK081318	45.00		Pool Bathroom Cleaning Services - 08/13/18
Suzanna Kimball	SK082018	115.00		Pool Bathroom & Clubhouse Cleaning Services - 08/20/18
Suzanna Kimball	SK082718	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 08/27/18
Tampa Bay Times	661061 081018	679.00		Assessments - 08/10/18
Tampa Bay Times	661054 081718	386.50	\$ 1,065.50	Budget - 08/17/18
US Bank	5067459	2,155.00		Series 2015 Trustee Fees - 07/01/18-06/30/19
Regular Services Sub-Total		\$ 4,250.50		
Additional Services				
Fast Signs	265 88276	\$ 76.06		Aluminum Sign - 05/09/18
Fast Signs	265 88444	45.13	\$ 121.19	Aluminum Sign - 05/18/18
Meritus Districts	8557	124.48		Special Mailing - 08/21/18
Yellowstone	224830	351.96		Summer Annual Rotation - 07/31/18
Yellowstone	225744	75.26	\$ 427.22	Irrigation Repairs - 07/31/18
Additional Services Sub-Total		\$ 672.89		
TOTAL:		\$ 13,325.14		

Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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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: 8/1/2018
 INVOICE NUMBER: 0000417911
 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 - August		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: 8/1/2018
 INVOICE NUMBER: 0000417911
 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 8/22/2018

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

INVOICE

Invoice Number: 8477
 Invoice Date: Aug 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
			8/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		2,250.00
	Bank Fee	SunTrust acct analysis fee		37.48
<i>fl</i>				

Subtotal	2,287.48
Sales Tax	
Total Invoice Amount	2,287.48
Payment/Credit Applied	
TOTAL	2,287.48

Check/Credit Memo No:

REVIEWEDdthomas 7/27/2018



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

Invoice

Invoice: INV-0000223383
Invoice Date: August 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: August 31, 2018
Invoice Amount: \$2,440.50
Month of Service: August 2018

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

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

REVIEWEDDthomas 7/27/2018



Thanks For Your Business!

INVOICE

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

DATE: AUGUST 12, 2018
INVOICE # 2797
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
		August pool cleaning		\$750.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$750.00

Comments:

REVIEWEDdtomas 8/22/2018



INVOICE

Invoice Number 1391235
Invoice Date August 3, 2018
Purchase Order 215612179
Customer Number 99870
Project Number 215612179

Bill To

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

Please Remit To

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

Project	Mirabella CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	17,176.00
	Current Invoice Total (USD)	294.00	Contract Billed to Date For Period Ending	7,100.53 July 20, 2018

Research and prepare annual consulting engineer's report

Top Task **218** **2018 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.75	72.00	54.00
	Stewart, Tonja L	1.50	160.00	240.00
	Subtotal Professional Services	<u>2.25</u>		<u>294.00</u>

Top Task Subtotal	2018 FY General Consulting	294.00
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Total Fees & Disbursements	294.00
INVOICE TOTAL (USD)	294.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 939-1020 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

REVIEWEDdtthomas 8/22/2018

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

August 20, 2018
Client: 001295
Matter: 000001
Invoice #: 16097

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2018

SERVICES

Date	Person	Description of Services	Hours
7/16/2018	LB	EMAILS TO AND FROM T. FARLOW RE MAILED NOTICE LETTER FOR FY 2018/2019 BUDGET/O&M ASSESSMENTS; REVIEW AND APPROVE PROOF FOR BUDGET PUBLICATION.	0.4
7/18/2018	LB	PREPARE DRAFT RESOLUTION ADOPTING BUDGET FOR FY 2018/2019, DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS AND DRAFT BUDGET FUNDING AGREEMENT RE SAME.	1.0
7/19/2018	LB	REVIEW AND REVISE PROOF OF PUBLICATION FOR FY 2018/2019 BUDGET/O&M ASSESSMENTS; PREPARE EMAIL TO D. ALMEIDA, TAMPA BAY TIMES, RE REVISIONS TO PUBLICATION NOTICE.	0.4
7/23/2018	LB	REVIEW REVISED PROOF FOR PUBLICATION OF FY 2018/2019 BUDGET/ASSESSMENTS; PREPARE EMAIL TO D. ALMEIDA APPROVING PROOF FOR PUBLICATION.	0.2
7/25/2018	JMV	REVIEW EMAIL RE: SCHOOL BOARD PROPERTY; REVIEW DRAFT AGREEMENT; DRAFT EMAIL TO B. LAMB.	0.6
7/27/2018	JMV	REVIEW EMAILS FROM A. LYALINA; TELEPHONE CALL WITH A. LYALINA.	0.3
7/30/2018	JMV	PREPARE BUDGET RESOLUTION; PREPARE ASSESSMENT RESOLUTION; PREPARE FUNDING AGREEMENT.	0.7
8/1/2018	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH MERITUS RE: BOARD MEETING.	0.3

REVIEWED dthomas 8/27/2018

SERVICES

Date	Person	Description of Services	Hours	
8/1/2018	LB	FINALIZE RESOLUTIONS FOR FY 2018/2019 BUDGET; PREPARE EMAIL TO MERITUS TRANSMITTING SAME FOR SEPTEMBER 6, 2018 PUBLIC HEARINGS/BOARD MEETING.	0.2	
8/2/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	
		Total Professional Services	4.5	\$993.00

PERSON RECAP

Person	Name	Hours	Amount
JMV	John M. Vericker	1.6	\$488.00
VKB	Vivek K. Babbar	0.7	\$175.00
LB	Lynn Butler	2.2	\$330.00
	Total Services		\$993.00
	Total Disbursements		\$0.00
	Total Current Charges		\$993.00

PAY THIS AMOUNT **\$993.00**

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 08/20/2018	DUE DATE 09/10/2018
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	06/13/2018	3359	08/14/2018	3427	6800	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$19.92
Water Base Charge	\$29.82
Water Consumption Charge	\$4.83
Sewer Base Charge	\$72.13
Sewer Usage Charge	\$30.60
Total Service Address Charges	\$161.45

Summary of Account Charges

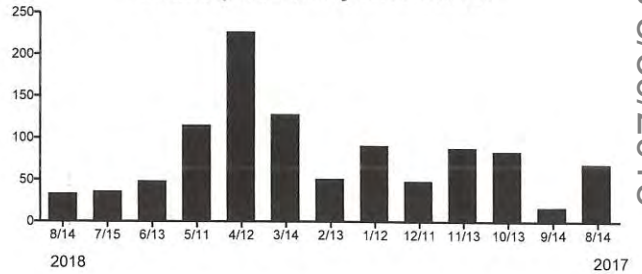
Previous Balance	\$110.46
Net Payments - Thank You	(\$110.46)
Bill Corrections	(\$110.46)
Total Account Charges	\$161.45
AMOUNT DUE	\$50.99

Important Message

The 2017 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

REVIEWED dthomas 8/30/2018

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

454

DUE DATE	09/10/2018
AMOUNT DUE	\$50.99
AMOUNT PAID	

0007129681552

00000050997

August 1, 2018
Invoice Number: 075386602080118
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 08/06/18 through 09/05/18
details on following pages*

Previous Balance	64.99
Payments Received - Thank You	-64.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.99
Current Charges	\$64.99
Total Due by 08/21/18	\$64.99



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 08012018 NNNNNY 01 000288 0001

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

August 1, 2018

MIRABELLA CDD

Invoice Number: 075386602080118
Account Number: 0050753866-02
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-5306

Total Due by 08/21/18 **\$64.99**
Amount you are enclosing \$



Please Remit Payment To:

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



0001000100507538660208006499

REVIEWEDdtthomas 8/22/2018

August 1, 2018

Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602080118
0050753866-02
3706

**Contact Us**

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

7635 1610 NO RP 01 08012018 NNNNNY 01 000288 0001

Charge Details

Previous Balance		64.99
Payments Received - Thank You	07/20	-64.99
Remaining Balance		\$0.00

Payments received after 08/01/18 will appear on your next bill.

Services from 08/06/18 through 09/05/18

Spectrum Business™ Internet

Spectrum Business Internet Plus	99.99
Promo Discount	-15.00
Promo Discount	-20.00
	\$64.99

Spectrum Business™ Internet Total **\$64.99**

Current Charges **\$64.99**
Total Due by 08/21/18 **\$64.99**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to brighthouse.com/business. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at brighthouse.com/business.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 08/14/2018
Account: 211003638973

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

Current month's charges:	\$76.15
Total amount due:	\$76.15
Payment Due By:	09/04/2018

Your Account Summary

Previous Amount Due	\$6.42
Payment(s) Received Since Last Statement	-\$6.42
Current Month's Charges	\$76.15
Total Amount Due	\$76.15

**More perks.
Less clutter.**

Enroll in Paperless Billing by Sept. 30, 2018 from tecoaccount.com to be entered to win an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

00002465-0006917- Page 1 of 6

REVIEWED dthomas 8/22/2018

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 Wednesday. 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:	\$76.15
Total amount due:	\$76.15
Payment Due By:	09/04/2018

Amount Enclosed \$
631629920075

00002465 01 AB 0.40 33607 FTECO108151801493910 00000 07 01000000 009 08 34591 003



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

63162992007521100363897300000000076157



Account: 211003638973
Statement Date: 08/14/2018
Current month's charges due 09/04/2018

Details of Charges – Service from 07/12/2018 to 08/09/2018

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	08/09/2018	46,283		45,700		583 kWh	1	29 Days

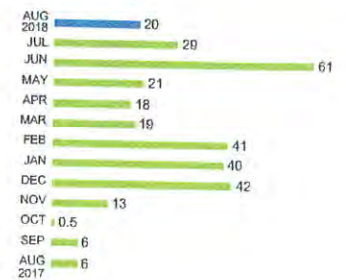
Basic Service Charge		\$19.94
Energy Charge	583 kWh @ \$0.06184/kWh	\$36.05
Fuel Charge	583 kWh @ \$0.03132/kWh	\$18.26
Florida Gross Receipt Tax		\$1.90
Electric Service Cost		\$76.15

Total Current Month's Charges

\$76.15

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00002465-0006518- Page 3 of 6

Important Messages

Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

Statement Date: 08/14/2018
Account: 211003639179

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

Current month's charges:	\$1,098.86
Total amount due:	\$415.76
Payment Due By:	09/04/2018



Your Account Summary

Previous Amount Due	-\$683.10
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$683.10
Current Month's Charges	\$1,098.86
Total Amount Due	\$415.76

More perks. Less clutter.

Enroll in Paperless Billing by Sept. 30, 2018 from tecoaccount.com to be entered to win an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

00000102-0001098- Page 3 of 20

REVIEWED dthomas 8/22/2018

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 Wednesday. 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: 211003639179

Current month's charges:	\$1,098.86
Total amount due:	\$415.76
Payment Due By:	09/04/2018
Amount Enclosed	\$

631629920076

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: 08/14/2018
Current month's charges due 09/04/2018



Details of Charges – Service from 07/11/2018 to 08/08/2018

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	1527 kWh @ \$0.03207/kWh	\$48.97
Fixture & Maintenance Charge	35 Fixtures	\$481.46
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1527 kWh @ \$0.03095/kWh	\$47.26
Florida Gross Receipt Tax		\$2.47
Franchise Fee		\$0.00
Lighting Charges		\$1,098.86

Total Current Month's Charges **\$1,098.86**

00000102-0001099- Page 5 of 20

Important Messages

Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.

Statement Date: 08/14/2018
Account: 211003639344

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

Current month's charges: \$615.15
Total amount due: \$255.89
Payment Due By: 09/04/2018



Your Account Summary

Previous Amount Due	-\$359.26
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$359.26
Current Month's Charges	\$615.15
Total Amount Due	\$255.89

**More perks.
Less clutter.**

Enroll in Paperless Billing by Sept. 30, 2018 from tecoaccount.com to be entered to win an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

00000102-0001104-Page 15 of 20

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 Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

REVIEWED dthomas 8/22/2018

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges: \$615.15
Total amount due: \$255.89
Payment Due By: 09/04/2018

Amount Enclosed \$

631629920077

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: 211003639344
Statement Date: 08/14/2018
Current month's charges due 09/04/2018



Details of Charges – Service from 07/11/2018 to 08/08/2018

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

Rate Schedule: General Service - Non Demand

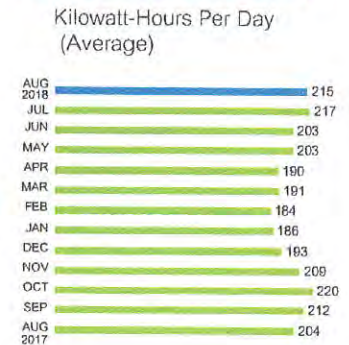
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	08/08/2018	69,427		63,203		6,224 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	6,224 kWh @ \$0.06184/kWh	\$384.89
Fuel Charge	6,224 kWh @ \$0.03132/kWh	\$194.94
Florida Gross Receipt Tax		\$15.38
Electric Service Cost		\$615.15

Total Current Month's Charges

\$615.15

Tampa Electric Usage History



00000102-0001105-Page 17 of 20

Important Messages

Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

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Statement Date: 08/14/2018
Account: 211003639526



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

Current month's charges:	\$594.99
Total amount due:	\$594.99
Payment Due By:	09/04/2018

Your Account Summary

Previous Amount Due	\$525.43
Payment(s) Received Since Last Statement	-\$525.43
Current Month's Charges	\$594.99
Total Amount Due	\$594.99

More perks. Less clutter.

Enroll in Paperless Billing by Sept. 30, 2018 from **tecoaccount.com** to be entered to win an iPad!*



*Learn more about the benefits and view the drawing terms and conditions at tecosupport.com/paperlessbilling.

00000102-0001101-Page 9 of 20

REVIEWED dthomas 8/22/2018

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.**

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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



See reverse side for more information

Account: 211003639526

Current month's charges:	\$594.99
Total amount due:	\$594.99
Payment Due By:	09/04/2018

Amount Enclosed \$

631629920078

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: 08/14/2018
Current month's charges due 09/04/2018



Details of Charges – Service from 07/11/2018 to 08/08/2018

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	830 kWh @ \$0.03207/kWh	\$26.62
Fixture & Maintenance Charge	19 Fixtures	\$259.76
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	830 kWh @ \$0.03095/kWh	\$25.69
Florida Gross Receipt Tax		\$1.34
Franchise Fee		\$0.00
Lighting Charges		\$594.99

Total Current Month's Charges **\$594.99**

00000102-0001102- Page 11 of 20

Important Messages

Fuel sources we use to serve you

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*

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Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
8/6/2018	15450

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

Ship To

Terms	Due Date	Project
Net 30	9/5/2018	Mirabella

Date	Description	Qty	Rate	Amount
7/31/2018	Quarterly Buffer Maintenance: (year 1) Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	0	360.00	0.00
7/31/2018	Semi-Annual Buffer Maintenance: (year 2) Mitigation maintenance includes manual, mechanical, and herbicide maintenance control of nuisance/invasive vegetation.	1	460.00	460.00

We appreciate your business A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Total	\$460.00
	Payments/Credits	\$0.00
	Balance Due	\$460.00

REVIEWED Dthomas 8/22/2018

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 # 3561
DATE 08/07/2018
DUE DATE 08/22/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 7-12-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 7--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 8/22/2018

MIRABELLA CDD

MEETING DATE: August 2, 2018

DMS Staff Signature: Jfn BL

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
JEFF HILLS	✓	SALARY WAIVED	\$0
NICK DISTER	✓	SALARY WAIVED	\$0
RYAN MOTKO	✓	SALARY	\$200
VACANT			
VACANT			

Rm080218

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

Invoice

Date: 8/7/2018

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 8/7/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 8/22/2018

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

Invoice

Date: 8/13/2018

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 8/13/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 8/22/2018

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

Invoice

Date: 8/20/2018

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 8/20/2018	\$45.00
<u>Clubhouse Cleaning Services</u> Monday 8/20/2018	\$70.00

Total Amount Due \$115.00

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

THANK YOU!

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

Invoice

Date: 8/27/2018

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 8/27/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 8/30/2018

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessments** was published in **Tampa Bay Times: 8/10/18**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 08/10/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Mirabella Community Development District will hold two public hearings and a regular meeting on **September 6, 2018 at 2:00 p.m.** at the offices of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2018/2019 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2018/2019 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.mirabellacdd.com at least two days before the budget hearing date.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 O&M ASSESSMENT SCHEDULE
SCHEDULE OF ANNUAL ASSESSMENTS**

Lot Size	FISCAL YEAR 2018				FISCAL YEAR 2019				Total Increase/ (Decrease) in Annual Assmt	
	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 Annual Assmt ¹		
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	Grass Acreage	Acresage %	FY 2018 Total Assessment ¹		FY 2019 Total Assessment ¹		Net/Save			
PINEDA ROMUALDO	8.93	41.69%	\$8,774.04		\$0.00		\$0.00			
LETHANG DUC	2.50	11.67%	\$2,456.34		\$3,253.04		\$796.71			
SAENZ BALTAZAR	4.36	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.

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2018 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

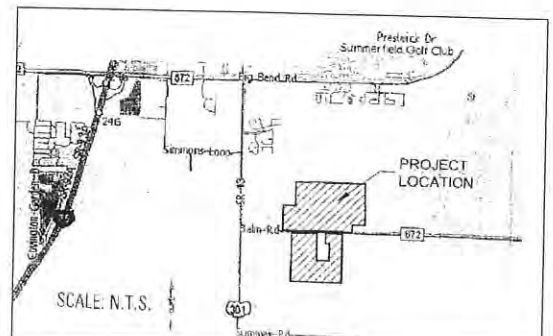
The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb
District Manager



Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget** was published in **Tampa Bay Times: 8/17/18**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 08/17/2018,

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2018/2019 BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Mirabella Community Development District (the "District") will hold a public hearing and a regular meeting on September 6, 2018 at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2018/2019.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.mirabellacdd.com at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb
District Manager

Run Date: August 17, 2018

661054



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 5067459
 Account Number: 275175000
 Invoice Date: 07/25/2018
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

MIRABELLA COMMUNITY DEVELOPMENT DIST
 ATTN DISTRICT MANAGER
 2005 PAN AM CIRCLE STE 120
 TAMPA FL 33607

MIRABELLA CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$2,155.00
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MIRABELLA CDD 2015

Invoice Number:	5067459
Account Number:	275175000
Current Due:	\$2,155.00
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 275175000
 Invoice # 5067459
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690

REVIEWED dt homas 8/22/2018



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 5067459
 Invoice Date: 07/25/2018
 Account Number: 275175000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

MIRABELLA CDD 2015

Accounts Included 275175000 275175001 275175002 275175003 275175004 275175005
 In This Relationship: 275175006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,000.00	100.00%	\$2,000.00
Subtotal Administration Fees - In Advance 07/01/2018 - 06/30/2019				\$2,000.00
Incidental Expenses	2,000.00	0.0775		\$155.00
Subtotal Incidental Expenses				\$155.00
TOTAL AMOUNT DUE				\$2,155.00



FASTSIGNS 265
 3901 W. Kennedy Blvd.
 Tampa, FL 33609-2723
 Phone (813) 287-0110
 Fax. (813) 287-2721
 Email: 265@Fastsigns.com

Invoice:

265- 88276

Invoice Date:

5/9/2018

Customer: **Mirabella CDD** ph: (813) 397-5120
 Contact: Nicole Chamberlain
 Description: MH - no parking
 Sales Person: Mark Heacox
 Clerk: Mark Heacox Email: nicole.chamberlain@merituscorp.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	Aluminum .040 DIG Color: Gold on Black Description: Full Color Print on Aluminum .040. Text: See attached	1	1	18 x 24	\$45.13	\$45.13
2	8' U-Channel Color: GREEN Description: U-Channel Post 8'	1	1	0 x 0	\$30.93	\$30.93

Other Payments: _____

Shipping Notes: Form of Payment / Amount / Initials

Due: 5/3/2018 4:00:00PM
 Printed: 8/1/2018 11:46:14AM
 Picked Up: 5/9/2018 12:47:38PM

Notes:
 Click here to pay your invoice.
<https://fspayment.com/vm/?ID=%2fM3j%2b5YfleY%3d&Store=171401&Tax=0.00>

Line Item Total:	\$76.06
Tax Exempt Amt:	\$76.06
Subtotal:	\$76.06
Taxes:	\$0.00
Total:	\$76.06
Total Payments:	\$0.00
Balance Due:	\$76.06

ATTN: Nicole Chamberlain
 Mirabella CDD

Payment is due at time of order.

Received/Accepted By: _____ / /

More than fast. More than signs.

REVIEWEDdthomas 8/22/2018



FASTSIGNS 265
3901 W. Kennedy Blvd.
Tampa, FL 33609-2723
Phone (813) 287-0110
Fax (813) 287-2721
Email: 265@Fastsigns.com

Invoice:

265- 88444

Invoice Date:

5/18/2018

Customer: **Mirabella CDD**
Contact: Nicole Chamberlain
Description: ReOrder :MH - no overnight parking
Sales Person: Mark Heacox
Clerk: Mark Heacox

ph: (813) 397-5120

Email: nicole.chamberlain@merituscorp.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	Aluminum .040 DIG	1	1	18 x 24	\$45.13	\$45.13

Color: Gold on Black
Description: Full Color Print on Aluminum .040.
Text: See attached

REVIEWEDdthomas 8/22/2018

Other Payments:

Shipping Notes: _____ Form of Payment / Amount / Initials

Due: 5/11/2018 4:00:00PM
Printed: 8/1/2018 11:46:49AM
Picked Up: 5/18/2018 1:28:56PM

Line Item Total:	\$45.13
Tax Exempt Amt:	\$45.13
Subtotal:	\$45.13
Taxes:	\$0.00
Total:	\$45.13
Total Payments:	\$0.00
Balance Due:	\$45.13

Notes:
Click here to pay your invoice.
<https://fspayment.com/vm/?ID=%2fM3j%2b5YfleY%3d&Store=171401&Tax=0.00>

ATTN: Nicole Chamberlain
Mirabella CDD

Payment is due at time of order.

Received/Accepted By: _____

/ /

More than fast. More than signs.

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

INVOICE

Invoice Number: 8557
 Invoice Date: Aug 21, 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
			8/21/18

Quantity	Item	Description	Unit Price	Amount
	Outsourced Mailing	Special Mailing - 2019 Assessment Notices		124.48

Subtotal	124.48
Sales Tax	
Total Invoice Amount	124.48
Payment/Credit Applied	
TOTAL	124.48

Check/Credit Memo No:

REVIEWEDdthomas 8/27/2018



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0209289

Aug 9, 2018

Client: Meritus Associations-381
 Association: Not selected
 Product: Mail My PDF
 Job Number: HABRGUEGqMPDF
 Job Name: Mirabella CDD
 PO Number: 2019 Assessment Notices
 Due Date: Sep 8, 2018

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Quantity	Unit Price	Price	Unit	Subtotal
Materials & Services				
		1		\$53.96
Printing, inserting and mailing.				
142 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)				
142 2 Sheets total: 53.96				
142 #10 Envelope				
Postage 1 oz Letter				
		142		\$66.74
Subtotal				\$120.70
Tax				\$3.78
Total				\$124.48

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 7 Rancho Cr
 Lake Forest, CA 92630



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

Invoice

Invoice: INV-0000224830
Invoice Date: July 31, 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: 10151089.201.00014
Project Name: Summer Annual Rotation

Invoice Due Date: August 30, 2018
Invoice Amount: \$351.96

Description	Quantity	Price	Total Price
Summer Annual Rotation	1.00	351.96	\$351.96
		Invoice Total	\$351.96

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

REVIEWED Dthomas 8/22/2018



Enhancement Proposal

Job Name:	Summer Annual Rotation	Proposal #	
Property Name:		Date:	July 11, 2018
Client:	Mirabella HOA		
Address:	c/o Meritus 2005 Pan Am Circle, Suite 120		
City/State/Zip:	Tampa, FL 33607		
Phone:	813-397-5120		

Yellowstone Landscape will complete the work described below:

Description

Please see the price to install 400 Mixed Pentas into the entrance bed at Mirabella HOA. Thank you.

Annual Bed Soil.	8	\$	8.96	\$	71.68
Pine Fines.	3	\$	8.56	\$	25.68
Labor to install annuals	1	\$	36.48	\$	45.60
Pentas (mixed) 6 Inch	100	\$	2.09	\$	209.00
TOTAL PRICE					\$ 351.96

ACCEPTANCE OF TERMS

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

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

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

Client: See Attached email

Prepared by: Jody Nelson

Date: 7/12/18

Date: 7/11/18

Internal Use Only	
Project Number: <u>10151089201.00014</u>	District: <u>Bradenton</u>
PO Reference:	Date Work Completed: <u>7/20/18</u>

Nelson, Jody

From: Nicole Chamberlain <nicole.chamberlain@merituscorp.com>
Sent: Thursday, July 12, 2018 5:47 PM
To: Nelson, Jody; Perez, Brett; Gene Roberts
Subject: RE: The Oaks at Shady Creek Summer Annual Proposal

You can proceed with this proposal. If you need a signed copy I will get it to you Monday.

From: Nelson, Jody <jnelson@yellowstonelandscape.com>
Sent: Wednesday, July 11, 2018 4:51 PM
To: Perez, Brett <brettperetz@yellowstonelandscape.com>; Gene Roberts <gene.roberts@merituscorp.com>
Cc: Nicole Chamberlain <nicole.chamberlain@merituscorp.com>
Subject: RE: The Oaks at Shady Creek Summer Annual Proposal

Gene,

This encompasses all 3 beds, the median and 1 bed on both the left and right side. I will confirm when I am onsite tomorrow.

Thanks,

Jody Nelson | *Account Manager*
Yellowstone Landscape

From: Perez, Brett
Sent: Wednesday, July 11, 2018 4:41 PM
To: Gene Roberts <gene.roberts@merituscorp.com>
Cc: Nelson, Jody <jnelson@yellowstonelandscape.com>; Nicole Chamberlain <nicole.chamberlain@merituscorp.com>
Subject: Re: The Oaks at Shady Creek Summer Annual Proposal

Every proposal we have sent over the last several rotations has 400 plants installed. Jody can verify tomorrow.

Brett Perez
West Florida General Manager
Yellowstone Landscape

On Jul 11, 2018, at 4:39 PM, Gene Roberts <gene.roberts@merituscorp.com> wrote:

Can you please confirm the bed will require this many plants. It seems like an excessive amount of 6 inch Penta's for the bed size. Thank you.

From: Perez, Brett <brettperetz@yellowstonelandscape.com>
Sent: Wednesday, July 11, 2018 2:59 PM
To: Gene Roberts <gene.roberts@merituscorp.com>; Brian Howell <brian.howell@merituscorp.com>
Cc: Nelson, Jody <jnelson@yellowstonelandscape.com>
Subject: The Oaks at Shady Creek Summer Annual Proposal

Gene and Brian,



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

Invoice

Invoice: INV-0000225744
Invoice Date: July 31, 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: August 30, 2018
Invoice Amount: \$75.26

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	75.26	\$75.26

Invoice Total \$75.26

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

REVIEWEDdthomas 8/22/2018



IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 7/31/2018

IRR TECH: Tony Damiano

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
Nozzle	U-12H NOZZLE	2-11	5	\$2.00	\$10.00
SprayHead	6" PRO SPRAY	6	2	\$11.00	\$22.00
Drip	TECHLINE INSERT COUPLING	5	2	\$0.38	\$0.76
Labor	Technician Labor Charge per Hour		1	\$50.00	\$25.00
Labor	Assistant Technician Charge per Hour		1	\$35.00	\$17.50

Comments	Proposal Total	\$75.26
Repair after Wet Check.	Deposit/Credit	
	Balance Due	\$75.26

Company Authorizations		Work Completed Date	
Prepared By:	Date:	7/24/2018	
Jorge Mendoza	7/31/2018		
Branch Manager:	Date:	Billing Fiscal	



Irrigation Inspection Report

PROPERTY Mirabella
 DATE 07/04/18 PG OF

START TIME(S)	<u>10:30 AM</u>
START TIME(S)	<u>6 AM</u>
START TIME(S)	

	RUN DAYS						
A	S	M	T	<u>W</u>	T	F	<u>S</u>
B	S	<u>M</u>	W	T	<u>F</u>	S	
C	S	M	T	W	T	F	S

WATER SOURCE _____
 CLOCK TYPE 1-core
 CLOCK # _____
 RAIN/FREEZE SWITCH _____

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

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 wet check

BROKEN PIPE		<u>1</u>			<u>1</u>											
BROKEN HEADS						<u>2</u>										
BROKEN NOZZLES																
SEVERELY CLOGGED											<u>5</u>					
INCORRECT NOZZLES																
RAISE HEADS (coverage)																
NON TURNING ROTORS																
BAD DECODER																
VALVE FAILURE																
BAD SOLENOID																

Note: Circled items are completed

Comments: _____

DATE COMPLETED _____

TECHNICIAN Jose Tony



Irrigation Inspection Report

PROPERTY
DATE

Mirabella
07/24/16

PG OF

START TIME(S)	<u>10:30 AM</u>
START TIME(S)	<u>6:00 PM</u>
START TIME(S)	

	RUN DAYS						
A	S	M	T	<u>W</u>	T	F	<u>S</u>
B	S	M	<u>T</u>	W	T	F	S
C	S	M	T	W	T	F	S

WATER SOURCE _____
CLOCK TYPE _____
CLOCK # _____
RAIN/FREEZE SWITCH _____

ZONE #	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>														
TYPE (S,R,B,D)			<u>S</u>		<u>S</u>														
RUN TIME	<u>14</u>	<u>15</u>	<u>15</u>	<u>14</u>	<u>30</u>														
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 wet check

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

Note: Circled Items are completed

Comments:

DATE COMPLETED _____

TECHNICIAN _____

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	420876	\$ 178.00		Lake & Wetland Services - September
Meritus Districts	8530	2,270.04		Management Services - September
Yellowstone	227132	2,440.50		Landscape Maintenance - September
Zebra Cleaning Team, Inc.	2914	750.00		Pool Cleaning - September
Monthly Contract Sub-Total		\$ 5,638.54		
Variable Contract				
Straley Robin Vericker	16198	\$ 258.90		Professional Services - General - 09/15/18
Variable Contract Sub-Total		\$ 258.90		
Utilities				
BOCC	0712968155 091818	\$ 86.85		Water Service - thru 09/13/18
Spectrum	075386602083118	64.99		Internet Service - thru 10/05/18
Tampa Electric	211003638973 091718	98.81		Electric Service - thru 09/11/18
Tampa Electric	211003639179 091718	1,099.26		Electric Service - thru 09/11/18
Tampa Electric	211003639526 091718	588.96	\$ 1,787.03	Electric Service - thru 09/11/18
Utilities Sub-Total		\$ 1,938.87		
Regular Services				
Spearem Enterprises, LLC	3595	\$ 120.00		Pickup All Trash - August
Suzanna Kimball	SK090318	45.00		Pool Bathroom Cleaning Services - 09/03/18
Suzanna Kimball	SK091018	45.00		Pool Bathroom Cleaning Services - 09/10/18
Suzanna Kimball	SK091718	45.00		Pool Bathroom Cleaning Services - 09/17/18
Suzanna Kimball	SK092518	115.00	\$ 250.00	Pool Bathroom & Clubhouse Cleaning

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				Services - 09/25/18
Tampa Bay Times	684385 092118	391.00		FY19 Meetings - 09/21/18
Regular Services Sub-Total		\$ 761.00		
Additional Services				
Brandon Lock & Safe, Inc.	43880	\$ 29.25		SCI Key Duplicated - 09/25/18
Yellowstone	230647	280.00		Irrigation Repairs - 09/30/18
Zebra Cleaning Team, Inc.	2915	93.50		Chemical Pump Roller Assembly - 09/12/18
Additional Services Sub-Total		\$ 402.75		
TOTAL:		\$ 9,000.06		

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: 9/1/2018
 INVOICE NUMBER: 0000420876
 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 - September		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: 9/1/2018
 INVOICE NUMBER: 0000420876
 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!

REVIEWEDdthomas 10/1/2018

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

INVOICE

Invoice Number: 8530
 Invoice Date: Sep 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
			9/1/18

Quantity	Item	Description	Unit Price	Amount
	District Mgmt Svcs	District Management Services - September		2,250.00
	Bank Fee	SunTrust acct analysis fee		20.04
<i>[Handwritten Signature]</i>				

Subtotal	2,270.04
Sales Tax	
Total Invoice Amount	2,270.04
Payment/Credit Applied	
TOTAL	2,270.04

Check/Credit Memo No:

REVIEWEDdthomas 8/22/2018



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

Invoice

Invoice: INV-0000227132
Invoice Date: September 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: October 1, 2018
Invoice Amount: \$2,440.50
Month of Service: September 2018

Description	Current Amount
Monthly Landscape Maintenance	2,440.50

Invoice Total 2,440.50

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

REVIEWEDDthomas 8/27/2018



Thanks For Your Business!

INVOICE

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

DATE: SEPTEMBER 12, 2018
INVOICE # 2914
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
		September pool cleaning		\$750.00

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

REVIEWED dthomas 10/1/2018

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

September 25, 2018
 Client: 001295
 Matter: 000001
 Invoice #: 16198

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
8/21/2018	JMV	REVIEW EMAIL FROM A. LYALINA; DRAFT EMAIL TO A. LYALINA.	0.2	
8/30/2018	JMV	REVIEW EMAIL FROM L. ANN ELLIOT.	0.1	
9/11/2018	JMV	REVIEW EMAIL FROM A. LYALINA; REVIEW EMAIL FROM B. LAMB; DRAFT EMAIL TO A. LYALINA.	0.3	
9/12/2018	VKB	REVIEW EMAIL FROM J. HILL RE: REDUCTION OF DEBT SERVICE RESERVE FUND AND RELEASE OF FUNDS TO CONSTRUCTION FUND; REVIEW INDENTURE PROVISIONS RE: SAME.	0.3	
Total Professional Services			0.9	\$258.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.6	\$183.00
VKB	Vivek K. Babbar	0.3	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2018	Photocopies (6 @ \$0.15)	\$0.90
Total Disbursements		\$0.90

REVIEWED dthomas 10/1/2018

September 25, 2018
Client: 001295
Matter: 000001
Invoice #: 16198

Page: 2

Total Services	\$258.00	
Total Disbursements	\$0.90	
Total Current Charges		\$258.90

PAY THIS AMOUNT		\$258.90
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	09/18/2018	10/09/2018

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	08/14/2018	3427	09/13/2018	3468	4100	ACTUAL	WATER

Service Address Charges

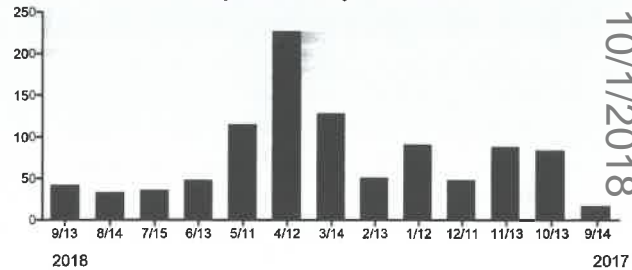
Customer Bill Charge	\$4.15
Purchase Water Pass-Thru	\$12.01
Water Base Charge	\$14.43
Water Consumption Charge	\$2.91
Sewer Base Charge	\$34.90
Sewer Usage Charge	\$18.45
Total Service Address Charges	\$86.85

Summary of Account Charges

Previous Balance	\$50.99
Net Payments - Thank You	(\$50.99)
Total Account Charges	\$86.85
AMOUNT DUE	\$86.85

REVIEWED dt Thomas 10/1/2018

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

473

DUE DATE	10/09/2018
AMOUNT DUE	\$86.85
AMOUNT PAID	

0007129681552

00000086851

August 31, 2018
Invoice Number: 075386602083118
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 09/06/18 through 10/05/18
details on following pages*

Previous Balance	64.99
Payments Received - Thank You	-64.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	64.99
Current Charges	\$64.99
Total Due by 09/21/18	\$64.99



REVIEWEDdtthomas 10/1/2018

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 31 08312018 NNNNNY 01 000594 0002

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

August 31, 2018

MIRABELLA CDD

Invoice Number: 075386602083118
Account Number: 0050753866-02
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-5306

Total Due by 09/21/18 **\$64.99**
Amount you are enclosing \$



Please Remit Payment To:

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



0001000100507538660208006499

Invoice Number: 075386602083118
 Account Number: 0050753866-02
 Security Code: 3706

Contact Us

Visit us at brighthouse.com/business

Or, call us at 1-877-824-6249

7635 1610 NO RP 31 08312018 NNNNNY 01 000594 0002

Charge Details

Previous Balance	64.99
Payments Received - Thank You 08/20	-64.99
Remaining Balance	\$0.00

Payments received after 08/31/18 will appear on your next bill.

Services from 09/06/18 through 10/05/18

Spectrum Business™ Internet

Spectrum Business Internet Plus	99.99
Promo Discount	-15.00
Promo Discount	-20.00
	\$64.99

Spectrum Business™ Internet Total \$64.99

Current Charges	\$64.99
Total Due by 09/21/18	\$64.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to brighthouse.com/business. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.



Payment Options

Pay Online - Create or Login to pay or view your bill online at brighthouse.com/business.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



Statement Date: 09/17/2018
Account: 211003638973

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

Current month's charges:	\$98.81
Total amount due:	\$98.81
Payment Due By:	10/08/2018

Your Account Summary

Previous Amount Due	\$76.15
Payment(s) Received Since Last Statement	-\$76.15
Current Month's Charges	\$98.81
Total Amount Due	\$98.81

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



REVIEWEDethomas 10/1/2018

00003690-0007579-Page 1 of 4

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



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

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

SEP 20 2018

Account: 211003638973

Current month's charges:	\$98.81
Total amount due:	\$98.81
Payment Due By:	10/08/2018
Amount Enclosed	\$

639037342171

00003690 01 AB 0.40 33607 FTECO109181800420310 00000 05 01000000 003 07 32001 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

6390373421712110036389730000000098818



Account: 211003638973
Statement Date: 09/17/2018
Current month's charges due 10/08/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-HRR

00003690-0007560-Page 3 of 4

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	09/11/2018	47,092		46,283		809 kWh	1	33 Days

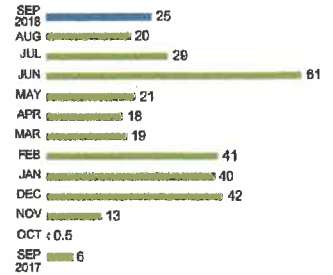
Basic Service Charge						\$19.94
Energy Charge	809 kWh @ \$0.06311/kWh					\$51.06
Fuel Charge	809 kWh @ \$0.03132/kWh					\$25.34
Florida Gross Receipt Tax						\$2.47
Electric Service Cost						\$98.81

Total Current Month's Charges

\$98.81

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.



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

Statement Date: 09/17/2018
 Account: 211003639179

Current month's charges:	\$1,099.26
Total amount due:	\$1,099.26
Payment Due By:	10/08/2018

Your Account Summary

Previous Amount Due	\$415.76
Payment(s) Received Since Last Statement	-\$415.76
Current Month's Charges	\$1,099.26
Total Amount Due	\$1,099.26

Report a streetlight
*It's easy to request a streetlight
 or area light repair at*
tampaelectric.com/reportlight.



REVIEWED by Thomas 10/1/2018

00003720-0007649-Page 1 of 12

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



Stay in the know while you're on the go!

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Learn more at tampaelectric.com/powerupdates.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,099.26
Total amount due:	\$1,099.26
Payment Due By:	10/08/2018
Amount Enclosed	\$

639037342172

00003720 02 AB 0.40 33607 FTECO109161800420310 00000 05 01000000 003 07 32031 006



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

Received
 SEP 20 2018

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





ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [v](#) [in](#)

Account: 211003639179
Statement Date: 09/17/2018
Current month's charges due 10/08/2018

Details of Charges – Service from 08/09/2018 to 09/11/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	1480 kWh @ \$0.03221/kWh	\$47.67
Fixture & Maintenance Charge	35 Fixtures	\$484.68
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	1480 kWh @ \$0.03095/kWh	\$45.81
Florida Gross Receipt Tax		\$2.40
Franchise Fee		\$0.00

Lighting Charges **\$1,099.26**

Total Current Month's Charges **\$1,099.26**

00000720-0007650- Page 3 of 12

Important Messages

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.



Statement Date: 09/17/2018
Account: 211003639526

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

Current month's charges:	\$588.96
Total amount due:	\$588.96
Payment Due By:	10/08/2018

Your Account Summary

Previous Amount Due	\$594.99
Payment(s) Received Since Last Statement	-\$594.99
Current Month's Charges	\$588.96
Total Amount Due	\$588.96

Report a streetlight
*It's easy to request a streetlight
or area light repair at*
tampaelectric.com/reportlight.



REVIEWEDethomas 10/1/2018

00003720-0007651-Page 5 of 12

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



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Learn more at tampaelectric.com/powerupdates.

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:	\$588.96
Total amount due:	\$588.96
Payment Due By:	10/08/2018

Amount Enclosed \$ _____

639037342174



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: 09/17/2018
Current month's charges due 10/08/2018

Details of Charges – Service from 08/09/2018 to 09/11/2018

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	808 kWh @ \$0.03221/kWh	\$26.03
Fixture & Maintenance Charge	19 Fixtures	\$255.03
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	808 kWh @ \$0.03095/kWh	\$25.01
Florida Gross Receipt Tax		\$1.31
Franchise Fee		\$0.00
Lighting Charges		\$588.96

Total Current Month's Charges

\$588.96

00003720-0007652- Page 7 of 12

Important Messages

Important information about your rates

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at tampaelectric.com/rates.



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 # 3595
DATE 09/04/2018
DUE DATE 09/19/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 8-12-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00
Labor 8-21-2018:Clubhouse/Pool: Pickup all trash & debris around pool, parking area & grounds. Blew off pool deck.	1	60.00	60.00

BALANCE DUE **\$120.00**

REVIEWEDdthomas 10/1/2018

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

Invoice

Date: 9/3/2018

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 9/3/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 10/1/2018

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

Invoice

Date: 9/10/2018

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 9/10/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 10/1/2018

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

Invoice

Date: 9/17/2018

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 9/17/2018 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

REVIEWEDdthomas 10/1/2018

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

Invoice

Date: 9/25/2018

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 Tuesday 9/25/2018	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 9/25/2018	\$70.00

Please note human feces is still present and has yet to be cleaned from carpet and walls. I had advised the Manager over six weeks ago

Total Amount Due \$115.00

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

THANK YOU!

REVIEWEDdthomas 10/1/2018



Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
 Tampa, FL 33619
 ph. 813-655-4200 fax 813-655-4201

Invoice

Date	Invoice #
9/25/2018	43880

Lic. HCLOC14006

Bill To					
Mirabella c/o Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607		<table border="1"> <tr> <td>Due Date</td> </tr> <tr> <td>10/25/2018</td> </tr> </table>		Due Date	10/25/2018
Due Date					
10/25/2018					
P.O. Number		Terms			
		Net 30			
Quantity	Description	Price Each	Amount		
15	SC1 key duplicated Date of Service: 09/12/2018 Signed for by: Gene Roberts	1.95	29.25		
Terms & conditions are available on the back of your mailed invoice or at http://www.brandonlock.com/terms		Subtotal	\$29.25		
All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance. Please pay your invoices promptly to avoid any additional charges.		Sales Tax (7.0%)	\$0.00		
To ensure proper credit, please be sure to include the invoice number on your check. Thank you.		Total	\$29.25		

REVIEWEDdthomas 10/1/2018



Brandon Lock & Safe, Inc.

SECURITY CONSULTANTS/ACCESS CONTROL SPECIALISTS

Fed ID #65-0762885 Lic # HCLOC14006

Phone (813) 655-4200 • Fax (813) 655-4201

333 Falkenburg Rd. North, Unit B-203, Tampa, Florida 33619

CUSTOMER ORDER NO. _____ PHONE _____ DATE 09-12-18

NAME Mirabella EDD - Meritms

ADDRESS _____

SOLD BY _____ CASH _____ C.O.D. _____ CHARGE _____ ON ACCT. _____ MOSE TED _____ PAID OUT _____

QTY. DESCRIPTION PRICE AMOUNT

15 501 Duplicates

Empty table rows			
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RECEIVED BY Gene Roberts TAX _____ TOTAL _____

By signing above I agree to the Terms and Conditions displayed on the back.



YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000230647
Invoice Date: September 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: October 30, 2018
Invoice Amount: \$280.00

Description	Quantity	Price	Total Price
Irrigation Repairs Per Proposal	1.00	280.00	\$280.00

Invoice Total **\$280.00**

REVIEWEDdthomas 10/1/2018



IRRIGATION WORK PROPOSAL AUTHORIZATION

DATE: 9/4/2018

IRR TECH: Manuel Diaz

District	SARASOTA	Project	Mirabella HOA
Project Name	SERVICES	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
Backflow	TRACK WIRE TROUBLESHOOT		5	\$56.00	\$280.00
Labor	Technician Labor Charge per Hour			\$50.00	
Labor	Assistant Technician Charge per Hour			\$35.00	

Comments	Proposal Total	\$280.00
Track wire and fix it the troubleshooting exit.	Deposit/Credit	
	Balance Due	\$280.00

Company Authorizations		Work Completed Date
Prepared By:	Date:	8/24/2018
Jorge Mendoza	9/4/2018	
Branch Manager:	Date:	Billing Fiscal

Nelson, Jody

From: Nicole Chamberlain <nicole.chamberlain@merituscorp.com>
Sent: Tuesday, July 31, 2018 9:08 AM
To: Nelson, Jody; Gene Roberts
Cc: Perez, Brett; Barragan, Jorge
Subject: RE: Mirabella HOA
Attachments: 2018-7-31_Mirabella_JB_Wire track and repair-signed.pdf

Please go ahead with the repair.

From: Nelson, Jody <jnelson@yellowstonelandscape.com>
Sent: Tuesday, July 31, 2018 7:48 AM
To: Gene Roberts <gene.roberts@merituscorp.com>
Cc: Perez, Brett <brettperez@yellowstonelandscape.com>; Nicole Chamberlain <nicole.chamberlain@merituscorp.com>; Barragan, Jorge <jbarragan@yellowstonelandscape.com>
Subject: Mirabella HOA

Gene,

During the monthly irrigation inspection the tech found various zones not working. Attached is a proposal to tract and repair.

Thank you,

Jody Nelson | *Account Manager*
Yellowstone Landscape

6108 33rd Street East, Bradenton, FL 34203
Ph: 941.251.8080 | Fax: 941.251.8081 | Cell: 941.
www.yellowstonelandscape.com



Thanks For Your Business!

INVOICE

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

DATE: SEPTEMBER 12, 2018
INVOICE # 2915
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
		Chemical pump roller assembly		\$75.00
		Chemical tube		\$18.50

SUBTOTAL	
SALES TAX	
TOTAL	\$93.50

Comments:

REVIEWEDdtomas 10/1/2018

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2018



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

Mirabella
Balance Sheet

As of 9/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	19,424	0	0	0	0	0	19,424
Investment-Revenue 2013 (3900)	0	89,221	0	0	0	0	89,221
Investment-Sinking 2013 (3901)	0	0	0	0	0	0	0
Investment-Interest 2013 (3902)	0	141	0	0	0	0	141
Investment-Prepayment 2013 (3905)	0	765	0	0	0	0	765
Investment-Reserve 2013 (3907)	0	150,800	0	0	0	0	150,800
Investment-Interest 2015 (5000)	0	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	1	0	0	0	1
Investment-Reserve 2015 (5004)	0	0	11,395	0	0	0	11,395
Investment-Revenue 2015 (5005)	0	0	16,467	0	0	0	16,467
Investment-Construction 2015 (5006)	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	0	3,020
Construction Work In Progress	0	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	0	348,900	348,900
Amount To Be Provided-Debt Service	0	0	0	0	0	1,558,600	1,558,600
Other	0	0	0	0	0	0	0
Total Assets	22,444	240,928	27,862	0	1,603,075	1,907,500	3,801,810
Liabilities							
Accounts Payable	3,661	0	0	0	0	0	3,661
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	25	0	0	0	0	0	25
Deposits	400	0	0	0	0	0	400
Revenue Bonds Payable - Series 2013	0	0	0	0	0	1,605,000	1,605,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	302,500	302,500
Other	0	0	0	0	0	0	0
Total Liabilities	4,086	0	0	0	0	1,907,500	1,911,586
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	259,297	26,555	1	0	0	285,853
Fund Balance-Unreserved	33,174	0	0	0	0	0	33,174
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075

Mirabella
Balance Sheet

As of 9/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Other	(14,816)	(18,369)	1,307	(1)	0	0	(31,879)
Total Fund Equity & Other Credits	<u>18,358</u>	<u>240,928</u>	<u>27,862</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>1,890,223</u>
Total Liabilities & Fund Equity	<u><u>22,444</u></u>	<u><u>240,928</u></u>	<u><u>27,862</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,907,500</u></u>	<u><u>3,801,810</u></u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 9/30/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	135,525	128,511	(7,014)	(5)%
Interest Earnings				
Interest Earnings	0	73	73	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	200	200	0 %
Total Revenues	<u>135,525</u>	<u>128,783</u>	<u>(6,742)</u>	<u>(5)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	27,000	0	0 %
District Engineer	4,100	330	3,770	92 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	3,500	7,267	(3,767)	(108)%
Accounting Services	0	4,800	(4,800)	0 %
Auditing Services	5,100	0	5,100	100 %
Postage, Phone, Faxes, Copies	500	169	331	66 %
Public Officials Insurance	1,500	1,073	427	28 %
Legal Advertising	1,000	2,153	(1,153)	(115)%
Bank Fees	250	460	(210)	(84)%
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	200	213	(13)	(6)%
Website Administration	200	0	200	100 %
Legal Counsel				
District Counsel	5,000	5,347	(347)	(7)%
Electric Utility Services				
Electric Utility Services	23,000	24,246	(1,246)	(5)%
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,457	543	27 %
Other Physical Environment				
Waterway Management Program	4,000	2,136	1,864	47 %
Property & Casualty Insurance	6,500	2,824	3,676	57 %
Clubhouse Facility Maintenance	3,000	6,717	(3,717)	(124)%
Landscape Maintenance - Contract	19,000	30,566	(11,566)	(61)%
Landscape Maintenance - Other	3,000	2,852	148	5 %
Plant Replacement Program	1,200	2,283	(1,083)	(90)%
Irrigation Maintenance	2,000	5,217	(3,217)	(161)%
Signage Repairs	0	70	(70)	0 %
Pool Maintenance - Other	0	94	(94)	0 %
Pool Maintenance	9,000	9,075	(75)	(1)%
Security System - Contract	0	1,803	(1,803)	0 %
Parks & Recreation				
Off Duty Deputy Services	8,800	0	8,800	100 %
Total Expenditures	<u>135,525</u>	<u>143,599</u>	<u>(8,074)</u>	<u>(6)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(14,816)</u>	<u>(14,816)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(14,816)</u>	<u>(14,816)</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	0	33,174	33,174	0 %

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 9/30/2018
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>33,174</u>	<u>33,174</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>18,358</u>	<u>18,358</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2017 Through 9/30/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	136,400	141,096	4,696	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2,534</u>	<u>2,534</u>	<u>0 %</u>
Total Revenues	<u>136,400</u>	<u>143,631</u>	<u>7,231</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	111,400	112,000	(600)	(1)%
Principal-Series 2013	<u>25,000</u>	<u>50,000</u>	<u>(25,000)</u>	<u>(100)%</u>
Total Expenditures	<u>136,400</u>	<u>162,000</u>	<u>(25,600)</u>	<u>(19)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(18,369)</u>	<u>(18,369)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(18,369)</u>	<u>(18,369)</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>259,297</u>	<u>259,297</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>259,297</u>	<u>259,297</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>240,928</u>	<u>240,928</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2017 Through 9/30/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,650	23,275	625	3 %
Interest Earnings				
Interest Earnings	0	302	302	0 %
Total Revenues	<u>22,650</u>	<u>23,577</u>	<u>927</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	18,150	18,270	(120)	(1)%
Principal-Series 2015	4,500	4,000	500	11 %
Total Expenditures	<u>22,650</u>	<u>22,270</u>	<u>380</u>	<u>2 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>1,307</u>	<u>1,307</u>	<u>0 %</u>
Other Financial Sources/(Uses)				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Total Other Financial Sources/(Uses)	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>1,307</u>	<u>1,307</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	26,555	26,555	0 %
Total Fund Balance - Beginning of Period	<u>0</u>	<u>26,555</u>	<u>26,555</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>27,862</u>	<u>27,862</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

303 - Capital Projects - Series 2015
 From 10/1/2017 Through 9/30/2018
 (In Whole Numbers)

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

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/18
Reconciliation Date: 9/30/2018
Status: Locked

Bank Balance	20,937.76
Less Outstanding Checks/Vouchers	1,638.50
Plus Deposits in Transit	125.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	19,424.26
Balance Per Books	<u>19,424.26</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/18

Reconciliation Date: 9/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1826	9/13/2018	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
1827	9/20/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1828	9/20/2018	System Generated Check/Voucher	843.50	Zebra Cleaning Team, Inc
Outstanding Checks/Vouchers			<u>1,638.50</u>	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/18
Reconciliation Date: 9/30/2018
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	183	9/26/2018	Clubhouse Rental - 10.27.18 - Jones	100.00
	184	9/26/2018	Clubhouse Rental - 10.27.18 - Jones	25.00
				<hr/>
Outstanding Deposits				125.00
				<hr/> <hr/>

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/18

Reconciliation Date: 9/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1809	8/23/2018	System Generated Check/Voucher	993.00	Straley & Robin, P.A.
1810	8/23/2018	System Generated Check/Voucher	115.00	Suzanna M. Kimball
1811	8/23/2018	System Generated Check/Voucher	679.00	Times Publishing Company
1816	9/1/2018	System Generated Check/Voucher	50.99	BOCC
1817	9/1/2018	System Generated Check/Voucher	2,270.04	Meritus Districts
1818	9/1/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1819	9/1/2018	System Generated Check/Voucher	386.50	Times Publishing Company
1820	9/1/2018	System Generated Check/Voucher	2,440.50	Yellowstone Landscape
1821	9/6/2018	System Generated Check/Voucher	178.00	Aquatic Systems, Inc.
1822	9/6/2018	System Generated Check/Voucher	120.00	Spearem Enterprises LLC
1823	9/6/2018	System Generated Check/Voucher	64.99	Bright House Networks
1824	9/6/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1825	9/13/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
CD013	9/21/2018	Bank Fee	<u>25.42</u>	
Cleared Checks/Vouchers			<u>7,458.44</u>	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/18
Reconciliation Date: 9/30/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	284	9/1/2018	Clubhouse Rental - 09.01.18 - Broughton	25.00
Cleared Deposits				25.00

09/30/2018



Account Statement

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

Questions? Please call
 1-800-786-8787

As required by the State of Florida, this is your annual confirmation statement for this public fund account. If this information does not agree with your records, please contact us at (404) 588-7173. SunTrust Bank EIN #58-0466330.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING	-----	09/01/2018 - 09/30/2018
	Description	Amount	Description
	Beginning Balance	\$28,371.20	Average Balance
	Deposits/Credits	\$25.00	Average Collected Balance
	Checks	\$7,433.02	Number of Days in Statement Period
	Withdrawals/Debits	\$25.42	30
	Ending Balance	\$20,937.76	

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	09/20	25.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1809	993.00	09/04	1818	45.00	09/13	1822	120.00	09/20
	1810	115.00	09/06	1819	386.50	09/13	1823	64.99	09/17
	1811	679.00	09/04	1820	2,440.50	09/10	1824	45.00	09/19
	*1816	50.99	09/07	1821	178.00	09/20	1825	45.00	09/26
	1817	2,270.04	09/05						

Checks: 13
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	09/21	25.42		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	09/01	28,371.20	28,371.20	09/13	21,391.17	21,391.17
	09/04	26,699.20	26,699.20	09/17	21,326.18	21,326.18
	09/05	24,429.16	24,429.16	09/19	21,281.18	21,281.18
	09/06	24,314.16	24,314.16	09/20	21,008.18	20,983.18
	09/07	24,263.17	24,263.17	09/21	20,982.76	20,982.76
	09/10	21,822.67	21,822.67	09/26	20,937.76	20,937.76

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.