

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 07, 2020**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 07, 2020 6:00 P.M.
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 4863181

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Mindy Jacobson Winthrop Tyler Kyle Matthews
District Manager	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker Vivek Babbar
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public 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 third 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. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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) 873-7300 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.

May 07, 2020

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, May 07, 2020 at 6:00 p.m. via conference call at the information listed below.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing..... Tab 01
- B. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies...Tab 02
- C. Annual Disclosure of Qualified Electors..... Tab 03
- D. 2020 Election Process.....Tab 04
- E. Consideration of Resolution 2020-03; Requesting the Supervisor of Elections to Conduct General ElectionTab 05
- F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting February 06, 2020Tab 06
- B. Consideration of Operation and Maintenance Expenditures January 2020.....Tab 07
- C. Consideration of Operation and Maintenance Expenditures February 2020.....Tab 08
- D. Consideration of Operation and Maintenance Expenditures March 2020.....Tab 09
- E. Review of Financial Statements Month Ending March 31, 2020.....Tab 10

5. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJORNMENT

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) 873-7300.

Sincerely,

Nicole Hicks,
District Manager

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 6, 2020
HOUR: 6:00 p.m.
LOCATION*: Mirabella Clubhouse
14306 Romeo Boulevard
Wimauma, Florida 33598

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: www.mirabellacdd.com*

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

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

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

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

PASSED AND ADOPTED ON MAY 7, 2020.

Attest:

**Mirabella Community
Development District**

Nicole Hicks
Secretary / Assistant Secretary

Demetrius Rose
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

MAY 7, 2020



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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MAY 7, 2020

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Mirabella Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	181,980.00	176,598.25	5,381.75	181,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$181,980.00	\$176,598.25	\$5,381.75	\$181,980.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	65.19	0.00	65.19	65.19
TOTAL INTEREST EARNINGS	\$0.00	\$65.19	\$0.00	\$65.19	\$65.19
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	575.00	0.00	575.00	575.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$575.00	\$0.00	\$575.00	\$575.00
TOTAL REVENUES	\$181,980.00	\$177,238.44	\$5,381.75	\$182,620.19	\$640.19
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	11,250.00	15,750.00	27,000.00	0.00
District Engineer	2,100.00	0.00	500.00	500.00	(1,600.00)
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,655.00	5,113.32	541.68	5,655.00	0.00
Auditing Services	5,100.00	0.00	5,100.00	5,100.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	300.00	23.50	76.50	100.00	(200.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	1,500.00	327.00	1,173.00	1,500.00	0.00
Bank Fees	150.00	0.00	100.00	100.00	(50.00)
Dues, Licenses & Fees	175.00	576.68	0.00	576.68	401.68
Office Supplies	100.00	0.00	20.00	20.00	(80.00)
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	1,750.00	2,229.15	1,270.85	3,500.00	1,750.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$51,980.00	\$26,825.65	\$25,182.03	\$52,007.68	\$27.68
LEGAL COUNSEL					
District Counsel	5,000.00	2,317.90	1,682.10	4,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$2,317.90	\$1,682.10	\$4,000.00	(\$1,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	30,500.00	10,337.85	17,662.15	28,000.00	(2,500.00)
TOTAL ELECTRIC UTILITY SERVICES	\$30,500.00	\$10,337.85	\$17,662.15	\$28,000.00	(\$2,500.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	0.00	200.00	200.00	(300.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$0.00	\$200.00	\$200.00	(\$300.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	416.38	1,083.62	1,500.00	(500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$416.38	\$1,083.62	\$1,500.00	(\$500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	732.00	1,768.00	2,500.00	(1,500.00)
Property & Casualty Insurance	6,000.00	5,295.00	0.00	5,295.00	(705.00)
Clubhouse Facility Maintenance	12,000.00	3,104.12	6,895.88	10,000.00	(2,000.00)
Landscape Maintenance - Contract	38,000.00	9,762.00	15,238.00	25,000.00	(13,000.00)
Landscape Maintenance - Other	3,000.00	752.48	747.52	1,500.00	(1,500.00)
Plant Replacement Program	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Irrigation Maintenance	4,000.00	94.00	1,906.00	2,000.00	(2,000.00)
Pool Maintenance	9,000.00	3,450.00	5,550.00	9,000.00	0.00
Security System - Contract	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Capital Outlay / NEW Community Enhancements	12,000.00	0.00	12,000.00	12,000.00	0.00
Capital Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$92,000.00	\$23,189.60	\$46,105.40	\$69,295.00	(\$22,705.00)
CAPITAL RESERVE					
Reserve	0.00	0.00	27,617.51	27,617.51	27,617.51
TOTAL CAPITAL RESERVE	\$0.00	\$0.00	\$27,617.51	\$27,617.51	\$27,617.51
TOTAL EXPENDITURES	\$181,980.00	\$63,087.38	\$119,532.81	\$182,620.19	\$640.19
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$114,151.06	(\$114,151.06)	\$0.00	(\$0.00)

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	181,980.00	181,980.00	0.00	181,980.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$181,980.00	\$181,980.00	\$0.00	\$181,980.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	65.19	65.19	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$65.19	\$65.19	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Rental Revenue	0.00	575.00	575.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$575.00	\$575.00	\$0.00	\$0.00
TOTAL REVENUES	\$181,980.00	\$182,620.19	\$640.19	\$181,980.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	2,100.00	500.00	(1,600.00)	1,750.00	(350.00)
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	5,655.00	5,655.00	0.00	5,655.00	0.00
Auditing Services	5,100.00	5,100.00	0.00	5,300.00	200.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	300.00	100.00	(200.00)	200.00	(100.00)
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	1,500.00	1,500.00	0.00	1,500.00	0.00
Bank Fees	150.00	100.00	(50.00)	150.00	0.00
Dues, Licenses & Fees	175.00	576.68	401.68	175.00	0.00
Office Supplies	100.00	20.00	(80.00)	100.00	0.00
ADA Website Compliance	0.00	0.00	0.00	1,800.00	1,800.00
Website Administration	1,750.00	3,500.00	1,750.00	1,200.00	(550.00)
TOTAL FINANCIAL & ADMINISTRATIVE	\$51,980.00	\$52,007.68	\$27.68	\$52,980.00	\$1,000.00
LEGAL COUNSEL					
District Counsel	5,000.00	4,000.00	(1,000.00)	4,000.00	(1,000.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$4,000.00	(\$1,000.00)	\$4,000.00	(\$1,000.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	30,500.00	28,000.00	(2,500.00)	30,500.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$30,500.00	\$28,000.00	(\$2,500.00)	\$30,500.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	500.00	200.00	(300.00)	0.00	(500.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00	\$200.00	(\$300.00)	\$0.00	(\$500.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	2,000.00	1,500.00	(500.00)	2,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,000.00	\$1,500.00	(\$500.00)	\$2,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management Program	4,000.00	2,500.00	(1,500.00)	3,000.00	(1,000.00)
Property & Casualty Insurance	6,000.00	5,295.00	(705.00)	6,000.00	0.00
Clubhouse Facility Maintenance	12,000.00	10,000.00	(2,000.00)	12,000.00	0.00
Landscape Maintenance - Contract	38,000.00	25,000.00	(13,000.00)	24,000.00	(14,000.00)
Landscape Maintenance - Other	3,000.00	1,500.00	(1,500.00)	3,000.00	0.00
Plant Replacement Program	2,000.00	1,000.00	(1,000.00)	2,000.00	0.00
Irrigation Maintenance	4,000.00	2,000.00	(2,000.00)	4,000.00	0.00
Pool Maintenance	9,000.00	9,000.00	0.00	9,000.00	0.00
Security System - Contract	2,000.00	1,000.00	(1,000.00)	3,000.00	1,000.00
Capital Outlay / NEW Community Enhancements	12,000.00	12,000.00	0.00	12,000.00	0.00
Capital Reserves	0.00	0.00	0.00	14,500.00	14,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$92,000.00	\$69,295.00	(\$22,705.00)	\$92,500.00	\$500.00
CAPITAL RESERVE					
Reserve	0.00	27,617.51	27,617.51	0.00	0.00
TOTAL CAPITAL RESERVE	\$0.00	\$27,617.51	\$27,617.51	\$0.00	\$0.00
TOTAL EXPENDITURES	\$181,980.00	\$182,620.19	\$640.19	\$181,980.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2013

REVENUES

CDD Debt Service Assessments	\$	134,450
TOTAL REVENUES	\$	134,450

EXPENDITURES

Series 2013 May Bond Interest Payment	\$	52,225
Series 2013 November Bond Principal Payment	\$	30,000
Series 2013 November Bond Interest Payment	\$	52,225
TOTAL EXPENDITURES	\$	134,450
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	1,520,000
Principal Payment Applied Toward Series 2013 Bonds	\$	30,000
Bonds Outstanding - Period Ending 11/1/2021	\$	1,490,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2015

REVENUES

CDD Debt Service Assessments	\$	22,220
TOTAL REVENUES	\$	22,220

EXPENDITURES

Series 2015 May Bond Interest Payment	\$	8,610
Series 2015 November Bond Principal Payment	\$	5,000
Series 2015 November Bond Interest Payment	\$	8,610
TOTAL EXPENDITURES	\$	22,220
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	288,000
Principal Payment Applied Toward Series 2015 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2021	\$	283,000

MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2020			Fiscal Year 2021			
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment ⁽¹⁾	Total Increase / (Decrease) in Annual Assmt
MIRABELLA PHASE 1 - SERIES 2013									
Single Family 50'	1.00	71	\$1,200.00	\$1,295.42	\$2,495.42	\$1,200.00	\$1,295.42	\$2,495.42	\$0.00
Single Family 55'	1.10	14	\$1,320.00	\$1,424.96	\$2,744.96	\$1,320.00	\$1,424.96	\$2,744.96	\$0.00
Single Family 60'	1.20	2	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,554.51	\$2,994.51	\$0.00
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,295.42	\$2,495.42	\$1,200.00	\$1,295.42	\$2,495.42	\$0.00
Single Family 60'	1.20	8	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,554.51	\$2,994.51	\$0.00
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,295.42	\$2,545.42	\$1,250.00	\$1,295.42	\$2,545.42	\$0.00
Single Family 55'	1.10	7	\$1,375.00	\$1,424.96	\$2,799.96	\$1,375.00	\$1,424.96	\$2,799.96	\$0.00
Landowner	Gross Acreage	Parcel ID		FY 2020 Total Assessment ⁽²⁾		FY 2021 Total Assessment ⁽²⁾	Increase / (Decrease)		
LAND DAWN	5.03	0777790200		\$6,925.46		\$6,925.46	\$0.00		
				\$6,925.46		\$6,925.46			

Notations:

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

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

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT RESCINDING ANY AND ALL OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted and established a written investment policy in accordance with Section 218.415, Florida Statutes and appoint an investment representative for such funds; and

WHEREAS, the Board desires to rescind any and all other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies**. The Board hereby rescinds any and all other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies**. The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date**. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON MAY 7, 2020.

Attest:

**Mirabella
Community Development District**

Nicole Hicks
Assistant Secretary

Demetrius Rose
Chair of the Board of Supervisors



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Mirabella	254

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

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

Respectfully,

Enjoli White
Candidate Services Liaison

VoteHillsborough.org ★ **(813) 744 - 5900**

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, Mirabella Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Mirabella Community Development District begins at noon on Monday June 8, 2020 and close at noon on Friday June 12, 2020.

The District has two seats up for election, Seats 1 and 2. Elections are non-partisan and will be held at the same time as the general election on November 3, 2020 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Nicole Hicks
District Manager

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2020.

WHEREAS, the Mirabella Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Mindy Jacobson	Length of term: Four-years
Seat No. 2, Currently held by Winthrop Tyler	Length of term: Four-years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2020, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **three (3) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from **12:00 p.m. Monday June 8, 2020 through 12:00 p.m. Friday June 12, 2020**, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 7th day of May, 2020.

ATTEST:

**MIRABELLA COMMUNITY
DEVELOPMENT DISTRICT**

Printed Name: _____
Secretary / Assistant Secretary

Chair of the Board of Supervisors

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

February 6, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, February 6, 2020 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, February 6, 2020 at 6:02 p.m.**

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

Troy Gough	Vice Chair
Mindy Jacobson	Supervisor
Kyle Matthews	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
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There were several audience members present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Community Enhancement Proposals

a. Access Control System

The Board discussed the access control proposals at length. They compared the options and prices. The Board talked about having a special meeting next month and having the vendors come in. They would like for ADT, MHD, and Securiteam to submit comparable proposals and attend the meeting. Ms. Hicks will email the Board with some possible dates for the special meeting and then go from there.

43 **b. Landscape Maintenance**
44

45 The Board discussed the landscaping conditions. They also discussed the proposals from LMP
46 and South Shore vs. the cost of Yellowstone.
47

48	MOTION TO:	Terminate Yellowstone and move forward with South
49		Shore.
50	MADE BY:	Supervisor Matthews
51	SECONDED BY:	Supervisor Jacobson
52	DISCUSSION:	None further
53	RESULT:	Called to Vote: Motion PASSED
54		3/0 - Motion passed unanimously

55
56 Ms. Hicks noted that Yellowstone has a 30-day termination notice in their contract.
57

58 **c. LED lighting**
59

60 The Board discussed the lighting proposals.
61

62	MOTION TO:	Go with the proposal from Dean's.
63	MADE BY:	Supervisor Matthews
64	SECONDED BY:	Supervisor Gough
65	DISCUSSION:	None further
66	RESULT:	Called to Vote: Motion PASSED
67		3/0 - Motion passed unanimously

68
69 **d. Pool Canopy & Light Kit**
70

71 This item was tabled until after the LED lighting work is completed.
72

73 **B. General Matters of the District**
74

75 There were no general matters of the District to discuss at this time.
76
77

78 **4. CONSENT AGENDA**

79 **A. Consideration of Minutes of the Regular Meeting November 7, 2019**
80

81 The Board reviewed the meeting minutes.
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MOTION TO:	Approve the November 7, 2019 meeting minutes.
MADE BY:	Supervisor Matthews
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures October 2019

The Board reviewed the October 2019 O&Ms.

MOTION TO:	Approve the October 2019 O&Ms.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Matthews
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures November 2019

The Board reviewed the November 2019 O&Ms.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Matthews
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures December 2019

The Board reviewed the December 2019 O&Ms.

MOTION TO:	Approve the December 2019 O&Ms.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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E. Review of Financial Statements Month Ending December 31, 2019

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from vendors or staff at this time. The Board asked about Counsel coming to meetings. Ms. Hicks noted that Counsel will attend meetings on an as-needed basis to save costs on legal fees.

6. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Gough asked if “no smoking” signs can be installed in the pool area.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident asked about people not picking up after their dogs. The CDD does not have an enforcement mechanism and cannot fine owners. A resident asked about CDD fee increases. The Board is not looking to increase fees this year. A resident mentioned that there is an area that is not getting cut that is possibly a CDD area or it may be a county-owned. Ms. Hicks will talk with the new landscape vendor and see if they can add it to their schedule.

8. ADJOURNMENT

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

163 *Please note the entire meeting is available on disc.
164

165 *These minutes were done in summary format.
166

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

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

174
175 _____
176 Signature

175 _____
176 Signature

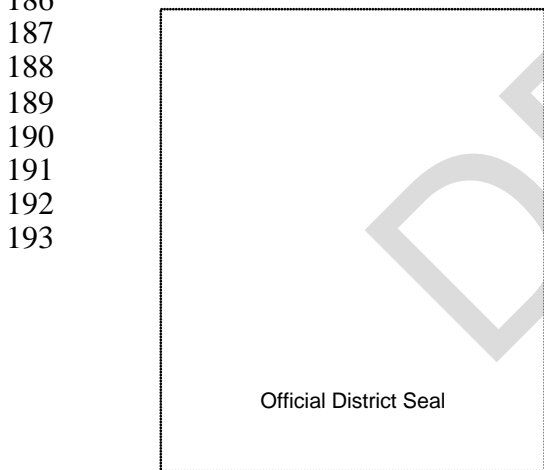
177
178 _____
179 Printed Name

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178 _____
179 Printed Name

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181 Title:
182 Chairman
183 Vice Chairman

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181 Title:
182 Secretary
183 Assistant Secretary

184
185 Recorded by Records Administrator



Signature

Date

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9473	\$ 2,258.00		Management Services - January
Yellowstone	SS77230	2,440.50		Landscape Maintenance - January
Zebra Cleaning Team, Inc.	3389	650.00		Pool Cleaning - January
Monthly Contract Sub-Total		\$ 5,348.50		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 011520	\$ 78.82		Water Service - thru 01/10/20
Spectrum	075386602010720	84.99		Internet Service - thru 02/05/20
Tampa Electric	211003638973 011620	82.78		Electric Service - thru 01/14/20
Tampa Electric	211003639179 011620	1,030.02		Electric Service - thru 01/10/20
Tampa Electric	211003639344 011620	505.14		Electric Service - thru 01/14/20
Tampa Electric	211003639526 011620	583.18	\$ 2,201.12	Electric Service - thru 01/10/20
Utilities Sub-Total		\$ 2,364.93		
Regular Services				
Ryder Residential Services	3	\$ 325.00		Development Services - December
Suzanna Kimball	SK122319	45.00		Pool Bathroom Cleaning Services - 12/23/19
Suzanna Kimball	SK123019	45.00		Pool Bathroom Cleaning Services - 12/30/19
Suzanna Kimball	SK010720	45.00		Pool Bathroom Cleaning Services - 01/07/20
Suzanna Kimball	SK011420	115.00		Pool Bathroom & Clubhouse Cleaning Services - 01/14/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK012020	45.00		Pool Bathroom Cleaning Services - 01/20/20
Suzanna Kimball	SK012820	45.00	\$ 340.00	Pool Bathroom Cleaning Services - 01/28/20
Regular Services Sub-Total		\$ 665.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,378.43		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9473
Invoice Date: Jan 1, 2020
Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
Shipping Method		Ship Date	Due Date
Best Way			1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		2,250.00
		Postage - November		8.00

Subtotal	2,258.00
Sales Tax	
Total Invoice Amount	2,258.00
Payment/Credit Applied	
TOTAL	2,258.00



INVOICE

INVOICE #	INVOICE DATE
SS 77230	1/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: January 31, 2020

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance January 2020	\$2,440.50

*cut 53910
4604*

Invoice Total \$2,440.50

Excellence

IN COMMERCIAL LANDSCAPING

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



Thanks For Your Business!

INVOICE

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

DATE: JANUARY 13, 2020
 INVOICE #3389
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning January		\$650.00

Handwritten notes:
 CAT
 5370
 4617

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 01/15/2020	DUE DATE 02/05/2020
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	12/09/2019	4583	01/10/2020	4609	2600	ACTUAL	WATER

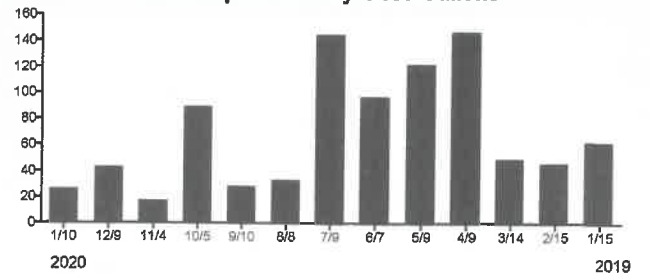
Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$7.62
Water Base Charge	\$15.33
Water Usage Charge	\$1.95
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$12.43
Total Service Address Charges	\$78.82

Summary of Account Charges

Previous Balance	\$93.20
Net Payments - Thank You	(\$93.20)
Total Account Charges	\$78.82
AMOUNT DUE	\$78.82

Consumption History x 100 Gallons



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 CIRCLE, SUITE 300
TAMPA FL 33607-6008

Received

JAN 23 2020

DUE DATE	02/05/2020
AMOUNT DUE	\$78.82
AMOUNT PAID	

0007129681552

00000978824

January 7, 2020
 Invoice Number: 075386602010720
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 01/06/20 through 02/05/20
 details on following pages*

Previous Balance	84.99
Payments Received - Thank You	-84.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
Total Due by 01/23/20	\$84.99

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 07 01072020 NNNNNY 01 000331 0001

MIRABELLA CDD
 2005 PAN AM CIR
 TAMPA FL 33607-2529



SPECTRUM BUSINESS NEWS

At Spectrum Business, we are committed to delivering superior products and services to improve your business' productivity and keep you connected today, and in the future. We continue to enhance our services by offering faster Internet, more entertainment choices, and the best value.

Important Billing Update

Effective with your next billing statement, monthly pricing will change as follows:

- Spectrum Business Internet will increase by \$5.00.



Get the best business phone and save. Other phone providers add sneaky surcharges and hidden fees which means you may be paying more than you thought. Spectrum Business Voice is only \$29.99/line each month and has no added taxes or hidden fees, so you can save money every month. Call 1-844-930-0635 to start saving.

Get the best TV for your business. Spectrum Business TV has a variety of packages to meet the needs of every business so stop settling for satellite's weather outages and high prices. Call 1-844-930-0635 today!

NEW! Spectrum Mobile is now available for Small Business owners! You can save up to 40% on your monthly wireless bill with our new mobile service that runs on America's most reliable LTE Network. Plus, you can even keep your phone or trade it in for a new Apple, Samsung, Google, or LG phone. Call 1-844-635-7342 to learn more!

January 7, 2020

MIRABELLA CDD

Invoice Number: 075386602010720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 01/23/20	\$84.99
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Invoice Number: 075386602010720
 Account Number: 0050753866-02
 Security Code: 3706

MIRABELLA CDD
 075386602010720
 0050753866-02
 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249
 7635 1610 NO RP 07 01072020 NNNNNY 01 000331 0001

Charge Details

Previous Balance		84.99
Payments Received - Thank You	12/26	-84.99
Remaining Balance		\$0.00

Payments received after 01/07/20 will appear on your next bill.

Services from 01/06/20 through 02/05/20

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Promo Discount	-25.00
	\$84.99

Spectrum Business™ Internet Total **\$84.99**

Current Charges	\$84.99
Total Due by 01/23/20	\$84.99

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.

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.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

**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 Spectrumbusiness.net. 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

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.

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 Spectrumbusiness.net.

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**.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/16/2020

Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$85.33
Total amount due:	\$82.78
Payment Due By:	02/06/2020

Your Account Summary

Previous Amount Due	\$107.97
Payment(s) Received Since Last Statement	-\$107.97
Miscellaneous Credits	-\$2.55
Credit balance after payments and credits	-\$2.55
Current Month's Charges	\$85.33
Total Amount Due	\$82.78

Go paperless today!



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0000068-0000718-Page 15 of 20

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

Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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



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See reverse side for more information

Account: 211003638973

Current month's charges:	\$85.33
Total amount due:	\$82.78
Payment Due By:	02/06/2020

Amount Enclosed \$ _____

634099335580

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

6340993355802110036389730000000082784

Account: 211003638973
Statement Date: 01/16/2020
Current month's charges due 02/06/2020



Details of Charges – Service from 12/14/2019 to 01/14/2020

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	01/14/2020	61,625		60,836		789 kWh	1	32 Days

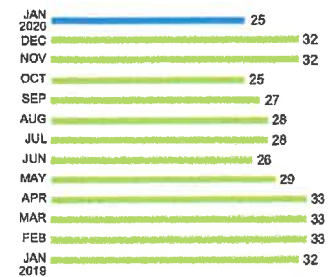
Basic Service Charge		\$18.06				
Energy Charge	789 kWh @ \$0.06010/kWh	\$47.42				
Fuel Charge	789 kWh @ \$0.03016/kWh	\$23.80				
Final Tax Savings Credit		-\$6.08				
Florida Gross Receipt Tax		\$2.13				
Electric Service Cost						\$85.33

Total Current Month's Charges

\$85.33

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$2.55

Total Current Month's Credits

-\$2.55

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Statement Date: 01/16/2020
Account: 211003639179

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



Current month's charges:	\$1,094.22
Total amount due:	\$1,030.02
Payment Due By:	02/06/2020

Your Account Summary

Previous Amount Due	\$1,096.38
Payment(s) Received Since Last Statement	-\$1,096.38
Miscellaneous Credits	-\$64.20
Credit balance after payments and credits	-\$64.20
Current Month's Charges	\$1,094.22
Total Amount Due	\$1,030.02

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

Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



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



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See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,094.22
Total amount due:	\$1,030.02
Payment Due By:	02/06/2020

Amount Enclosed \$ _____

634099335581

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Account: 211003639179
Statement Date: 01/16/2020
Current month's charges due 02/06/2020



Details of Charges – Service from 12/11/2019 to 01/10/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	520 kWh @ \$0.02871/kWh	\$14.93
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Final Tax Savings Credit		-\$0.89
Lighting Fuel Charge	520 kWh @ \$0.02989/kWh	\$15.54
Florida Gross Receipt Tax		\$0.78

Lighting Charges

\$1,094.22

Total Current Month's Charges

\$1,094.22

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$64.20

Total Current Month's Credits

-\$64.20

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/16/2020
Account: 211003639344

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



Current month's charges:	\$540.48
Total amount due:	\$505.14
Payment Due By:	02/06/2020

Your Account Summary

Previous Amount Due	\$550.86
Payment(s) Received Since Last Statement	-\$550.86
Miscellaneous Credits	-\$35.34
Credit balance after payments and credits	-\$35.34
Current Month's Charges	\$540.48
Total Amount Due	\$505.14

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Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

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



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See reverse side for more information

Account: 211003639344

Current month's charges:	\$540.48
Total amount due:	\$505.14
Payment Due By:	02/06/2020

Amount Enclosed \$

634099335582

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

Account: 211003639344
Statement Date: 01/16/2020
Current month's charges due 02/06/2020



Details of Charges – Service from 12/14/2019 to 01/14/2020

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	01/14/2020	73,432		67,268		6,164 kWh	1	32 Days

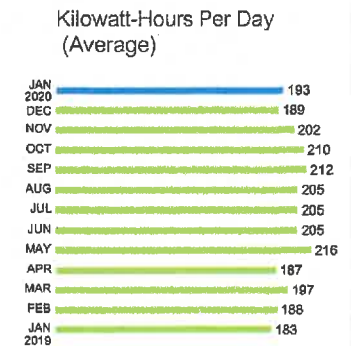
0000068-000713-Page 5 of 20

Basic Service Charge		\$18.06
Energy Charge	6,164 kWh @ \$0.06010/kWh	\$370.46
Fuel Charge	6,164 kWh @ \$0.03016/kWh	\$185.91
Final Tax Savings Credit		-\$47.46
Florida Gross Receipt Tax		\$13.51
Electric Service Cost		\$540.48

Total Current Month's Charges

\$540.48

Tampa Electric Usage History



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$35.34

Total Current Month's Credits

-\$35.34

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/16/2020
Account: 211003639526

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



Current month's charges:	\$591.58
Total amount due:	\$583.18
Payment Due By:	02/06/2020

Your Account Summary

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
Miscellaneous Credits	-\$8.40
Credit balance after payments and credits	-\$8.40
Current Month's Charges	\$591.58
Total Amount Due	\$583.18

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

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Receive free installation now through March 31, 2020.

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



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Account: 211003639526

Current month's charges:	\$591.58
Total amount due:	\$583.18
Payment Due By:	02/06/2020

Amount Enclosed \$ _____
634099335583

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Received
JAN 22 2020

Account: 211003639526
Statement Date: 01/16/2020
Current month's charges due 02/06/2020



Details of Charges – Service from 12/11/2019 to 01/10/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	806 kWh @ \$0.02871/kWh	\$23.14
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Final Tax Savings Credit		-\$1.39
Lighting Fuel Charge	806 kWh @ \$0.02989/kWh	\$24.09
Florida Gross Receipt Tax		\$1.21
Lighting Charges		\$591.58

Total Current Month's Charges

\$591.58

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$8.40

Total Current Month's Credits

-\$8.40

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

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Ryder Residential And Commercial LLC
8132031380

2402 Birds Eye Ct.
Ruskin, Florida
33570
United States

Billed To
Nicole Hicks
Mirabella
2005 Panam Circle Suite 300
Tampa
33607
United States

Date of Issue
12/01/2019

Due Date
12/31/2019

Invoice Number
0000003

Amount Due (USD)
\$325.00

Description	Rate	Qty	Line Total
Development Services Maintenance and grounds keeping 12/02/19	\$65.00	1	\$65.00
Development Services Maintenance and grounds keeping 12/09/19	\$65.00	1	\$65.00
Development Services Maintenance and grounds keeping 12/16/19	\$65.00	1	\$65.00
Development Services Maintenance and grounds keeping 12/23/19	\$65.00	1	\$65.00
Development Services Maintenance and grounds keeping 12/30/19	\$65.00	1	\$65.00
Subtotal			325.00
Tax			0.00
Total			325.00
Amount Paid			0.00
Amount Due (USD)			\$325.00

LWA *53910*
H602

Notes

Please Note Change of Address:
2402 Birds Eye Count

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

Invoice

Date: 12/23/2019

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 12/23/2019 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 12/30/2019

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 12/30/2019 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 1/7/2020

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 1/7/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 1/14/2020

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 1/14/2020	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 1/14/2020	_____	\$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: 1/20/2020

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 1/20/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 1/28/2020

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 1/28/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9565	\$ 2,255.00		Management Services - February
Meritus Districts	9610	729.15	\$ 2,984.15	Website Administration - October-February
Solitude	PI A00357247	183.00		Lake & Pond Management Services - February
Yellowstone	SS68221	2,440.50		Landscape Maintenance - December
Yellowstone	SS83072	2,440.50	\$ 4,881.00	Landscape Maintenance - February
Zebra Cleaning Team, Inc.	3410	650.00		Pool Cleaning - February
Monthly Contract Sub-Total		\$ 8,698.15		
Variable Contract				
Straley Robin Vericker	17911	\$ 166.50		Professional Services - General - thru 01/15/20
Variable Contract Sub-Total		\$ 166.50		
Utilities				
BOCC	0712968155 021320	\$ 148.53		Water Service - thru 02/11/20
Spectrum	075386602020720	89.99		Internet Service - thru 03/05/20
Tampa Electric	211003638973 021420	73.32		Electric Service - thru 02/11/20
Tampa Electric	211003639179 021420	1,095.11		Electric Service - thru 02/10/20
Tampa Electric	211003639344 021420	514.17		Electric Service - thru 02/11/20
Tampa Electric	211003639526 021420	592.97	\$ 2,275.57	Electric Service - thru 02/10/20
Utilities Sub-Total		\$ 2,514.09		
Regular Services				
R&R Property Maintenance LLC	14	\$ 260.00		Development Cleaning & Trash Removal - January

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK020420	45.00		Pool Bathroom Cleaning Services - 02/04/20
Suzanna Kimball	SK021120	115.00		Pool Bathroom & Clubhouse Cleaning Services - 02/11/20
Suzanna Kimball	SK021820	45.00		Pool Bathroom Cleaning Services - 02/18/20
Suzanna Kimball	SK022520	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 02/25/20
Regular Services Sub-Total			\$ 510.00	
Additional Services				
R&R Property Maintenance LLC	8	\$ 277.60		LED Light - 01/22/20
Yellowstone	SS61060	385.00		Palm Trimming - 10/31/19
Additional Services Sub-Total			\$ 662.60	
TOTAL:			\$ 12,551.34	

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9565
 Invoice Date: Feb 1, 2020
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,250.00
		Postage - December		5.00

Subtotal	2,255.00
Sales Tax	
Total Invoice Amount	2,255.00
Payment/Credit Applied	
TOTAL	2,255.00

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9610
 Invoice Date: Feb 11, 2020
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Administration		729.15



Subtotal	729.15
Sales Tax	
Total Invoice Amount	729.15
Payment/Credit Applied	
TOTAL	729.15



INVOICE

Invoice Number: PI-A00357247
 Invoice Date: 02/01/20

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: Mirabella

SOLD TO: Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 03/02/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 02/01/20 - 02/29/20 Lake & Pond Management Services		183.00	183.00

WAT 53100
4307

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	183.00
Sales Tax	0.00
Total Invoice	183.00
Payment Received	0.00
TOTAL	183.00



INVOICE

INVOICE #	INVOICE DATE
SS 68221	12/1/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: December 31, 2019

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance December 2019	\$2,440.50

Invoice Total \$2,440.50

WAS
 Excellence
 IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
SS 83072	2/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
c/o Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: March 2, 2020

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance February 2020	\$2,440.50

WJ
5390
4604

Invoice Total **\$2,440.50**

Excellence

IN COMMERCIAL LANDSCAPING

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



Thanks For Your Business!

INVOICE

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

DATE: FEBRUARY 10, 2020
 INVOICE #3410
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning February		\$650.00

LA
53900
4617

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Mirabella CDD
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

January 22, 2020
Client: 001295
Matter: 000001
Invoice #: 17911

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
12/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2015 BONDS.	0.3	
1/4/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
1/7/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME; FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.8	\$166.50

PERSON RECAP

WJ 51400
4301

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LB	Lynn Butler	0.5	\$75.00

January 22, 2020
Client: 001295
Matter: 000001
Invoice #: 17911

Page: 2

Total Services	\$166.50	
Total Disbursements	\$0.00	
Total Current Charges		\$166.50

PAY THIS AMOUNT

\$166.50

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	02/13/2020	03/05/2020

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	01/10/2020	4609	02/11/2020	4714	10500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$30.77
Water Base Charge	\$15.33
Water Usage Charge	\$10.75
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$50.19
Total Service Address Charges	\$148.53

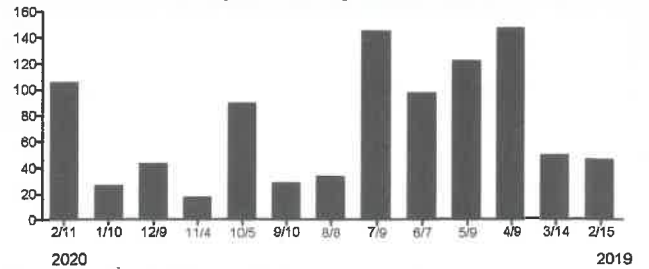
Summary of Account Charges

Previous Balance	\$78.82
Net Payments - Thank You	(\$78.82)
Total Account Charges	\$148.53
AMOUNT DUE	\$148.53

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 275-7094.

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 CIRCLE, SUITE 300
TAMPA FL 33607-6008

Received

FEB 20 2020

DUE DATE	03/05/2020
AMOUNT DUE	\$148.53
AMOUNT PAID	

0007129681552

00000948536

February 7, 2020
 Invoice Number: 075386602020720
 Account Number: 0050753866-02
 Security Code: 3706
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 02/06/20 through 03/05/20
 details on following pages*

Previous Balance	84.99
Payments Received - Thank You	-84.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	89.99
Current Charges	\$89.99
Total Due by 02/23/20	\$89.99

SPECTRUM BUSINESS NEWS

REMINDER: Mailing Address Update. The PO Box where you mail your monthly payment has changed. Payments should be sent to PO BOX 7195 Pasadena, CA 91109-7195. If you use your bank or another third party to process your payment, you will need to update the address in their system. If you use Spectrum's payment remit coupon or pay your bill online, no action is required.

Better Phone Service. Same Phone Number. Get Advanced Business Voice featuring unlimited long distance calling and 35+ calling features for only \$29.99/mo. when bundled. Call 1-877-759-2186 today!

Add TV & make wait times more entertaining. Spectrum Business TV creates a better experience for your customers with over 45 top channels for only \$24.99/mo. when bundled. Call 1-877-759-2186 to take advantage of this limited time offer. Expires 3/16/20.

Overpaying for mobile service? Grab your current mobile bill, then visit SpectrumMobile.com to see how much you can save in 3 easy steps with the Spectrum Mobile Savings Calculator. Or, call 1-855-820-9911 to learn more about how much you can save with Spectrum Mobile.



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 07 02072020 NNNNNY 01 000319 0001

MIRABELLA CDD
 2005 PAN AM CIR
 TAMPA FL 33607-2529



February 7, 2020
MIRABELLA CDD
 Invoice Number: 075386602020720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 02/23/20	\$89.99
Amount you are enclosing	\$

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195

Received
FEB 13 2020



Invoice Number: 075386602020720
 Account Number: 0050753866-02
 Security Code: 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 07 02072020 NNNNNY 01 000319 0001

Charge Details

Previous Balance		84.99
Payments Received - Thank You	01/27	-84.99
Remaining Balance		\$0.00

Payments received after 02/07/20 will appear on your next bill.

Services from 02/06/20 through 03/05/20

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Promo Discount	-20.00
	\$89.99

Spectrum Business™ Internet Total **\$89.99**

Current Charges	\$89.99
Total Due by 02/23/20	\$89.99

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.

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.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

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 Spectrumbusiness.net. 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



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.

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 Spectrumbusiness.net.

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: 02/14/2020
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$73.32
Total amount due:	\$73.32
Payment Due By:	03/06/2020

Your Account Summary

Previous Amount Due	\$82.78
Payment(s) Received Since Last Statement	-\$82.78
Current Month's Charges	\$73.32
Total Amount Due	\$73.32



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$73.32
Total amount due:	\$73.32
Payment Due By:	03/06/2020
Amount Enclosed	\$

615580861618

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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Account: 211003638973
Statement Date: 02/14/2020
Current month's charges due 03/06/2020



Details of Charges – Service from 01/15/2020 to 02/11/2020

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

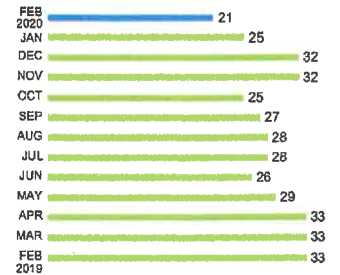
Rate Schedule: **General Service - Non Demand**

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	02/11/2020	62,217		61,625		592 kWh	1	28 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	592 kWh @ \$0.06010/kWh	\$35.58
Fuel Charge	592 kWh @ \$0.03016/kWh	\$17.85
Florida Gross Receipt Tax		\$1.83
Electric Service Cost		\$73.32

Total Current Month's Charges

\$73.32

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.

Statement Date: 02/14/2020
Account: 211003639179

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

Current month's charges:	\$1,095.11
Total amount due:	\$1,095.11
Payment Due By:	03/06/2020



Your Account Summary

Previous Amount Due	\$1,030.02
Payment(s) Received Since Last Statement	-\$1,030.02
Current Month's Charges	\$1,095.11
Total Amount Due	\$1,095.11



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

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Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/VIP.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$1,095.11
Total amount due:	\$1,095.11
Payment Due By:	03/06/2020

Amount Enclosed \$ _____
615580861619

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Received

FEB 19 2020

Account: 211003639179
Statement Date: 02/14/2020
Current month's charges due 03/06/2020



Details of Charges – Service from 01/11/2020 to 02/10/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	520 kWh @ \$0.02871/kWh	\$14.93
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.02989/kWh	\$15.54
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$1,095.11

Total Current Month's Charges **\$1,095.11**

00000058-0000634-Page 13 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.

Statement Date: 02/14/2020
Account: 211003639344

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



Current month's charges:	\$514.17
Total amount due:	\$514.17
Payment Due By:	03/06/2020

Your Account Summary

Previous Amount Due	\$505.14
Payment(s) Received Since Last Statement	-\$505.14
Current Month's Charges	\$514.17
Total Amount Due	\$514.17



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

Win the TECO VIP Bolts Experience.

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NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$514.17
Total amount due:	\$514.17
Payment Due By:	03/06/2020
Amount Enclosed	\$ _____

615580861620

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Account: 211003639344
Statement Date: 02/14/2020
Current month's charges due 03/06/2020



Details of Charges – Service from 01/15/2020 to 02/11/2020

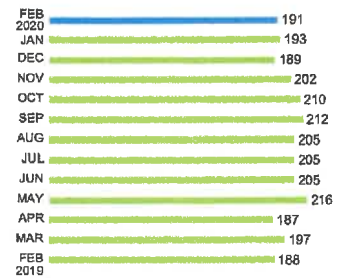
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
K32125	02/11/2020	78,786	73,432	5,354 kWh	1	28 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	5,354 kWh @ \$0.06010/kWh	\$321.78
Fuel Charge	5,354 kWh @ \$0.03016/kWh	\$161.48
Florida Gross Receipt Tax		\$12.85
Electric Service Cost		\$514.17

Total Current Month's Charges

\$514.17

00000059-0000632-Page 3 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.

Statement Date: 02/14/2020
Account: 211003639526

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



Current month's charges:	\$592.97
Total amount due:	\$592.97
Payment Due By:	03/06/2020

Your Account Summary

Previous Amount Due	\$583.18
Payment(s) Received Since Last Statement	-\$583.18
Current Month's Charges	\$592.97
Total Amount Due	\$592.97



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

00000059-00006395-Page 15 of 18

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/VIP.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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:	\$592.97
Total amount due:	\$592.97
Payment Due By:	03/06/2020
Amount Enclosed	\$

615580861621

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Account: 211003639526
Statement Date: 02/14/2020
Current month's charges due 03/06/2020



Details of Charges – Service from 01/11/2020 to 02/10/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	806 kWh @ \$0.02871/kWh	\$23.14
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.02989/kWh	\$24.09
Florida Gross Receipt Tax		\$1.21

Lighting Charges **\$592.97**

Total Current Month's Charges **\$592.97**

00000059-0000636- Page 17 of 18

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.

R&R Property Maintenance LLC
8132031380

2402 Birds Eye Ct.
Ruskin, Florida
33570
United States

Billed To
Nicole Hicks
Mirabella
2005 Panam Circle Suite 300
Tampa, Florida
33607
United States

Date of Issue
01/31/2020

Invoice Number
0000014

Amount Due (USD)
\$260.00

Due Date
03/01/2020

600 5390 4602

Description	Rate	Qty	Line Total
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 01/06/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 01/13/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 01/20/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 01/27/2020	\$65.00	1	\$65.00
Subtotal			260.00
Tax			0.00
Total			260.00
Amount Paid			0.00
Amount Due (USD)			\$260.00

Terms

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

Invoice

Date: 2/4/2020

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 2/4/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/11/2020

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 2/11/2020	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 2/11/2020	_____	\$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: 2/18/2020

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 2/18/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 2/25/2020

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 2/25/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Ryder Residential And Commercial LLC
8132031380

2402 Birds Eye Ct.
Ruskin, Florida
33570
United States

Billed To
Nicole Hicks
Mirabella
2005 Panam Circle Suite 300
Tampa, Florida
33607
United States

Date of Issue
01/22/2020

Invoice Number
0000008

Amount Due (USD)
\$277.60

Due Date
02/21/2020

Description	Rate	Qty	Line Total
LED Light At entrance	\$109.00	1	\$109.00
HBL Weatherproof Box	\$9.80	1	\$9.80
Outdoor Photo CON Daylight sensor	\$17.00	1	\$17.00
Wire Caps	\$0.80	6	\$4.80
1/2 Inch Sch 40 Conduit	\$7.00	1	\$7.00
Labor Per Hour	\$65.00	2	\$130.00

WHD *531.00*
4301

Subtotal	277.60
Tax	0.00
Total	277.60
Amount Paid	0.00

Amount Due (USD) **\$277.60**

Terms



INVOICE

INVOICE #	INVOICE DATE
SS 61060	10/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
c/o Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: November 30, 2019

Invoice Amount: \$385.00

Description	Current Amount
Palm Trimming Palm trimming pool area Arbor	\$385.00

WJD
Excellence

Invoice Total \$385.00

IN COMMERCIAL LANDSCAPING

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



Proposal #32759
Date: 10/10/2019
From: Brian Santillana

TK # 493432

Proposal For

Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

main:
mobile:

Location

14316 Romeo Blvd
Riverview, FL 33579

Property Name: Mirabella CDD

Palm Trimming

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Palm Trimming Trim 9 Washingtonia Palms and 2 Cabbage Palms at the Clubhouse.	11.00	\$35.00	\$385.00

Client Notes
Palm trimming pool area

SUBTOTAL	\$385.00
SALES TAX	\$0.00
TOTAL	\$385.00

Signature

x *Nicole Hicks*

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge 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.

Contact

Assigned To

Print Name: _____

Brian Santillana

Title: _____

Office:

bsantillana@yellowstonelandscape.com

Date: _____

Completed 10/10/19

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9647	\$ 2,401.83		Management Services - March
Yellowstone	SS66713	2,440.50		Landscape Maintenance - November
Yellowstone	SS91813	2,440.50	\$ 4,881.00	Landscape Maintenance - March
Zebra Cleaning Team, Inc.	3433	750.00		Pool Cleaning - March
Monthly Contract Sub-Total		\$ 8,032.83		
Variable Contract				
Straley Robin Vericker	18005	\$ 60.00		Professional Services - General - thru 02/15/20
Variable Contract Sub-Total		\$ 60.00		
Utilities				
BOCC	0712968155 031320	\$ 130.89		Water Service - thru 03/10/20
Spectrum	075386602030720	89.99		Internet Service - thru 04/05/20
Tampa Electric	211003638973 031620	79.35		Electric Service - thru 03/11/20
Tampa Electric	211003639179 031620	1,095.11		Electric Service - thru 03/10/20
Tampa Electric	211003639344 031620	534.63		Electric Service - thru 03/11/20
Tampa Electric	211003639526 031620	592.97	\$ 2,302.06	Electric Service - thru 03/10/20
Utilities Sub-Total		\$ 2,522.94		
Regular Services				
R&R Property Maintenance LLC	25	\$ 260.00		Development Cleaning & Trash Removal - February
Suzanna Kimball	SK030320	45.00		Pool Bathroom Cleaning - 03/03/20
Suzanna Kimball	SK031020	45.00		Pool Bathroom Cleaning - 03/10/20
Suzanna Kimball	SK031720	45.00		Pool Bathroom Cleaning - 03/17/20
Suzanna Kimball	SK031720 2	70.00		Clubhouse Cleaning Services - 03/17/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK033020	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 03/30/20
Tampa Bay Times	69489 030820	442.00		Special Meeting - 03/08/20
Regular Services Sub-Total		\$ 952.00		
Additional Services				
Dean's Electrical Service	7061	\$ 2,325.90		Electrical Work at Pool House/Mail Kiosk - 03/24/20
R&R Property Maintenance LLC	15	151.00		Door Handle - 02/03/20
Yellowstone	SS61059	1,986.50		Tree Trimming - 10/31/19
Yellowstone	SS89928	94.00	\$ 2,080.50	Irrigation Inspection Repairs - February
Additional Services Sub-Total		\$ 4,557.40		
TOTAL:		\$ 16,125.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9647
 Invoice Date: Mar 1, 2020
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		2,250.00
		Postage - January		6.00
		Website Administration		145.83

Subtotal	2,401.83
Sales Tax	
Total Invoice Amount	2,401.83
Payment/Credit Applied	
TOTAL	2,401.83



INVOICE

INVOICE #	INVOICE DATE
SS 66713	11/30/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: December 30, 2019

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance November 2019	\$2,440.50

Invoice Total **\$2,440.50**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
SS 91813	3/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: March 31, 2020

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance March 2020	\$2,440.50

Invoice Total **\$2,440.50**

Excellence

IN COMMERCIAL LANDSCAPING

WAD *53700*
4604

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



Thanks For Your Business!

INVOICE

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

DATE: MARCH 11, 2020
INVOICE #3433
EXPIRATION DATE

TO Mirabella
10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning March		\$750.00
		<i>WAT</i>	<i>539.00</i>	
			<i>46.17</i>	
SUBTOTAL				
SALES TAX				
TOTAL				\$750.00

Comments:

Straley Robin Vericker

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

Mirabella CDD
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

February 25, 2020
Client: 001295
Matter: 000001
Invoice #: 18005

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
2/6/2020	LB	RESEARCH INFORMATION ON THE DISTRICT ESTABLISHMENT DATE, QUALIFIED ELECTORS AS OF 2019 AND STATUS OF TURNOVER TO RESIDENT BOARD; PREPARE MEMO RE SAME.	0.2	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE RESOLUTION FOR 2020 GENERAL ELECTION; RESEARCH RE SEATS UP FOR THE 2020 GENERAL ELECTION.	0.2	
Total Professional Services			0.4	\$60.00

Handwritten: 51400
3107

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.4	\$60.00

February 25, 2020
Client: 001295
Matter: 000001
Invoice #: 18005

Page: 2

Total Services	\$60.00	
Total Disbursements	\$0.00	
Total Current Charges		\$60.00

PAY THIS AMOUNT	\$60.00
------------------------	----------------

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 03/13/2020	DUE DATE 04/03/2020
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------



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	02/11/2020	4714	03/10/2020	4801	8700	ACTUAL	WATER

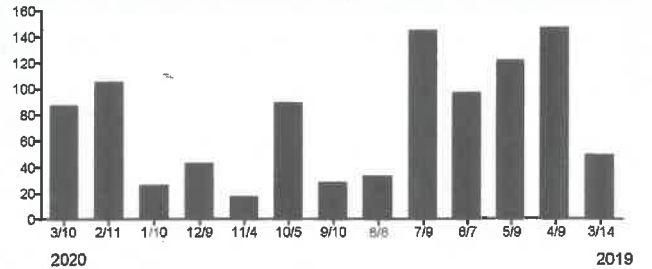
Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$25.49
Water Base Charge	\$15.33
Water Usage Charge	\$6.99
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$41.59
Total Service Address Charges	\$130.89

Summary of Account Charges

Previous Balance	\$148.53
Net Payments - Thank You	(\$148.53)
Total Account Charges	\$130.89
AMOUNT DUE	\$130.89

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

Received
MAR 19 2020

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 CIRCLE, SUITE 300
TAMPA FL 33607-6008

400

DUE DATE	04/03/2020
AMOUNT DUE	\$130.89
AMOUNT PAID	

0007129681552

87
00000130898

March 7, 2020
 Invoice Number: 075386602030720
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 03/06/20 through 04/05/20
 details on following pages*

Previous Balance	89.99
Payments Received - Thank You	-89.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	89.99
Current Charges	\$89.99
Total Due by 03/23/20	\$89.99

SPECTRUM BUSINESS NEWS

Better Phone Service. Same Phone Number. Get Advanced Business Voice featuring unlimited long distance calling and 35+ calling features for only \$29.99/mo. when bundled. Call 1-877-759-2186 today!

Add TV & make wait times more entertaining. Spectrum Business TV creates a better experience for your customers with over 45 top channels for only \$24.99/mo. when bundled. Call 1-877-759-2186 to take advantage of this limited time offer. Expires 4/13/2020.

Overpaying for mobile service? Grab your current mobile bill, then visit SpectrumMobile.com to see how much you can save in 3 easy steps with the Spectrum Mobile Savings Calculator. Or, call 1-855-820-9911 to learn more about how much you can save with Spectrum Mobile.



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



March 7, 2020

MIRABELLA CDD

Invoice Number: 075386602030720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 03/23/20 **\$89.99**

Amount you are enclosing

\$
Received

MAR 11 2020

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Invoice Number: MIRABELLA CDD
Account Number: 075386602030720
Security Code: 0050753866-02
3706

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 03072020 NNNNNY 01 000320 0001

Charge Details

Previous Balance	89.99
Payments Received - Thank You 03/05	-89.99
Remaining Balance	\$0.00

Payments received after 03/07/20 will appear on your next bill.

Services from 03/06/20 through 04/05/20

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Promo Discount	-20.00
	\$89.99

Spectrum Business™ Internet Total \$89.99

Current Charges	\$89.99
Total Due by 03/23/20	\$89.99

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.

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.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

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 Spectrumbusiness.net. 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

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.

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 Spectrumbusiness.net.

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**.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/16/2020
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$79.35
Total amount due:	\$79.35
Payment Due By:	04/06/2020

Your Account Summary

Previous Amount Due	\$73.32
Payment(s) Received Since Last Statement	-\$73.32
Current Month's Charges	\$79.35
Total Amount Due	\$79.35

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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:	\$79.35
Total amount due:	\$79.35
Payment Due By:	04/06/2020
Amount Enclosed	\$

630395669806

Received

MAR 20 2020

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

6303956698062110036389730000000079351

Account: **211003638973**
 Statement Date: 03/16/2020
 Current month's charges due **04/06/2020**



Details of Charges – Service from 02/12/2020 to 03/11/2020

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

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	03/11/2020	62,874		62,217		657 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	657 kWh @ \$0.06010/kWh	\$39.49
Fuel Charge	657 kWh @ \$0.03016/kWh	\$19.82
Florida Gross Receipt Tax		\$1.98
Electric Service Cost		\$79.35

Total Current Month's Charges

\$79.35

Statement Date: 03/16/2020
Account: 211003639179

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



Current month's charges:	\$1,095.11
Total amount due:	\$1,095.11
Payment Due By:	04/06/2020

Your Account Summary

Previous Amount Due	\$1,095.11
Payment(s) Received Since Last Statement	-\$1,095.11
Current Month's Charges	\$1,095.11
Total Amount Due	\$1,095.11

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,095.11
Total amount due:	\$1,095.11
Payment Due By:	04/06/2020
Amount Enclosed	\$

630395669807

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Account: 211003639179
Statement Date: 03/16/2020
Current month's charges due 04/06/2020



Details of Charges – Service from 02/11/2020 to 03/10/2020

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	520 kWh @ \$0.02871/kWh	\$14.93
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.02989/kWh	\$15.54
Florida Gross Receipt Tax		\$0.78

Lighting Charges **\$1,095.11**

Total Current Month's Charges **\$1,095.11**

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Statement Date: 03/16/2020
Account: 211003639344

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



Current month's charges:	\$534.63
Total amount due:	\$534.63
Payment Due By:	04/06/2020

Your Account Summary

Previous Amount Due	\$514.17
Payment(s) Received Since Last Statement	-\$514.17
Current Month's Charges	\$534.63
Total Amount Due	\$534.63

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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:	\$534.63
Total amount due:	\$534.63
Payment Due By:	04/06/2020
Amount Enclosed	\$ _____
630395669808	

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Account: 211003639344
Statement Date: 03/16/2020
Current month's charges due 04/06/2020



Details of Charges – Service from 02/12/2020 to 03/11/2020

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	03/11/2020	84,361		78,786		5,575 kWh	1	29 Days

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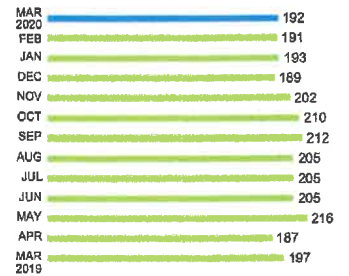
Basic Service Charge		\$18.06
Energy Charge	5,575 kWh @ \$0.06010/kWh	\$335.06
Fuel Charge	5,575 kWh @ \$0.03016/kWh	\$168.14
Florida Gross Receipt Tax		\$13.37
Electric Service Cost		\$534.63

Total Current Month's Charges

\$534.63

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 03/16/2020
Account: 211003639526

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



Current month's charges:	\$592.97
Total amount due:	\$592.97
Payment Due By:	04/06/2020

Your Account Summary

Previous Amount Due	\$592.97
Payment(s) Received Since Last Statement	-\$592.97
Current Month's Charges	\$592.97
Total Amount Due	\$592.97

Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap SystemsSM Premium Service and your wallet with free installation. Visit tampaelectric.com/zapcap or call 877-Surge22 to learn more and sign up.



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



HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit tampaelectric.com/share or peoplesgas.com/share to learn more.

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:	\$592.97
Total amount due:	\$592.97
Payment Due By:	04/06/2020
Amount Enclosed	\$ _____

630395669809

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

Account: 211003639526
Statement Date: 03/16/2020
Current month's charges due 04/06/2020



Details of Charges – Service from 02/11/2020 to 03/10/2020

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	806 kWh @ \$0.02871/kWh	\$23.14
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.02989/kWh	\$24.09
Florida Gross Receipt Tax		\$1.21

Lighting Charges

\$592.97

Total Current Month's Charges

\$592.97

0000057-0000500-Page 5 of 18

R&R Property Maintenance LLC
8132031380

2402 Birds Eye Ct.
Ruskin, Florida
33570
United States

Billed To
Nicole Hicks
Mirabella CDD
2005 Panam Circle Suite 300
Tampa
33607
United States

Date of Issue
02/24/2020

Due Date
03/23/2020

Invoice Number
0000025

Amount Due (USD)
\$260.00

Description	Rate	Qty	Line Total
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 02/03/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 02/10/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 02/17/2020	\$65.00	1	\$65.00
Development cleaning And Trash Removal Clubhouse, parking lot, and ponds 02/24/2020	\$65.00	1	\$65.00
Subtotal			260.00
Tax			0.00
Total			260.00
Amount Paid			0.00
Amount Due (USD)			\$260.00

Handwritten: 53700
4602

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

Invoice

Date: 3/32020

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 3/3/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/10/2020

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 3/10/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/17/2020

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 3/17/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 3/17/2020

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

Clubhouse Cleaning Services Tuesday 3/17/2020 _____ \$70.00

Total Amount Due \$70.00

**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: 3/30/2020

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 3/30/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/ 8/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
03/08/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$442.00		0000069489	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/08/20	03/08/20	0000069489	Times	Legals CLS	Special Meeting	1	2x41 L	\$440.00
03/08/20	03/08/20	0000069489	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x41 L	\$0.00 \$2.00

*WAT 51300
4801*

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
03/ 8/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
03/08/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$442.00		0000069489	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Received
 MAR 16 2020

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** 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: Special Meeting** was published in **Tampa Bay Times: 3/ 8/20** 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 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 Affiant

Sworn to and subscribed before me this **03/08/2020**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Mirabella Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Thursday, March 19, 2020 at 6:00 p.m., at Mirabella Clubhouse located at 14306 Romeo Blvd, Wimauma, FL 33598.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

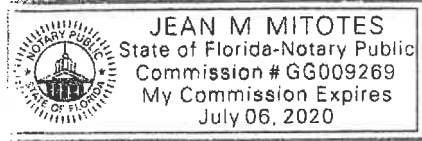
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Nicole Hicks
District Manager

March 8, 2020

0000069489



Dean's Electrical Service
 15433 N. Florida Avenue
 Tampa, FL 33613
 813-961-8406
 deanselectric@outlook.com
 www.deans-electrical.com



INVOICE

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

INVOICE # 7061
DATE 03/24/2020
DUE DATE 04/23/2020
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Descriptive Work done per proposal	1	2,125.00	2,125.00
Extra's Additional work added, not on original contract - attached work ticket #27486	1	200.90	200.90

BALANCE DUE


\$2,325.90

53900
 6401

COST	QTY.	ITEM	UNIT PRICE	PRICE
		Extra Invoice 27486		200.00

№ 27574

DATE 3/24/20
RO.# _____


15433 N. Florida Ave. Tampa, FL 33613
Office: (813) 961-8406
EC #13005522

NAME Meritas
STREET _____ PHONE _____
CITY _____ STATE _____ ZIP _____

JOB NAME/LOCATION Mirabella JOB PHONE _____
ADDRESS Clubhouse
SCHEDULED DATE/TIME _____

WORK TAKEN BY David ORDERED BY _____
DESCRIPTION OF WORK

Work complete per proposal
Total = ~~2125.00~~
Extras = 200.00
Total Due = 2325.00

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
				\$85.00	

		TOTALS	CHARGES	AMOUNT
<input type="checkbox"/> CC				
<input type="checkbox"/> BILL				
<input type="checkbox"/> \$				
<input type="checkbox"/> CK				
			LABOR	
			TRIP CHARGE	\$34.00
			SUB TOTAL	
			CREDIT CARD CONVENIENCE FEE 3%	
			TOTAL AMOUNT DUE	2325.00

Not responsible for any drywall damage. One Hour minimum @ \$119.00 Plus Helper @ \$45.00

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

DATE COMPLETED

TERMS: Net Due Upon Completion

**** Extras ****

COST	QTY.	ITEM	UNIT PRICE	PRICE
	1	Bell box	9 80	9 80
	1	Photo cell	28 00	28 00
	2	Blank plates	1 00	2 00
	20	1/8 Rx	. 88	17 60
	1	Inuse cover	16 00	16 00



№ 27486

DATE **3 20 2020**

15433 N. Florida Ave. Tampa, FL 33613
Office: (813) 961-8406
EC #13005522

P.O. # _____

EMAIL _____

NAME **meritus/mirabella, Clubhouse Troy**
STREET **14316 Roman Blvd** PHONE _____

CITY **River View** STATE **FL** ZIP **33579**

JOB NAME/LOCATION _____ JOB PHONE _____

ADDRESS _____

SCHEDULED DATE/TIME _____

WORK TAKEN BY _____ ORDERED BY _____

DESCRIPTION OF WORK

Billed on March Invoice

- Pulled wire from Lt at front of building to 30 ft & installed a photocell
- Removed swt & blanked off to make photocell constant hot
- Put cover back onto existing Inuse cover
- cut out material around outside G-FCT to fit an Inuse cover
- Installed Inuse cover

Not responsible for any drywall damage. One Hour minimum @ \$119.00 Plus Helper @ \$45.00

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein, it is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/4% per month on all past due balances.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

[Signature]

CUSTOMER SIGNATURE
I hereby accept, above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED

TERMS: Net Due Upon Completion

[Signature]
CUSTOMER SIGNATURE

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Chuck	1:00	2:30	1.5	\$85.00	127 50
TOTALS					73 40
<input type="checkbox"/> CC	CHARGES		AMOUNT		
<input type="checkbox"/> BILL	PARTS		73 40		
<input type="checkbox"/> \$	LABOR		127 50		
<input type="checkbox"/> CK	TRIP CHARGE		33 00		
SUB TOTAL			200 90		
CREDIT CARD CONVENIENCE FEE 3%					
TOTAL AMOUNT DUE			200 90		



Dean's Electrical Service

15433 N. Florida Ave.

Tampa Fl. 33613

(813) 961-8406 Office

(813) 932-0708 Fax

To: Meritus Corp.

Job Name: Mirabella

Description: Misc. electrical work at Pool house / Mail Kiosk

Dean's Electrical Service submits specifications and estimates to supply and install the following:

- 1- Supply and install 4 slim line LED light fixtures in center at mail kiosk, light to be controlled by photo-cell
- 2- Install motion sensor devices in both the mens and womens restrooms to control exhaust fans.
- 3- Add 3 slim line LED fixture to rear pool area ceiling between fans. Lights to be controlled by a timer switch to be installed in main meting room. These 3 lights will be controlled by same source as the other can lights in th breeze way.
- 4- While onsite we will look into installing a photo eye on front recess can now controlled by a timer switch.

We propose hereby to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$2125.00.

Payment to be made as follows: Upon Completion.

All material is guaranteed to be as specified. All work to be done-in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary

R&R Property Maintenance LLC
8132031380

2402 Birds Eye Ct.
Ruskin, Florida
33570
United States

Billed To
Nicole Hicks
Mirabella CDD
2005 Panam Circle Suite 300
Tampa, Florida
33607
United States

Date of Issue
02/03/2020

Invoice Number
0000015

Amount Due (USD)
\$151.00

Due Date
03/01/2020

Description	Rate	Qty	Line Total
Door Handle On clubhouse	\$43.00	2	\$86.00
Labor Per Hour	\$65.00	1	\$65.00

WAD

5390

4602

Subtotal 151.00

Tax 0.00

Total 151.00

Amount Paid 0.00

Amount Due (USD) **\$151.00**

Terms

Please make all checks payable to:

R&R Property Maintenance LLC
2402 Birds eye Ct
Ruskin, Fl. 33570



INVOICE

INVOICE #	INVOICE DATE
SS 61059	10/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: November 30, 2019

Invoice Amount: \$1,986.50

Description	Current Amount
-------------	----------------

Tree Trimming at Clubhouse

Tree trimming. This work is located at the pool area and parking lot on the East side of the property.

-Trim back all of the hardwood trees to the fence line

-Remove any underbrush between the 2 fences

Arbor

\$1,986.50

Invoice Total **\$1,986.50**

WST

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

TK # 483008



YELLOWSTONE
LANDSCAPE

Proposal #22951
Date: 07/24/2019
From: Brian Santillana

Proposal For

Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

main:
mobile:

Location

14316 Romeo Blvd
Riverview, FL 33579

Mirabella CDD: Tree Trimming at Clubhouse

Terms: Net 30

ITEM DESCRIPTION	AMOUNT
------------------	--------

Arbor

Client Notes

Tree trimming. This work is located at the pool area and parking lot on the East side of the property.

-Trim back all of the hardwood trees to the fence line

-Remove any underbrush between the 2 fences

SUBTOTAL	\$1,986.50
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$1,986.50
-------	------------

Signature

x *Nicole Hicks*

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge 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.

Contact

Print Name: Nicole Hicks

Title: District Manager

Date: 9/27/2019

Assigned To

Brian Santillana
bsantillana@yellowstonelandscape.com

completed 10/10/19



INVOICE

INVOICE #	INVOICE DATE
SS 89928	2/29/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: March 30, 2020

Invoice Amount: \$94.00

Description	Current Amount
February Irrigation Inspection Repairs The price below is for the repairs completed during the February Irrigation Inspection. Any questions or concerns please contact Jose Vazquez. Irrigation Repairs	\$94.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total \$94.00

LAD 53910
4611

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

Work ticket # 731788

WPA Completed 2-13-20



Proposal #49619

Date: 02/17/2020

From: Jose Vazquez

Truck# 1416

Proposal For

Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

main:
mobile:

Location

14316 Romeo Blvd
Riverview, FL 33579

Property Name: Mirabella CDD

February Irrigation Inspection Repairs

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$60.00	\$60.00
Hunter Pro Spray 6"	2.00	\$14.00	\$28.00
Fixed Arc Nozzle	3.00	\$2.00	\$6.00

Client Notes

The price below is for the repairs completed during the February Irrigation Inspection. Any questions or concerns please contact Jose Vazquez.

SUBTOTAL \$94.00

Signature

SALES TAX \$0.00

x SEE ATTACHED DOCUMENTS

TOTAL \$94.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge 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.

Contact

Assigned To

Print Name: _____

Jose Vazquez

Title: _____

Office:

jvazquez@yellowstonelandscape.com

Date: _____



Irrigation Inspection Report

PROPERTY / PROPIEDAD Mirabella

DATE / FECHA 02/13/20 PG OF

WATER SOURCE / FUENTE AGUA Well

CLOCK TYPE / TIPO RELOJ Hunter

CLOCK # / RELOJ # #1

RAIN/FREEZE SWITCH / INTERRUPTOR LLUVIA

RUN DAYS / DIAS de CORRER

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

START TIME(S) / HORA(s) de INICIO	<u>11:30pm</u>	A
START TIME(S) / HORA(s) de INICIO		B
START TIME(S) / HORA(s) de INICIO		C

ZONE # / ZONA #	<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>9/10</u>										
TYPE (S,R,B,D) / TIPO (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>R</u>	<u>d</u>										
RUN TIME / TIEMPO de EJECUCION	<u>30</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>40</u>	<u>30</u>	<u>30</u>									
PROGRAM / PROGRAMA	<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>A</u>									

S = spray heads R = rotor heads B = Bubblers D = drip, netafim or micro sprays
S = cabezas rociadoras R = cabezas de rotor B = burbujeadores D = goteo, netafim o micro aerosoles

ADJUSTMENTS / AJUSTES																			
STRAIGHTENED / ENDEREZADO																			
GOOD / BUENO			<input checked="" type="checkbox"/>																

Note: Above items are part of Irrigation wet check Nota: Los elementos anteriores son parte del control de riego en húmedo

BROKEN PIPE / TUBERIA ROTA																			
BROKEN HEADS / CABEZAS ROTA				<u>1/</u>															
BROKEN NOZZLES / BOQUILLAS ROTAS																			
SEVERELY CLOGGED / GRAVEMENTE OBSTRUIDO																			
INCORRECT NOZZLES / BOQUILLAS INCORRECTAS																			
RAISE HEADS / LEVANTAR CABEZAS																			
NON TURNING ROTORS / ROTORES SIN GIRO																			
BAD DECODER / MAL DECODIFICADOR																			
VALVE FAILURE / FALLA de VALVULA																			
BAD SOLENOID / SOLENOIDE MALO																			

Note: Circled items are completed Nota: Los elementos dentro de un círculo están completos

Comments / Comentarios:

DATE COMPLETED / FECHA COMPLETADA

02/13/20

TECHNICIAN / TECNICO

Jerry Ramirez

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Mirabella
Balance Sheet

As of 3/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	150,920	0	0	0	0	0	150,920
Investment-Revenue 2013 (3900)	0	146,103	0	0	0	0	146,103
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	251	0	0	0	0	251
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	151,226	0	0	0	0	151,226
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
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	15	0	0	0	15
Investment-Reserve 2015 (5004)	0	0	11,325	0	0	0	11,325
Investment-Revenue 2015 (5005)	0	0	25,884	0	0	0	25,884
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	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 Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Property Insurance	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	271,261	271,261
Amount To Be Provided-Debt Service	0	0	0	0	0	1,560,739	1,560,739
Other	0	0	0	0	0	0	0
Total Assets	153,940	297,855	37,224	0	1,603,075	1,832,000	3,924,094
Liabilities							
Accounts Payable	8,948	0	0	0	0	0	8,948
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2013	0	0	0	0	0	1,540,000	1,540,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	292,000	292,000
Total Liabilities	8,948	0	0	0	0	1,832,000	1,840,948

Mirabella
Balance Sheet

As of 3/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	244,136	28,477	0	0	0	272,614
Fund Balance-Unreserved	44,811	0	0	0	0	0	44,811
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	100,181	53,719	8,747	0	0	0	162,647
Total Fund Equity & Other Credits	<u>144,991</u>	<u>297,855</u>	<u>37,224</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,083,146</u>
Total Liabilities & Fund Equity	<u>153,940</u>	<u>297,855</u>	<u>37,224</u>	<u>0</u>	<u>1,603,075</u>	<u>1,832,000</u>	<u>3,924,094</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 3/31/2020
 (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	181,980	176,598	(5,382)	(3)%
Interest Earnings				
Interest Earnings	0	65	65	0 %
Other Miscellaneous Revenues				
Rental Revenue	0	575	575	0 %
Total Revenues	<u>181,980</u>	<u>177,238</u>	<u>(4,742)</u>	<u>(3)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	13,500	13,500	50 %
District Engineer	2,100	0	2,100	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	5,113	542	10 %
Auditing Services	5,100	0	5,100	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	30	271	90 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	769	731	49 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	577	(402)	(230)%
Office Supplies	100	16	84	84 %
Website Administration	1,750	2,375	(625)	(36)%
Legal Counsel				
District Counsel	5,000	2,453	2,547	51 %
Electric Utility Services				
Electric Utility Services	30,500	12,640	17,860	59 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	547	1,453	73 %
Other Physical Environment				
Waterway Management Program	4,000	732	3,268	82 %
Property & Casualty Insurance	6,000	5,295	705	12 %
Clubhouse Facility Maintenance	12,000	3,704	8,296	69 %
Landscape Maintenance - Contract	38,000	12,643	25,358	67 %
Landscape Maintenance - Other	3,000	2,739	261	9 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	94	3,906	98 %
Pool Maintenance	9,000	4,200	4,800	53 %
Security System - Contract	2,000	0	2,000	100 %
Capital Outlay	12,000	2,326	9,674	81 %
Total Expenditures	<u>181,980</u>	<u>77,058</u>	<u>104,922</u>	<u>58 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>100,181</u>	<u>100,181</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>100,181</u>	<u>100,181</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	<u>0</u>	<u>44,811</u>	<u>44,811</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>44,811</u>	<u>44,811</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>144,991</u>	<u>144,991</u>	<u>119 0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2019 Through 3/31/2020
 (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	130,950	136,174	5,224	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,445</u>	<u>1,445</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>137,619</u>	<u>6,669</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	105,950	53,900	52,050	49 %
Principal-Series 2013	<u>25,000</u>	<u>30,000</u>	<u>(5,000)</u>	<u>(20)%</u>
Total Expenditures	<u>130,950</u>	<u>83,900</u>	<u>47,050</u>	<u>36 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>53,719</u>	<u>53,719</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>53,719</u>	<u>53,719</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>244,136</u>	<u>244,136</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>244,136</u>	<u>244,136</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>297,855</u>	<u>297,855</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2019 Through 3/31/2020
 (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	22,580	22,463	(117)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>194</u>	<u>194</u>	<u>0 %</u>
Total Revenues	<u>22,580</u>	<u>22,657</u>	<u>77</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,580	8,910	8,670	49 %
Principal-Series 2015	5,000	4,500	500	10 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
Total Expenditures	<u>22,580</u>	<u>13,910</u>	<u>8,670</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>8,747</u>	<u>8,747</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>8,747</u>	<u>8,747</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>28,477</u>	<u>28,477</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>28,477</u>	<u>28,477</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>37,224</u>	<u>37,224</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2019 Through 3/31/2020
 (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>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>0</u>	<u>0</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: 03/31/20
Reconciliation Date: 3/31/2020
Status: Locked

Bank Balance	151,019.52
Less Outstanding Checks/Vouchers	100.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	150,919.52
Balance Per Books	<u>150,919.52</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: 03/31/20
Reconciliation Date: 3/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1997	6/1/2019	System Generated Check/Voucher	100.00	Southeastern Tax Professionals, Inc.
Outstanding Checks/Vouchers			100.00	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2144	2/20/2020	System Generated Check/Voucher	89.99	Bright House Networks
2149	3/1/2020	System Generated Check/Voucher	148.53	BOCC
2150	3/1/2020	System Generated Check/Voucher	2,401.83	Meritus Districts
2151	3/1/2020	System Generated Check/Voucher	260.00	R&R Property Maintenance LLC
2152	3/1/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2153	3/5/2020	System Generated Check/Voucher	60.00	Straley Robin Vericker
2154	3/5/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2155	3/5/2020	System Generated Check/Voucher	2,534.50	Yellowstone Landscape
2156	3/12/2020	System Generated Check/Voucher	89.99	Bright House Networks
2157	3/12/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2158	3/19/2020	System Generated Check/Voucher	151.00	R&R Property Maintenance LLC
Cleared Checks/Vouchers			5,870.84	
			5,870.84	