

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 06, 2020**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 06, 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.

Dear Board Members:

The Public Hearing & Regular Meeting of Mirabella Community Development District will be held on **Thursday, August 06, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Acceptance of Financial Report for FY Ending September 30, 2019.....Tab 03
 - B. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule.....Tab 04
 - C. Acceptance of Certificate of No Default.....Tab 05
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 04, 2020Tab 06
 - B. Consideration of Operation and Maintenance Expenditures May 2020Tab 07
 - C. Consideration of Operation and Maintenance Expenditures June 2020Tab 08
 - D. Review of Financial Statements Month Ending June 30, 2020Tab 09
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.

We look forward to speaking with 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 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Mirabella Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Mirabella

Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$328,650.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 171,980.00
Total Debt Service Funds	
Series 2013	\$ 134,450.00
Series 2015	\$ 22,220.00
Total All Funds*	\$ 328,650.00

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Mirabella
Community Development District**

Name: _____
Secretary/Assistant Secretary

Demetrius Rose
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 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 Final 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	171,980.00	(10,000.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$181,980.00	\$181,980.00	\$0.00	\$171,980.00	(\$10,000.00)
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	\$171,980.00	(\$10,000.00)
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	10,000.00	(2,000.00)
Capital Reserves	0.00	0.00	0.00	6,500.00	6,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$92,000.00	\$69,295.00	(\$22,705.00)	\$82,500.00	(\$9,500.00)
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	\$171,980.00	(\$10,000.00)
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	\$1,221.60	\$2,421.60	-\$73.82
Single Family 55'	1.10	14	\$1,320.00	\$1,424.96	\$2,744.96	\$1,320.00	\$1,343.76	\$2,663.76	-\$81.20
Single Family 60'	1.20	2	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,465.92	\$2,905.92	-\$88.59
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,295.42	\$2,495.42	\$1,200.00	\$1,221.60	\$2,421.60	-\$73.82
Single Family 60'	1.20	8	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,465.92	\$2,905.92	-\$88.59
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,295.42	\$2,545.42	\$1,250.00	\$1,221.60	\$2,471.60	-\$73.82
Single Family 55'	1.10	7	\$1,375.00	\$1,424.96	\$2,799.96	\$1,375.00	\$1,343.76	\$2,718.76	-\$81.20
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 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Mirabella
Community Development District**

Name: _____
Secretary/Assistant Secretary

Demetrius Rose
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

2021



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020



MIRABELLA

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 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 Final 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	171,980.00	(10,000.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$181,980.00	\$181,980.00	\$0.00	\$171,980.00	(\$10,000.00)
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	\$171,980.00	(\$10,000.00)
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	10,000.00	(2,000.00)
Capital Reserves	0.00	0.00	0.00	6,500.00	6,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$92,000.00	\$69,295.00	(\$22,705.00)	\$82,500.00	(\$9,500.00)
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	\$171,980.00	(\$10,000.00)
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 District's 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	\$1,221.60	\$2,421.60	-\$73.82
Single Family 55'	1.10	14	\$1,320.00	\$1,424.96	\$2,744.96	\$1,320.00	\$1,343.76	\$2,663.76	-\$81.20
Single Family 60'	1.20	2	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,465.92	\$2,905.92	-\$88.59
MIRABELLA PHASE 2B - SERIES 2013									
Single Family 50'	1.00	26	\$1,200.00	\$1,295.42	\$2,495.42	\$1,200.00	\$1,221.60	\$2,421.60	-\$73.82
Single Family 60'	1.20	8	\$1,440.00	\$1,554.51	\$2,994.51	\$1,440.00	\$1,465.92	\$2,905.92	-\$88.59
MIRABELLA PHASE 2A - SERIES 2015									
Single Family 50'	1.00	12	\$1,250.00	\$1,295.42	\$2,545.42	\$1,250.00	\$1,221.60	\$2,471.60	-\$73.82
Single Family 55'	1.10	7	\$1,375.00	\$1,424.96	\$2,799.96	\$1,375.00	\$1,343.76	\$2,718.76	-\$81.20
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.

Financial Report

September 30, 2019

Mirabella Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 17, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
June 17, 2020

Our discussion and analysis of *Mirabella Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

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

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2019 by \$21,523, an increase in net position of \$72,945 in comparison with the prior year.
- At September 30, 2019, the District's governmental funds reported a combined fund balance of \$317,424, a increase in net position of \$32,258 in comparison with the prior year.

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

Governmental Funds

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

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

Mirabella Community Development District
Management's Discussion And Analysis

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

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

Notes to Financial Statements

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

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$21,523 at September 30, 2019. The following analysis focuses on the net position of the District's governmental activities.

	<u>2019</u>	<u>2018</u>
Assets:		
Assets, excluding capital assets	\$ 326,205	\$ 291,234
Capital Assets, net of depreciation	1,603,074	1,603,074
Total assets	<u>1,929,279</u>	<u>1,894,308</u>
Liabilities:		
Liabilities, excluding long-term liabilities	61,002	59,319
Long-term Liabilities	1,846,754	1,886,411
Total liabilities	<u>1,907,756</u>	<u>1,945,730</u>
Net Position:		
Net investment in capital assets	(243,680)	(283,337)
Restricted for debt service	220,393	215,539
Unrestricted	44,810	16,376
Total net position	<u>\$ 21,523</u>	<u>\$ (51,422)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2019 and 2018.

Changes in Net Position

	<u>2019</u>	<u>2018</u>
Revenues:		
Program revenues	\$ 339,760	\$ 295,718
General revenues	400	273
Total revenues	<u>340,160</u>	<u>295,991</u>
Expenses:		
General government	54,796	54,612
Maintenance and operations	85,456	90,970
Culture and recreation	-	-
Interest on long-term debt	126,963	129,659
Total expenses	<u>267,215</u>	<u>275,241</u>
Change in net position	72,945	20,750
Net position, beginning	<u>(51,422)</u>	<u>(72,172)</u>
Net position, ending	<u>\$ 21,523</u>	<u>\$ (51,422)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2019 was \$267,215. The majority of these costs are comprised of interest on bonds outstanding.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2019, the District's governmental funds reported a combined ending fund balance of \$317,424. Of this total, \$3,020 is nonspendable, \$272,614 is restricted, and the remainder is an unassigned fund balance of \$41,790.

The fund balance of the general fund increased by \$28,434 primarily due to an increase of assessments received. The debt service fund balance increased by \$3,824.

General Fund Budgetary Highlights

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

Capital Asset and Debt Administration

Capital Assets

At September 30, 2019, the District had \$1,603,074 invested in infrastructure under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2019, the District had \$1,867,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Mirabella Community Development District's* Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

Mirabella Community Development District
Statement of Net Position
September 30, 2019

	<u>Governmental Activities</u>
Assets:	
Cash	\$ 47,615
Deposits	3,020
Assessments Receivable	2,695
Prepays	1,613
Restricted assets:	
Temporarily restricted investments	271,262
Capital assets:	
Capital assets not being depreciated	1,603,074
Total assets	<u>1,929,279</u>
Liabilities:	
Accounts payable and accrued expenses	8,781
Accrued interest payable	52,221
Noncurrent liabilities:	
Due within one year	29,500
Due in more than one year	1,817,254
Total liabilities	<u>1,907,756</u>
Net Position	
Net investment in capital assets	(243,680)
Restricted for debt service	220,393
Unrestricted	44,810
Total net position	<u>\$ 21,523</u>

Mirabella Community Development District
Statement of Activities
Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenue		Governmental Activities	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		
Governmental activities:					
General government	\$ 54,796	\$ 65,749	\$ -	\$ -	\$ 10,953
Maintenance and operations	85,456	102,537	-	-	17,081
Interest on long-term debt	126,963	166,332	5,142	-	44,511
Total governmental activities	<u>\$ 267,215</u>	<u>\$ 334,618</u>	<u>\$ 5,142</u>	<u>\$ -</u>	<u>\$ 72,545</u>
General Revenues:					
Miscellaneous income					400
Total general revenues					400
Change in net position					72,945
Net position, beginning					(51,422)
Net position, ending					<u>\$ 21,523</u>

Mirabella Community Development District
Balance Sheet - Governmental Funds
 September 30, 2019

	General	Debt Service	Total Governmental Funds
Assets:			
Cash	\$ 47,615	\$ -	\$ 47,615
Investments	-	271,262	271,262
Assessments Receivable	1,343	1,352	2,695
Prepays	1,613	-	1,613
Deposits	3,020	-	3,020
Total assets	\$ 53,591	\$ 272,614	\$ 326,205
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 8,781	\$ -	\$ 8,781
Unearned revenue	-	-	-
Total liabilities	8,781	-	8,781
Fund Balances:			
Nonspendable	4,633	-	4,633
Restricted for debt service	-	272,614	272,614
Unassigned	40,177	-	40,177
Total fund balances	44,810	272,614	317,424
Total liabilities and fund balances	\$ 53,591	\$ 272,614	

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

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

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

Accrued interest payable	(52,221)	
Bonds payable	(1,846,754)	(1,898,975)
Net Position of Governmental Activities		\$ 21,523

Mirabella Community Development District
**Statement of Revenues, Expenditures and Changes in Fund Balances -
 Governmental Funds**
 Year Ended September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Special assessments	\$ 168,286	\$ 166,332	\$ 334,618
Investment and miscellaneous income	400	5,142	5,542
Total revenues	<u>168,686</u>	<u>171,474</u>	<u>340,160</u>
Expenditures:			
Current:			
General government	54,796	-	54,796
Maintenance and operations	85,456	-	85,456
Debt Service:			
Interest	-	127,150	127,150
Principal	-	40,500	40,500
Total expenditures	<u>140,252</u>	<u>167,650</u>	<u>307,902</u>
Net change in fund balances	28,434	3,824	32,258
Fund balances, beginning of year	<u>16,376</u>	<u>268,790</u>	<u>285,166</u>
Fund balances, end of year	<u>\$ 44,810</u>	<u>\$ 272,614</u>	<u>\$ 317,424</u>

Mirabella Community Development District
**Reconciliation of The Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to
the Statement of Activities**
Year Ended September 30, 2019

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

Net Change in Fund Balances - total governmental funds (page 10)	\$	32,258
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		40,500
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	1,030	
Amortization on bond discount	<u>(843)</u>	<u>187</u>

Change in Net Position of Governmental Activities (page 8)		<u><u>\$ 72,945</u></u>
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Mirabella Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - General Fund
 Year Ended September 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Special Assessments	\$ 165,480	\$ 165,480	\$ 168,286	\$ 2,806
Miscellaneous Income	-	-	400	400
Total revenues	<u>165,480</u>	<u>165,480</u>	<u>168,686</u>	<u>3,206</u>
Expenditures:				
Current:				
General government	55,680	55,680	54,796	884
Maintenance and operations	101,000	101,000	85,456	15,544
Parks and recreation	8,800	8,800	-	8,800
Total expenditures	<u>165,480</u>	<u>165,480</u>	<u>140,252</u>	<u>25,228</u>
Net change in fund balance	-	-	28,434	28,434
Fund balance, beginning of year	<u>16,376</u>	<u>16,376</u>	<u>16,376</u>	-
Fund balance, end of year	<u>\$ 16,376</u>	<u>\$ 16,376</u>	<u>\$ 44,810</u>	<u>\$ 28,434</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

The District is governed by the Board of Supervisors (the “Board”), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. All of the Board members are affiliated with 672-Mirabella, LLC (the “Developer”) at September 30, 2019. The District is economically dependent on the Developer. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

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

Government-Wide and Fund Financial Statements

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

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

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

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

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

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

General Fund

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

Debt Service Fund

Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

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

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Restricted Assets

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

Deposits and Investments

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

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

Prepaid Items

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

Receivables

All receivables are shown net of allowance for uncollectible amounts.

Capital Assets

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

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. All capital asset acquisition and construction costs are considered infrastructure under construction at September 30, 2019.

Long Term Obligations

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

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

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

Fund Balance Flow Assumptions

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

Fund Balance Policies

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

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

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

Use of Estimates

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

New Accounting Standards

In fiscal year 2019, the Government Accounting Standards Board (GASB) issued Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements. This statement requires additional note disclosures for certain debt issues. There was no effect on beginning balances of the District.

Additionally, the GASB has issued Statement No. 83, Certain Asset Retirement Obligations that is effective for this fiscal year. The District has reviewed this statement and determined that this pronouncement has no discernible impact on these financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

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

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

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

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

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

Investments

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

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

The District has the following recurring fair value measurements as of September 30, 2019:

- Money market mutual funds of \$28,286 are valued using Level 2 inputs.

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

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

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2019 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Wells Fargo Money Market Account	\$ 242,976	N/A	N/A
First American Government Obligation Fund	28,286	AAAm	24 days
	<u>\$ 271,262</u>		

Credit Risk:

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

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2019, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2019, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

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

Interest Rate Risk:

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

NOTE 4 CAPITAL ASSETS:

Capital asset activity for the year ended September 30, 2019 was as follows:

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

NOTE 5 LONG-TERM LIABILITIES

2013 Capital Improvement Revenue Bonds

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

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2019, this requirement has been met.

Total principal and interest remaining on the Series 2013 Bonds at September 30, 2019 is \$3,360,975. Principal and Interest paid in the current year was \$144,150. Special assessment revenue pledged was \$142,779.

2015 Special Assessment Revenue Bonds

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

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

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. As of September 30, 2019, this requirement has been met.

Total principal and interest remaining on the Series 2015 Bonds at September 30, 2019 is \$599,820. Principal and Interest paid in the current year was \$23,500. Special assessment revenue pledged was \$23,553.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,605,000	\$ -	\$ (35,000)	\$ 1,570,000	\$ 25,000
Bond discount	(21,089)		843	(20,246)	-
Series 2015	302,500		(5,500)	297,000	4,500
Governmental activity long-term liabilities	\$ 1,886,411	\$ -	\$ (39,657)	\$ 1,846,754	\$ 29,500

At September 30, 2019, the scheduled debt service requirements on the bonds payable were as follows:

<u>September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 29,500	\$ 124,445
2021	30,000	122,660
2022	35,000	120,710
2023	35,500	118,595
2024	36,000	116,450
2025-2029	220,000	544,250
2030-2034	307,500	456,975
2035-2039	438,000	330,475
2040-2044	605,000	153,550
2045-2046	130,500	5,685
	<u>\$ 1,867,000</u>	<u>\$ 2,093,795</u>

NOTE 6 RISK MANAGEMENT

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

NOTE 7 CONCENTRATIONS

A significant portion of the District's activity is dependent upon the continued involvement of two major landowners, the loss of which could have a materially adverse effect on the District's ability to pay the principal and interest on the District Series 2013 Bonds and the District Series 2015 Bonds, along with the operations of the District. One major landowner, KB Home, paid \$43,741 or 13% of special assessment revenue for September 30, 2019.

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

COMPLIANCE SECTION

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

To the Board of Supervisors
Mirabella Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *Mirabella Community Development District* (the "District") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 17, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in black ink that reads "McDiernit Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
June 17, 2020

MANAGEMENT COMMENTS

Board of Supervisors
Mirabella Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Mirabella Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 17, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Additional Matters

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

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

Purpose of this Letter

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

McDiarmid Davis

Orlando, Florida
June 17, 2020



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Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

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

Board of Supervisors
Mirabella Community Development District

We have examined Mirabella Community Development District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, Mirabella Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

McDermitt Davis

Orlando, Florida
June 17, 2020

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRABELLA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2020

ATTEST:

**MIRABELLA
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

FISCAL YEAR 2020/2021

October 01, 2020	6:00 p.m.
November 05, 2020	6:00 p.m.
December 03, 2020	6:00 p.m.
January 07, 2021	6:00 p.m.
February 04, 2021	6:00 p.m.
March 04, 2021	6:00 p.m.
April 01, 2021	6:00 p.m.
May 06, 2021	6:00 p.m.
June 03, 2021	6:00 p.m.
July 01, 2021	6:00 p.m.
August 05, 2021	6:00 p.m.
September 02, 2021	6:00 p.m.

**All meetings will convene at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL
33598.**

CERTIFICATE OF NO DEFAULT

I, Demetrius Rose, Chair of the Board of Supervisors of Mirabella Community Development District (the "District"), hereby state that, to the best of my knowledge, the District is not in default in the performance of any of the covenants, agreements or conditions on its part contained in that certain Master Trust Indenture, from the District to Wells Fargo Bank, N.A., as trustee (the "Trustee"), dated as of October 1, 2013 (the "Master Indenture") , as amended and supplemented by a First Supplemental Indenture, dated as of October 1, 2013, from the District to the Trustee, relating to its \$1,860,000 Mirabella Community Development District Capital Improvement Revenue Bonds, Series 2013.

IN WITNESS WHEREOF, I have executed this Certificate on this 30th day of June, 2020 and have filed this Certificate with the Trustee under the Indentures referred to above.

Demetrius Rose,
Chair, Board of Supervisors
Mirabella Community Development District

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

June 4, 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, June 4, 2020 at 6:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, June 4, 2020 at 6:00 p.m.**

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

Demetrius Rose	Chair
Troy Gough	Vice Chair
Mindy Jacobson	Supervisor
Kyle Matthews	Supervisor
Winthrop Tyler	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
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There were four resident audience members present on the conference call.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget

Ms. Hicks reviewed the budget and resolution with the Board. She went through the possible reductions and line items. The Board discussed the options and how best to proceed. The Board agreed to reduce the budget by \$10,000.

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MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies

Ms. Hicks explained the resolution and went over that it states that any investments the CDD takes part in will be according to statute.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Matthews
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Ms. Hicks announced that as of April 15, 2020, Mirabella CDD had 254 qualified electors.

Supervisor Tyler called into the meeting.

D. 2020 Elections Process

Ms. Hicks went over the elections process with the Board.

E. Consideration of Resolution 2020-03; Requesting the Supervisor of Elections to Conduct General Election

Ms. Hicks explained the resolution and went over which seats would be part of the general election.

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MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

F. Discussion on Reopening of Community Pool

The Board discussed reopening the pool. Supervisor Gough explained what the insurance vendor said when he spoke with him. The Board agreed the pool needs to be opened. The Board decided to open the pool and remove the pool furniture.

G. General Matters of the District

Ms. Hicks said they would look to hold a special meeting in July to discuss the pool entry system and cameras.

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting February 6, 2020

The Board reviewed the meeting minutes.

MOTION TO:	Approve the February 6, 2020 meeting minutes.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Matthews
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

- B. Consideration of Operations and Maintenance Expenditures January 2020**
- C. Consideration of Operations and Maintenance Expenditures February 2020**
- D. Consideration of Operations and Maintenance Expenditures March 2020**
- E. Consideration of Operations and Maintenance Expenditures April 2020**

The Board reviewed the January - April 2020 O&Ms.

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MOTION TO:	Approve the January - April 2020 O&Ms.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

F. Review of Financial Statements Month Ending April 30, 2020

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.

6. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Matthews discussed how the Board should respond on social media.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

159 *Please note the entire meeting is available on disc.
160

161 *These minutes were done in summary format.
162

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

167
168 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
169 meeting held on _____.

170
171 _____
172 Signature

170
171 _____
172 Signature

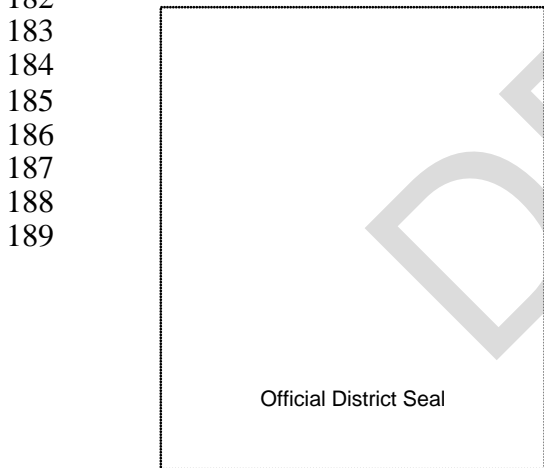
173
174 _____
175 Printed Name

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174 _____
175 Printed Name

176
177 Title:
178 Chairman
179 Vice Chairman

176
177 Title:
178 Secretary
179 Assistant Secretary

180
181 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	9747	\$ 2,400.33		Management Services - May
Solitude	PI A00404596	183.00		Lake & Pond Management - May
South Shore	71673	1,760.00		Landscape Maintenance - May
Monthly Contract Sub-Total		\$ 4,343.33		
Variable Contract				
Straley Robin Vericker	18227	\$ 765.95		Professional Services - General - thru 04/15/20
Variable Contract Sub-Total		\$ 765.95		
Utilities				
BOCC	0712968155 051320	\$ 82.20		Water Service - thru 05/07/20
Spectrum	075386602050720	89.99		Internet Service - thru 06/05/20
Tampa Electric	211003638973 051420	87.12		Electric Service - thru 05/11/20
Tampa Electric	211003639179 051420	1,095.11		Electric Service - thru 05/08/20
Tampa Electric	211003639344 051420	549.25		Electric Service - thru 05/08/20
Tampa Electric	211003639526 051420	592.97	\$ 2,324.45	Electric Service - thru 05/08/20
Utilities Sub-Total		\$ 2,496.64		
Regular Services				
Florida Health	29601559151 052520	\$ 275.00		Pool Permit - 05/25/20
Suzanna Kimball	SK051520	45.00		Pool Bathroom Cleaning Services - 05/18/20
Suzanna Kimball	SK052620	45.00	\$ 90.00	Pool Bathroom Cleaning Services - 05/26/20
Tampa Bay Times	78682 042220	614.00		Telephonic Meeting - 04/22/20
Regular Services Sub-Total		\$ 979.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Owens Electric Inc.	20201255	\$ 1,073.38		Troubleshoot Entrance Lights - 02/11/20
R & R Property Maintenance LLC	35	527.00		Re-leveling Pavers - 04/03/20
Additional Services Sub-Total		\$ 1,600.38		
TOTAL:		\$ 10,185.30		

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: 9747
 Invoice Date: May 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		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,250.00
		Postage - March		4.50
		Website Administration		145.83
				

Subtotal	2,400.33
Sales Tax	
Total Invoice Amount	2,400.33
Payment/Credit Applied	
TOTAL	2,400.33



INVOICE

Invoice Number: PI-A00404596
 Invoice Date: 05/01/20
 PROPERTY: Mirabella

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

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 05/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 05/01/20 - 05/31/20 Lake & Pond Management Services		183.00	183.00

WOT *539W*
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



PO Box 3553
Apollo Beach, FL 33572

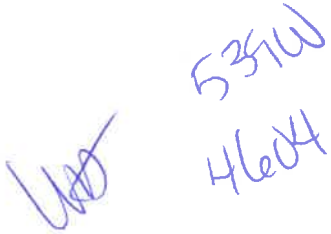
Invoice

Date 5/5/2020
Invoice # 71673

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for May. 	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

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

April 23, 2020

Client: 001295

Matter: 000001

Invoice #: 18227

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

SERVICES

WAV 51400
3107

Date	Person	Description of Services	Hours	
3/23/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.3	
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME; REVIEW AUDITOR REQUEST LETTER; PREPARE DRAFT AUDIT RESPONSE LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019.	0.6	
4/2/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8	
4/3/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3	
4/9/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME; FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.3	
4/15/2020	KMS	DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATE INVESTMENT POLICY AND RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON FINAL BUDGET FOR FY 2020-2021.	1.0	
Total Professional Services			3.3	\$765.50

April 23, 2020
Client: 001295
Matter: 000001
Invoice #: 18227

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.1	\$335.50
KMS	Kristen M. Schalter	1.0	\$250.00
LB	Lynn Butler	1.2	\$180.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (3 @ \$0.15)	\$0.45
	Total Disbursements	\$0.45
	Total Services	\$765.50
	Total Disbursements	\$0.45
	Total Current Charges	\$765.95

PAY THIS AMOUNT **\$765.95**

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 05/13/2020	DUE DATE 06/03/2020
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	04/08/2020	4872	05/07/2020	4902	3000	ACTUAL	WATER

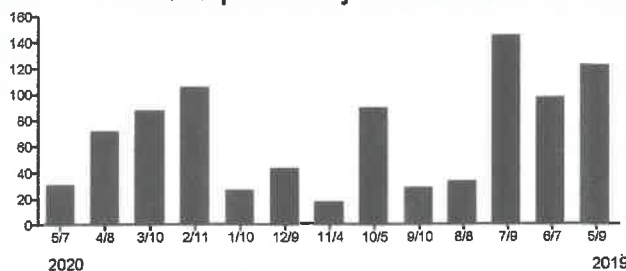
Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$8.79
Water Base Charge	\$15.33
Water Usage Charge	\$2.25
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$14.34
Total Service Address Charges	\$82.20

Summary of Account Charges

Previous Balance	\$116.89
Net Payments - Thank You	(\$116.89)
Total Account Charges	\$82.20
AMOUNT DUE	\$82.20

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

398

DUE DATE	06/03/2020
AMOUNT DUE	\$82.20
AMOUNT PAID	

77

0007129681552

00000082206

May 7, 2020

Invoice Number: 075386602050720
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 05/06/20 through 06/05/20
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 05/23/20	\$89.99

SPECTRUM BUSINESS NEWS

NEW! Upgrade to faster 600 Mbps Internet! Includes **FREE** Installation when you upgrade and add phone. Call 1-877-219-8622 today!

You are pre-approved to get Spectrum Mobile. Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-855-326-8078 to see how much you can save!



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 05072020 NNNNNY 01 000328 0001

MIRABELLA CDD
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

May 7, 2020

MIRABELLA CDD

Invoice Number: 075386602050720
Account Number: 0050753866-02
Service At: 14306 ROMEO BLVD
WIMAUMA, FL 33598-0016

Total Due by 05/23/20	\$89.99
Amount you are enclosing	\$

Please Remit Payment To:

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602050720
 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 05072020 NNNNNY 01 000328 0001

Charge Details

Previous Balance	89.99
Payments Received - Thank You 04/29	-89.99
Remaining Balance	\$0.00

Payments received after 05/07/20 will appear on your next bill.

Services from 05/06/20 through 06/05/20

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 05/23/20	\$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

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: 05/14/2020
Account: 211003638973

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



Current month's charges: \$87.12
Total amount due: \$87.12
Payment Due By: 06/04/2020

Your Account Summary


Previous Amount Due	\$80.55
Payment(s) Received Since Last Statement	-\$80.55
Current Month's Charges	\$87.12
Total Amount Due	\$87.12



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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BYE-BYE, BILL SPIKES
Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit tampaelectric.com/budgetforhome 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.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges: \$87.12
Total amount due: \$87.12
Payment Due By: 06/04/2020

Amount Enclosed \$ _____
627926577721

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: 211003638973
Statement Date: 05/14/2020
Current month's charges due 06/04/2020



Details of Charges – Service from 04/10/2020 to 05/11/2020

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	05/11/2020	64,285	63,544	741 kWh	1	32 Days

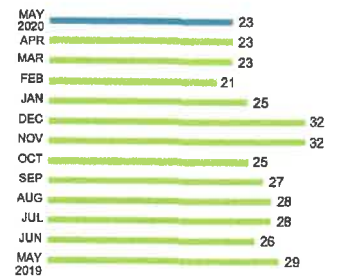
Basic Service Charge		\$18.06
Energy Charge	741 kWh @ \$0.06010/kWh	\$44.53
Fuel Charge	741 kWh @ \$0.03016/kWh	\$22.35
Florida Gross Receipt Tax		\$2.18
Electric Service Cost		\$87.12

Total Current Month's Charges

\$87.12

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

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. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.

Statement Date: 05/14/2020
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:	06/04/2020

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



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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BYE-BYE, BILL SPIKES
Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit tampaelectric.com/budgetforhome 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.



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:	06/04/2020
Amount Enclosed	\$ _____

627926577722

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: 05/14/2020
Current month's charges due 06/04/2020



Details of Charges – Service from 04/09/2020 to 05/08/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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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Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

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Statement Date: 05/14/2020
Account: 211003639344

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



Current month's charges:	\$549.25
Total amount due:	\$549.25
Payment Due By:	06/04/2020

Your Account Summary


Previous Amount Due	\$506.21
Payment(s) Received Since Last Statement	-\$506.21
Current Month's Charges	\$549.25
Total Amount Due	\$549.25



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$549.25
Total amount due:	\$549.25
Payment Due By:	06/04/2020

Amount Enclosed \$ _____

627926577723

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: 05/14/2020
 Current month's charges due **06/04/2020**



Details of Charges – Service from 04/09/2020 to 05/08/2020

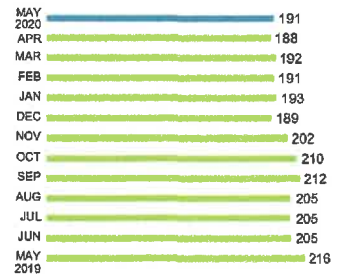
Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	05/08/2020	7,348		1,615		5,733 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	5,733 kWh @ \$0.06010/kWh	\$344.55
Fuel Charge	5,733 kWh @ \$0.03016/kWh	\$172.91
Florida Gross Receipt Tax		\$13.73
Electric Service Cost		\$549.25

Total Current Month's Charges

\$549.25

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Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

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Statement Date: 05/14/2020
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:	06/04/2020

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



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.

0000094-000988-Page 3 of 26



BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit tampaelectric.com/budgetforhome 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.



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:	06/04/2020
Amount Enclosed	\$

627926577724

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: 05/14/2020
Current month's charges due 06/04/2020



Details of Charges – Service from 04/09/2020 to 05/08/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	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**

00000094-0000998- Page 5 of 26

Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

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. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-4698313

Permit Number

29-60-1559151

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2020 or Upon Receipt

If not paid by 06/30/2020 then the fee will be: \$325.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2020).

Mail To: Attention: Meritus
Mirabella CDD/Meritus Districts LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

Account Information:

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

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

Owner Information:

Name: Mirabella CDD/Meritus Districts LLC
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: () Work Phone: (813) 397-5120

Circle One: Visa MC

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: _____ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature

Date

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

Permit Number: **29-60-1559151** Bill ID: **29-BID-4698313**

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

[Please RETURN invoice with your payment]

Batch Billing ID:20841

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

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

Invoice

Date: 5/15/2020

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 5/18/2020 _____ \$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: 5/26/2020

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 5/26/2020 _____ \$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	
04/22/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
04/22/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$614.00		0000078682	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/22/20	04/22/20	0000078682	Times	Legals CLS	Telephonic Meeting	1	2x73 L	\$612.00
04/22/20	04/22/20	0000078682	Tampabay.com	Legals CLS	Telephonic Meeting AffidavitMaterial	1	2x73 L	\$0.00 \$2.00

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 INVOICE

Thank you for your business.

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

Advertising Run Dates		Advertiser Name	
04/22/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
04/22/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$614.00		0000078682	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received

APR 24 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

} ss

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: **Telephonic Meeting** was published in **Tampa Bay Times: 4/22/20** 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 04/22/2020

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of Telephonic Meetings of the
Board of Supervisors of
the Mirabella Community Development District**

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Mirabella Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May 07, 2020	6:00 p.m.
June 04, 2020	6:00 p.m.
July 02, 2020	6:00 p.m.
August 06, 2020	6:00 p.m.
September 03, 2020	6:00 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.mirabellacdd.com of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 4863181.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at nicole.hicks@merituscorp.com. The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

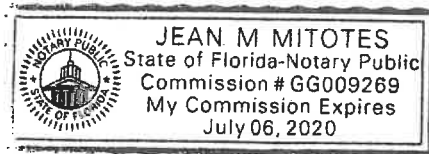
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Nicole Hicks
District Manager

Publication date: April 22, 2020

000078682





2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
2/11/20	20201255

Bill To
Mirabella C/o Meritus Corp

	DISPATCH	TERMS	P.O. NUMBER
	201178	COD	
Description	Qty	Rate	Amount
Date of Service: 1/30/20 Location of Service: Entrance and Pool Lighting Service Requested by: Gene Service Performed: Troubleshoot the entrance lights not working properly. Upon inspection, found that the lights and the fans are controlled by a time clock and turn on at the same time. Ran new circuitry and installed a new switch to operate the light independently of the fan and left the fan to be controlled off of the time clock. Made all necessary connections and test for proper operation. Passed by Tech: Herry Standard Service Call - 1 Technician Labor; Service Technician, Standard Rate 14/2 Romex Wire Single Gang Nail Box Single Gang Deep Box Single Gang Blank Cover Single Gang Decora Wall Plate Timer Switch Motion Sensor Switch Miscellaneous Hardware Sales Tax			0.00
	1	69.00	69.00
	8	97.50	780.00
	80	0.75	60.00
	1	4.00	4.00
	1	4.50	4.50
	1	2.00	2.00
	1	2.00	2.00
	1	70.00	70.00
	2	35.94	71.88
	1	10.00	10.00
		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business!			Total \$1,073.38
			Payments/Credits \$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.			Balance Due \$1,073.38

WAD 539W
4602

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
04/03/2020

Due Date
05/01/2020

Invoice Number
0000035

Amount Due (USD)
\$527.00

Description	Rate	Qty	Line Total
Re-leveling Pavers	\$65.00	7	\$455.00
Leveling Sand	\$8.00	6	\$48.00
Gravel Base	\$8.00	3	\$24.00
Subtotal			527.00
Tax			0.00
Total			527.00
Amount Paid			0.00
Amount Due (USD)			\$527.00

Handwritten notes:
✓
53900
4602

Terms

Please make all checks payable to:

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

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9828	\$ 2,404.33		Management Services - June
Solitude	PI A00344017	183.00		Lake & Pond Management Services - January
Solitude	PI A00371644	183.00		Lake & Pond Management Services - March
Solitude	PI A00388048	183.00		Lake & Pond Management Services - April
Solitude	PI A00421696	183.00	\$ 732.00	Lake & Pond Management Services - June
South Shore	71718	1,760.00		Landscape Maintenance - June
Zebra Cleaning Team, Inc.	4008	750.00		Pool Cleaning - May
Zebra Cleaning Team, Inc.	4039	650.00	\$ 1,400.00	Pool Cleaning - June
Monthly Contract Sub-Total		\$ 6,296.33		
Variable Contract				
Mcdirmitt Davis	45375	\$ 5,000.00		FY19 Audit - 06/19/20
Straley Robin Vericker	18343	415.00		Professional Services - General - thru 05/15/20
Straley Robin Vericker	18467	350.00	\$ 765.00	Professional Services - General - thru 06/15/20
Variable Contract Sub-Total		\$ 5,765.00		
Utilities				
BOCC	0712968155 061220	\$ 193.61		Water Service - thru 06/08/20
Spectrum	075386602060720	89.99		Internet Service - thru 07/05/20
Tampa Bay Times	211003639179 061520	1,085.47		Electric Service - thru 06/09/20
Tampa Electric	211003638973 061520	73.38		Electric Service - thru 06/10/20
Tampa Electric	211003639344 061520	477.29		Electric Service - thru 06/09/20
Tampa Electric	211003639526 061520	578.04	\$ 1,128.71	Electric Service - thru 06/09/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Utilities Sub-Total				
		\$ 2,497.78		
Regular Services				
Suzanna Kimball	SK060220	\$ 45.00		Pool Bathroom Cleaning Services - 06/02/20
Suzanna Kimball	SK060920	45.00		Pool Bathroom Cleaning Services - 06/09/20
Suzanna Kimball	SK061620	45.00		Pool Bathroom Cleaning Services - 06/16/20
Suzanna Kimball	SK062320	115.00		Pool Bathroom & Clubhouse Cleaning Services - 06/23/20
Suzanna Kimball	SK063020	45.00	\$ 295.00	Pool Bathroom Cleaning Services - 06/30/20
Tampa Bay Times	83930 051720	486.00		Qualifying Period - 05/17/20
Regular Services Sub-Total				
		\$ 781.00		
Additional Services				
Fast Signs	265 109436	\$ 59.59		Pool Sign - 06/05/20
Meritus Districts	Lowe's1	10.66		Hornet Spray - 06/30/20
R & R Property Maintenance LLC	44	103.78		Sign Install - 05/22/20
Additional Services Sub-Total				
		\$ 174.03		
TOTAL:				
		\$ 15,514.14		

Approved (with any necessary revisions noted):

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

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: 9828
 Invoice Date: Jun 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		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,250.00
		Postage - April		8.50
		Website Administration		145.83
				

Subtotal	2,404.33
Sales Tax	
Total Invoice Amount	2,404.33
Payment/Credit Applied	
TOTAL	2,404.33



INVOICE

Invoice Number: PI-A00344017
 Invoice Date: 01/01/20
 PROPERTY: Mirabella

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

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 01/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 01/01/20 - 01/31/20 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 Number: PI-A00371644
 Invoice Date: 03/01/20
 PROPERTY: Mirabella

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

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
8108		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			03/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 03/01/20 - 03/31/20 Lake & Pond Management Services		183.00	183.00

WAD 539W 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 Number: PI-A00388048
 Invoice Date: 04/01/20
 PROPERTY: Mirabella

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

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 05/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 04/01/20 - 04/30/20 Lake & Pond Management Services		183.00	183.00

WJH *539W*
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 Number: PI-A00421696
 Invoice Date: 06/01/20
 PROPERTY: Mirabella

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

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 07/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 06/01/20 - 06/30/20 Lake & Pond Management Services		183.00	183.00

MA 53900
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



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 6/5/2020
Invoice # 71718

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for June. CIAJ 53900 4604	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



Thanks For Your Business!

INVOICE

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

DATE: MAY 10, 2020
 INVOICE #4008
 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 may		\$750.00

*WJ 53900
 4617*

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:



Thanks For Your Business!

INVOICE

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

DATE: JUNE 10, 2020
 INVOICE #4039
 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 June		\$750.00
		100.00 refund for water wastage		-100.00

Handwritten:
 LWD
 5310
 4617

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:



934 N. Magnolia Ave.
Suite 100
Orlando, FL 32803

(407) 843-5406
www.mcdermittdavis.com

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

Date: 6/19/2020
Invoice Number: 45375
Client: 10132.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for MIRABELLA CDD for the year ended September 30, 2019.

Total Due This Invoice \$5,000.00

Received
JUN 22 2020

Thank you for your business.

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

May 26, 2020
Client: 001295
Matter: 000001
Invoice #: 18343

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

WAT *5400*
3107

SERVICES

Date	Person	Description of Services	Hours	
4/20/2020	KMS	REVISE RESOLUTION ADOPTING STATUTORY INVESTMENT POLICY.	0.3	
4/23/2020	KMS	FINALIZE RESOLUTIONS FOR INVESTMENT POLICY AND PROPOSED BUDGET; SEND TO B. CRUTCHFIELD.	0.2	
4/23/2020	LB	REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.1	
4/28/2020	KMS	REVIEW FILE; DRAFT LANDOWNER ELECTION RESOLUTION, INSTRUCTIONS FOR LANDOWNER MEETING, OFFICIAL BALLOT AND LANDOWNER PROXY.	0.7	
5/7/2020	KMS	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW FILE; DRAFT EMAIL TO B. CRUTCHFIELD; REVIEW REVISED AGENDA.	0.4	
Total Professional Services			1.7	\$415.00

PERSON RECAP

Person	Hours	Amount
KMS Kristen M. Schalter	1.6	\$400.00
LB Lynn Butler	0.1	\$15.00

May 26, 2020
Client: 001295
Matter: 000001
Invoice #: 18343

Page: 2

Total Services	\$415.00	
Total Disbursements	\$0.00	
Total Current Charges		\$415.00

PAY THIS AMOUNT		\$415.00
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 18, 2020

Client: 001295

Matter: 000001

Invoice #: 18467

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
5/28/2020	KMS	TELEPHONE CALL FROM N. HICKS; REVIEW NEWSPAPER ADVERTISEMENT FOR TELEPHONIC MEETINGS; REVIEW AND REVISE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON FINAL BUDGET; DRAFT EMAIL TO N. HICKS AND B. CRUTCHFIELD.	0.6	
6/10/2020	KMS	REVIEW RESOLUTION ADOPTING PROPOSED BUDGET FOR FY 2020-2021 AND SETTING A PUBLIC HEARING; DRAFT NEWSPAPER PUBLICATIONS FOR FY 2020-2021 O/M BUDGET; SEND TO B. CRUTCHFIELD.	0.8	
Total Professional Services			1.4	\$350.00

PERSON RECAP

Person	Hours	Amount
KMS Kristen M. Schalter	1.4	\$350.00

WAT 51400
3107

June 18, 2020

Client: 001295

Matter: 000001

Invoice #: 18467

Page: 2

Total Services	\$350.00	
Total Disbursements	\$0.00	
Total Current Charges		\$350.00

PAY THIS AMOUNT

\$350.00

Please Include Invoice Number on all Correspondence

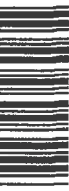


Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 06/12/2020	DUE DATE 07/06/2020
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

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	05/07/2020	4902	06/08/2020	5053	15100	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$44.24
Water Base Charge	\$15.33
Water Usage Charge	\$20.37
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$72.18
Total Service Address Charges	\$193.61

Summary of Account Charges

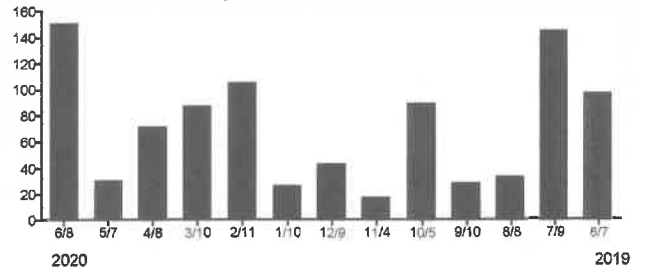
Previous Balance	\$82.20
Net Payments - Thank You	(\$82.20)
Total Account Charges	\$193.61
AMOUNT DUE	\$193.61

Important Message

The 2019 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Received
JUN 22 2020

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

814

DUE DATE	07/06/2020
AMOUNT DUE	\$193.61
AMOUNT PAID	

0007129681552

111
00000193615

June 7, 2020
 Invoice Number: 075386602060720
 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

SPECTRUM BUSINESS NEWS

NEW! Upgrade to faster 600 Mbps Internet! Includes **FREE** Installation when you upgrade and add phone. Call 1-877-219-8622 today!

You are pre-approved to get Spectrum Mobile. Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-855-326-8078 to see how much you can save!



Summary *Services from 06/06/20 through 07/05/20 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 06/23/20	\$89.99

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 06072020 NNNNNY 01 000307 0001

MIRABELLA CDD
 2005 PAN AM CIR
 STE 300
 TAMPA FL 33607-6008



June 7, 2020

MIRABELLA CDD

Invoice Number: 075386602060720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 06/23/20 **\$89.99**
 Amount you are enclosing \$

Received

JUN 15 2020

Please Remit Payment To:

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



Invoice Number: MIRABELLA CDD
075386602060720
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 06072020 NNNNNY 01 000307 0001

Charge Details

Previous Balance		89.99
Payments Received - Thank You	05/27	-89.99
Remaining Balance		\$0.00

Payments received after 06/07/20 will appear on your next bill.

Services from 06/06/20 through 07/05/20

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 06/23/20	\$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: 06/15/2020

Account: 211003639179

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

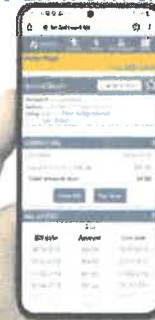
Current month's charges:	\$1,085.47
Total amount due:	\$1,085.47
Payment Due By:	07/06/2020



Your Account Summary

Previous Amount Due	\$1,095.11
Payment(s) Received Since Last Statement	-\$1,095.11
Current Month's Charges	\$1,085.47
Total Amount Due	\$1,085.47

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

As hurricane season begins, maintaining reliable electric service is even more important. That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead.

Visit tampaelectric.com/reliability.

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:	\$1,085.47
Total amount due:	\$1,085.47
Payment Due By:	07/06/2020

Amount Enclosed \$

630395721592

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: 06/15/2020
Current month's charges due 07/06/2020



Details of Charges – Service from 05/09/2020 to 06/09/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	520 kWh @ \$0.02866/kWh	\$14.90
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.02614/kWh	\$13.59
COVID-19 Lighting Fuel Credit		-\$7.42
Florida Gross Receipt Tax		\$0.54
Lighting Charges		\$1,085.47

Total Current Month's Charges **\$1,085.47**

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Important Messages

LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

COVID-19 Update

We understand that some customers continue to face hardships due to the pandemic. We encourage customers to pay what they can now to avoid a large balance later. We ask that those impacted by financial hardship reach out to us about extended payment options. Our representatives are ready to speak with customers at 813-223-0800 weekdays from 7:30 a.m. to 6:00 p.m. Impacted customers should also look for resources on our COVID-19 response page at tampaelectric.com/updates. Here, you will find a list of community partners, including the 2-1-1 Crisis Center Network that has trained and supportive professionals who can refer customers to agencies for help with utility bill payment, food, housing and other assistance.

Statement Date: 06/15/2020
Account: 211003638973

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

Current month's charges:	\$73.38
Total amount due:	\$73.38
Payment Due By:	07/06/2020

Your Account Summary

Previous Amount Due	\$87.12
Payment(s) Received Since Last Statement	-\$87.12
Current Month's Charges	\$73.38
Total Amount Due	\$73.38

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As hurricane season begins, maintaining reliable electric service is even more important. That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead.

Visit tampaelectric.com/reliability.

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:	\$73.38
Total amount due:	\$73.38
Payment Due By:	07/06/2020
Amount Enclosed	\$

630395721591

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: 211003638973
Statement Date: 06/15/2020
Current month's charges due 07/06/2020



Details of Charges – Service from 05/12/2020 to 06/10/2020

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

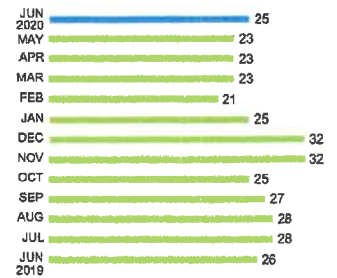
Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	06/10/2020	65,029		64,285		744 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	744 kWh @ \$0.05991/kWh	\$44.57
Fuel Charge	744 kWh @ \$0.02638/kWh	\$19.63
COVID-19 Fuel Credit		-\$10.71
Florida Gross Receipt Tax		\$1.83
Electric Service Cost		\$73.38

Total Current Month's Charges

\$73.38

Important Messages

LOWER BILLS – AGAIN!

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COVID-19 Update

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Statement Date: 06/15/2020
Account: 211003639344

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

Current month's charges:	\$477.29
Total amount due:	\$477.29
Payment Due By:	07/06/2020



Your Account Summary

Previous Amount Due	\$549.25
Payment(s) Received Since Last Statement	-\$549.25
Current Month's Charges	\$477.29
Total Amount Due	\$477.29

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00000077-0000007-Page 11 of 18

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

As hurricane season begins, maintaining reliable electric service is even more important. That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead. Visit tampaelectric.com/reliability.

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:	\$477.29
Total amount due:	\$477.29
Payment Due By:	07/06/2020
Amount Enclosed	\$ _____

630395721593

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

JUN 19 2020

Account: 211003639344
Statement Date: 06/15/2020
Current month's charges due 07/06/2020



Details of Charges – Service from 05/09/2020 to 06/09/2020

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
1000439099	06/09/2020	13,570		7,348		6,222 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	6,222 kWh @ \$0.05991/kWh	\$372.76
Fuel Charge	6,222 kWh @ \$0.02638/kWh	\$164.14
COVID-19 Fuel Credit		-\$89.60
Florida Gross Receipt Tax		\$11.93
Electric Service Cost		\$477.29

Total Current Month's Charges

\$477.29

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Important Messages

LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

COVID-19 Update

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Statement Date: 06/15/2020
Account: 211003639526

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

Current month's charges:	\$578.04
Total amount due:	\$578.04
Payment Due By:	07/06/2020



Your Account Summary

Previous Amount Due	\$592.97
Payment(s) Received Since Last Statement	-\$592.97
Current Month's Charges	\$578.04
Total Amount Due	\$578.04

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Do it all from the palm of your hand.

- Check the status of your account
- Review balance due
- Pull up billing & payment history
- Monitor your energy use
- Sign up for programs

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00000077-00000005-Page 7 of 18

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

As hurricane season begins, maintaining reliable electric service is even more important. That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead.

Visit tampaelectric.com/reliability.

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:	\$578.04
Total amount due:	\$578.04
Payment Due By:	07/06/2020
Amount Enclosed	\$

630395721594

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: 06/15/2020
Current month's charges due 07/06/2020



Details of Charges – Service from 05/09/2020 to 06/09/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	806 kWh @ \$0.02866/kWh	\$23.10
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.02614/kWh	\$21.07
COVID-19 Lighting Fuel Credit		-\$11.50
Florida Gross Receipt Tax		\$0.84
Lighting Charges		\$578.04

Total Current Month's Charges **\$578.04**

00000077-000006-Page 3 of 18

Important Messages

LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

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

Invoice

Date: 6/2/2020

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 6/2/2020 _____ \$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: 6/9/2020

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 6/9/2020 _____ \$45.00

WAA 53900
4602

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: 6/16/2020

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 6/16/2020 _____ \$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: 6/23/2020

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 6/23/2020	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 6/23/2020	\$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: 6/30/2020

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 Tuesday 6/30/2020 _____ \$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

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 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	
05/17/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
05/17/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$486.00		0000083930	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/17/20	05/17/20	0000083930	Times	Legals CLS	Qualifying Period	1	2x45 L	\$484.00
05/17/20	05/17/20	0000083930	Tampabay.com	Legals CLS	Qualifying Period AffidavitMaterial	1	2x45 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	
05/17/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
05/17/2020	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$486.00		0000083930	

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

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

} ss

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: Qualifying Period** was published in **Tampa Bay Times: 5/17/20** 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 **05/17/2020**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

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

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisor of the Mirabella Community Development District will commence at noon on June 8, 2020 and close at noon on June 12, 2020. Candidates may qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections in person or by mail to the following office locations:

Fred B. Karl County Center
Attn: Candidate Services
601 E. Kennedy Blvd., 16th Floor
Tampa, FL 33602
Telephone: (813) 272-5850

Robert L. Gilder Elections Service Center
Attn: Candidate Services
2514 North Falkenburg Road
Telephone: (813) 744-5900
Website: www.voteHillsborough.org

Website: www.voteHillsborough.org

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.

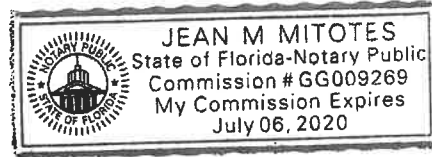
The Mirabella Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.

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

District Manager,
Nicole Hicks

Run Date: May 17, 2020

0000083930



INVOICE

265-109436

More than fast. More than signs. ®
fastsigns.com

Completed Date: 6/5/2020
Payment Terms: Cash Customer
Payment Due Date: 6/5/2020

Created Date: 5/28/2020

DESCRIPTION: Pool sign for Mirabella

Bill To: Meritus Corp.
2002 N Lois Ave
Suite 507
Tampa, FL 33607
US

Pickup At: FASTSIGNS
3901 W Kennedy Blvd
Tampa, FL 33609
US

Ordered By: Nicholas Ryder
Email: nicholas.o.ryder@gmail.com

Salesperson: Sarah Curry
Email: Sarah.c@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Dibond with Reflective Vinyl 28 x 18	1	\$59.59	\$0.00	\$59.59
1.1	DiBond 3mm Blank - Dibond Part Qty: 1 Width: 28.00" Height: 18.00"				
1.2	Digital Vinyl 3M Reflective - Reflective Vinyl Part Qty: 1 Width: 28.00" Height: 18.00"				

Thank you for your business. All orders (except approved account customers) require 100% payment for production.

Subtotal:	\$59.59
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$59.59
Amount Paid:	\$0.00
BALANCE DUE:	\$59.59

Approved account customers require no down payment for production. All balances are due net 10 business days.

Signature: _____ **Date:** _____

Designs are for the sole use of FASTSIGNS
Thank you very much for your business! Thank you very much for your business!

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: Lowes1
 Invoice Date: Jun 30, 2020
 Page: 1

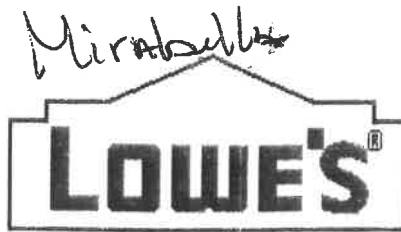
Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/30/20

Quantity	Item	Description	Unit Price	Amount
		Hornet spray purchased at Lowe's		10.66

Subtotal	10.66
Sales Tax	
Total Invoice Amount	10.66
Payment/Credit Applied	
TOTAL	10.66



LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238JH7 3244914 TRANS#: 8448806 06-29-20

145743 SPEC WASP/HORNET TWINPACK 9.96
2 @ 4.98

SUBTOTAL: 9.96
TAX: 0.70
INVOICE 08118 TOTAL: 10.66
DEBIT: 10.66

DEBIT:XXXXXXXXXX6879 AMOUNT:10.66 AUTHCD:463554

CHIP REFID:223808329038 06/29/20 12:40:01

*PIN Verified

TRACE:00651933

PURCHASE CASH BACK TOTAL DEBIT
10.66 0.00 10.66

APL: DEBIT TVR: 8000048000

AID: A000000042203 TSI: 6800

STORE: 2238 TERMINAL: 08 06/29/20 12:40:32

OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL ARMSTRONG

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID # 081184 223801 815842 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2238 TERMINAL: 08 06/29/20 12:40:32

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
05/22/2020

Invoice Number
0000044

Amount Due (USD)
\$103.78

Due Date
06/21/2020

Description	Rate	Qty	Line Total
Service Call Local call	\$25.00	1	\$25.00
Sign Install	\$65.00	1	\$65.00
Mileage	\$0.53	26	\$13.78
Subtotal			103.78
Tax			0.00
Total			103.78
Amount Paid			0.00
Amount Due (USD)			\$103.78

Watt *53500*
4402

Notes
pool signage checks

Terms
Please make all checks payable to:

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

<https://my.freshbooks.com/>

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2020
(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	111,444	0	0	0	0	0	111,444
Investment-Revenue 2013 (3900)	0	98,239	0	0	0	0	98,239
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	150,803	0	0	0	0	150,803
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	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,325	0	0	0	11,325
Investment-Revenue 2015 (5005)	0	0	17,409	0	0	0	17,409
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	971	0	0	0	0	0	971
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	1,560,239	1,560,239
Other	0	0	0	0	0	0	0
Total Assets	115,434	249,569	28,734	0	1,603,075	1,831,500	3,828,311
Liabilities							
Accounts Payable	730	0	0	0	0	0	730
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	291,500	291,500
Total Liabilities	730	0	0	0	0	1,831,500	1,832,230

Mirabella
Balance Sheet

As of 6/30/2020
(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	69,893	5,432	256	0	0	0	75,581
Total Fund Equity & Other Credits	<u>114,704</u>	<u>249,569</u>	<u>28,734</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>1,996,081</u>
Total Liabilities & Fund Equity	<u>115,434</u>	<u>249,569</u>	<u>28,734</u>	<u>0</u>	<u>1,603,075</u>	<u>1,831,500</u>	<u>3,828,311</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 6/30/2020
 (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	182,497	517	0 %
Interest Earnings				
Interest Earnings	0	65	65	0 %
Other Miscellaneous Revenues				
Rental Revenue	0	575	575	0 %
Total Revenues	<u>181,980</u>	<u>183,137</u>	<u>1,157</u>	<u>1 %</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	2,100	254	1,846	88 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	4,143	1,512	27 %
Auditing Services	5,100	5,000	100	2 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	49	251	84 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	1,869	(369)	(25)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	852	(677)	(387)%
Office Supplies	100	26	74	74 %
Website Administration	1,750	2,812	(1,062)	(61)%
Legal Counsel				
District Counsel	5,000	3,984	1,016	20 %
Electric Utility Services				
Electric Utility Services	30,500	19,453	11,047	36 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	940	1,060	53 %
Other Physical Environment				
Waterway Management Program	4,000	1,647	2,353	59 %
Property & Casualty Insurance	6,000	5,295	705	12 %
Clubhouse Facility Maintenance	12,000	6,363	5,637	47 %
Landscape Maintenance - Contract	38,000	20,363	17,637	46 %
Landscape Maintenance - Other	3,000	2,739	261	9 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	788	3,212	80 %
Pool Maintenance	9,000	6,785	2,215	25 %
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>113,244</u>	<u>68,736</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>69,893</u>	<u>69,893</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>69,893</u>	<u>69,893</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>114,704</u>	<u>114,704</u>	<u>136 0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2019 Through 6/30/2020
 (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	140,722	9,772	7 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,610</u>	<u>1,610</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>142,332</u>	<u>11,382</u>	<u>9 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	105,950	106,900	(950)	(1)%
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>136,900</u>	<u>(5,950)</u>	<u>(5)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>5,432</u>	<u>5,432</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,432</u>	<u>5,432</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>249,569</u>	<u>249,569</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2019 Through 6/30/2020
 (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	23,213	633	3 %
Interest Earnings				
Interest Earnings	0	213	213	0 %
Total Revenues	22,580	23,426	846	4 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,580	17,670	(90)	(1)%
Principal-Series 2015	5,000	4,500	500	10 %
Prepayments	0	1,000	(1,000)	0 %
Total Expenditures	22,580	23,170	(590)	(3)%
Excess of Revenues Over/(Under) Expenditures	0	256	256	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	256	256	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	28,477	28,477	0 %
Total Fund Balance - Beginning of Period	0	28,477	28,477	0 %
Fund Balance - End of Period	0	28,734	28,734	0 %

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2019 Through 6/30/2020
 (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>

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	120,070.92
Less Outstanding Checks/Vouchers	8,627.23
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	111,443.69
Balance Per Books	<u>111,443.69</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: 06/30/20

Reconciliation Date: 6/30/2020

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.
2203	6/11/2020	Series 2015 FY20 Tax Dist ID 478	354.44	Mirabella CDD
2209	6/25/2020	System Generated Check/Voucher	193.61	BOCC
2210	6/25/2020	System Generated Check/Voucher	5,000.00	McDirmit Davis & Company LLC
2212	6/25/2020	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2213	6/25/2020	System Generated Check/Voucher	2,214.18	Tampa Electric
2214	6/25/2020	System Generated Check/Voucher	650.00	Zebra Cleaning Team, Inc
Outstanding Checks/Vouchers			8,627.23	
			8,627.23	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2186	5/21/2020	System Generated Check/Voucher	1,073.38	Owens Electric, Inc.
2193	6/1/2020	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
2194	6/1/2020	System Generated Check/Voucher	2,404.33	Meritus Districts
2195	6/1/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2196	6/4/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2197	6/11/2020	System Generated Check/Voucher	59.59	Fastsigns
2198	6/11/2020	System Generated Check/Voucher	549.00	Solitude Lake Management, LLC
2199	6/11/2020	System Generated Check/Voucher	415.00	Straley Robin Vericker
2200	6/11/2020	System Generated Check/Voucher	486.00	Times Publishing Company
2201	6/11/2020	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
2202	6/11/2020	Series 2013 FY20 Tax Dist ID 478	2,148.67	Mirabella CDD
2204	6/18/2020	System Generated Check/Voucher	103.78	R&R Property Maintenance LLC
2205	6/18/2020	System Generated Check/Voucher	183.00	Solitude Lake Management, LLC
2206	6/18/2020	System Generated Check/Voucher	1,760.00	South Shore Landscape & Lawn, Inc.
2207	6/18/2020	System Generated Check/Voucher	89.99	Bright House Networks
2208	6/18/2020	System Generated Check/Voucher	90.00	Suzanna M. Kimball
2211	6/25/2020	System Generated Check/Voucher	350.00	Straley Robin Vericker
Cleared Checks/Vouchers			10,827.74	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 06/30/20
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR128	6/11/2020	Tax Distribution - 06.11.20	<u>5,289.63</u>
Cleared Deposits				<u>5,289.63</u>