

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 4, 2021**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 4, 2021 6:00 P.M.
THE MIRABELLA CLUBHOUSE
LOCATED AT 14306 ROMEO BLVD., WIMAUMA, FL 33598

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Trivia M. Kimbrough Mindy Jacobson Vacant
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	Dana C. Collier
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 Regular Meeting of Mirabella Community Development District will be held on **Thursday, February 4, 2021 at 6:00 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Potential Bond Refinance
 - B. Discussion on Vacant Board Seat, Seat 4
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting December 03, 2020..... Tab 01
 - B. Consideration of Operation and Maintenance Expenditures November 2020..... Tab 02
 - C. Consideration of Operation and Maintenance Expenditures December 2020..... Tab 03
 - D. Review of Financial Statements Month Ending December 31, 2020..... Tab 04
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - a. Sample of Pool Rules.....Tab 05
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJORNMENT**

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,

Brian Howell
District Manager

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

December 3, 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, December 3, 2020 at 6:00 p.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, December 3, 2020 at 6:10 p.m.**

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

Demetrius Rose Chair

Troy Gough Vice Chair

Trivia Kimbrough Supervisor

Mindy Jacobsen Supervisor *via conference call*

Staff Members Present:

Brian Howell District Manager, Meritus

There were some resident audience members present and in attendance via conference call.

Mr. Howell stated that he has Supervisor Kimbrough's Oath of Office.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Resignation – Kyle Matthews, Seat 4

Mr. Howell went over Kyle Matthews's Board resignation for Seat 4.

MOTION TO:	Accept Kyle Matthews's resignation from the Board.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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B. Discussion on Vacant Board Seats – Seats 2 & 4

Mr. Howell went over the vacant Board seats and stated that Mindy Jacobson was a candidate for the open Board seat. The Board discussed.

MOTION TO:	Appoint Mindy Jacobson to Seat 2.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

Mr. Howell asked the Board if they would like to fill the other vacant seat. The Board would like to advertise for resumes from the community and fill Seat 4 at the next meeting.

C. Discussion on Community Improvement Proposals – Spareem Enterprises, LLC

Supervisor Gough went over the improvement proposals with the Board. Supervisor Kimbrough asked about the budget; Mr. Howell went over the available funds. There was a question about the possibility of discussion in between meetings; Mr. Howell reviewed Sunshine Laws and the Code of Ethics. Supervisor Rose asked about Mr. Howell’s experience with the contractor; Mr. Howell answered. The Board discussed the proposal for the columns.

MOTION TO:	Approve the first proposal for \$1,761.00 for the columns.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

The Board discussed the proposal for painting the interior of the clubhouse. Mr. Howell went over some options and said the work in this proposal is not as critical to do as some of the others. The Board agreed to table this proposal for now.

Supervisor Gough reviewed the pressure washing proposals with the Board. The Board discussed. There was a question about using volunteers for some of the proposals; Mr. Howell answered. The Board agreed to table the first pressure washing of the mail kiosk until they can get more information from the contractor. The Board discussed the proposal to pressure wash the pool deck, pool furniture, and exterior clubhouse.

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MOTION TO:	Approve the proposal to pressure wash the pool deck, pool furniture, and exterior clubhouse for \$750.00.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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The Board discussed the proposal to pressure wash and repaint the monument.

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MOTION TO:	Approve the proposal to pressure wash and repaint the monument for \$850.00.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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The Board discussed the proposal for blinds in the clubhouse.

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MOTION TO:	Approve the proposal for the blinds for \$2,600.00.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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The Board would like to see and approve the blinds first. Mr. Howell will send an email to the Board and get their feedback.

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D. Discussion on Current Bonds

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Mr. Howell went over his research on the bonds. If the Board agrees, he will reach out to Jon Kessler at FMS Bonds to discuss refinancing. The Board discussed.

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MOTION TO:	Direct staff to discuss refinancing with Jon Kessler at FMS Bonds.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Discussion on Potential Improvement Projects

Mr. Howell went over some options for heating the pool. He stated that a propane system would be about \$20K. It would be \$2500-3000 a month to heat the pool, which would be done for about six months of the year. Another option for pool heating is geothermal, which is about \$100K but pays for itself in about five years. The Board went over some other potential improvement ideas including extending fencing and doing a fitness or game area in the clubhouse. The Board also discussed District finances and saving money to do improvement projects. Mr. Howell suggested waiting to make future plans until they have more information from the investment banker about refinancing.

F. Discussion on Pool Policies & Rules

Mr. Howell said that the Board should have an escalating policy in place for people who do not follow the pool rules. For the February meeting, Mr. Howell will have an example of what other communities are doing. Then the Board can discuss, make revisions, and have Counsel review it. When the Board is ready, they will need to have a public hearing to discuss and adopt the policy.

G. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Special Meeting July 28, 2020**
- B. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 6, 2020**
- C. Consideration of Operations and Maintenance Expenditures July 2020**
- D. Consideration of Operations and Maintenance Expenditures August 2020**
- E. Consideration of Operations and Maintenance Expenditures September 2020**
- F. Consideration of Operations and Maintenance Expenditures October 2020**
- G. Review of Financial Statements Month Ending October 31, 2020**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve Consent Agenda Items 5A-G.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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 Gough briefly discussed the irrigation.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were resident comments about the meeting location and issues with cars speeding in the community. Mr. Howell said they might be able to meet inside the clubhouse depending on COVID protocols and that the District can get off-duty Sheriffs to patrol to control speeding. The District cannot put in speed bumps because the roads are maintained by the County. A resident asked about holiday lighting. Mr. Howell said they could put it in the budget for next year and then can engage a lighting contractor. There was also a resident comment about street parking.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

208 *Please note the entire meeting is available on disc.
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210 *These minutes were done in summary format.
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212 *Each person who decides to appeal any decision made by the Board with respect to any matter
213 considered at the meeting is advised that person may need to ensure that a verbatim record of
214 the proceedings is made, including the testimony and evidence upon which such appeal is to be
215 based.

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

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221 Signature

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220 _____
221 Signature

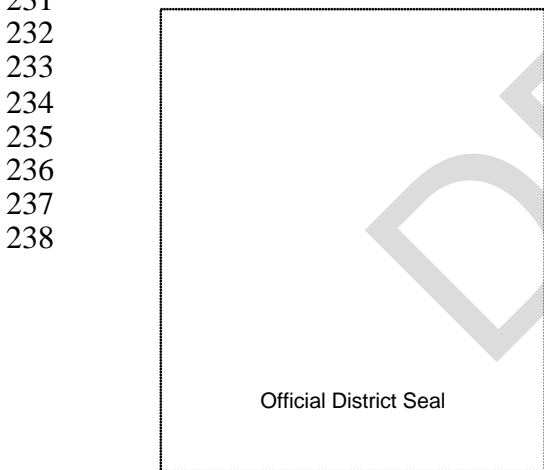
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226 Title:
227 Chairman
228 Vice Chairman

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226 Title:
227 Secretary
228 Assistant Secretary

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230 Recorded by Records Administrator



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232 _____
233 Signature

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235 _____
236 Date

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10163	\$ 2,408.83		Management Services - November
Solitude	PI A00505147	188.49		Lake & Pond Management Services - November
Zebra Cleaning Team, Inc.	4202	750.00		Pool Cleaning - November
Monthly Contract Sub-Total		\$ 3,347.32		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 111220	\$ 122.72		Water Service - thru 11/06/20
Spectrum	075386602110720	104.98		Internet Service - thru 12/05/20
Tampa Electric	211003638973 111320	71.81		Electric Service - thru 11/09/20
Tampa Electric	211003639179 111320	1,093.08		Electric Service - thru 11/09/20
Tampa Electric	211003639344 111320	559.90		Electric Service - thru 11/09/20
Tampa Electric	211003639526 111320	589.83	\$ 2,314.62	Electric Service - thru 11/09/20
Utilities Sub-Total		\$ 2,542.32		
Regular Services				
Suzanna Kimball	SK110220	\$ 45.00		Pool Bathroom Cleaning Services - 11/02/20
Suzanna Kimball	SK110220	150.00		Window Cleaning Services - 11/02/20
Suzanna Kimball	SK111020	115.00		Pool Bathroom & Clubhouse Cleaning Services - 11/10/20
Suzanna Kimball	SK111720	45.00		Pool Bathroom Cleaning Services - 11/17/20
Suzanna Kimball	SK112420	45.00	\$ 400.00	Pool Bathroom Cleaning Services - 11/24/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	115513 101420	350.50		Special Meeting - 10/14/20
Wells Fargo	1899341	3,500.00		Trustee Fee - 10/03/20-10/02/21
Regular Services Sub-Total		\$ 4,250.50		
Additional Services				
Doug Belden	A0777881064	\$ 440.30		Taxes & Assessments - 11/01/20
Fields	2390	80.00		CDD Meetings Signs - 10/19/20
Spearem Enterprises, LLC	4453	150.00		Deliver Chairs & Tables - 10/28/20
Spearem Enterprises, LLC	4467	80.00		Installed Trash Can - 10/30/20
Spearem Enterprises, LLC	4487	125.00	\$ 355.00	Unclogged Toilet - 11/19/20
Additional Services Sub-Total		\$ 875.30		
TOTAL:		\$ 11,015.44		

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: 10163
 Invoice Date: Nov 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		11/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		2,250.00
		Postage - September		13.00
		Website Administration		145.83
<i>MM</i>				

Subtotal	2,408.83
Sales Tax	
Total Invoice Amount	2,408.83
Payment/Credit Applied	
TOTAL	2,408.83



INVOICE

Invoice Number: PI-A00505147
 Invoice Date: 11/01/20

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

PROPERTY: Mirabella

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
8108		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			12/01/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 11/01/20 - 11/30/20 Lake & Pond Management Services		188.49	188.49

Handwritten notes:
 S9102
 Net 4307

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



Thanks For Your Business!

INVOICE

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

DATE: NOVEMBER 16, 2020
 INVOICE #4202
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

By *5320*
4617

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

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

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 11/12/2020	DUE DATE 12/03/2020
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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	10/08/2020	5593	11/06/2020	5663	7000	ACTUAL	WATER

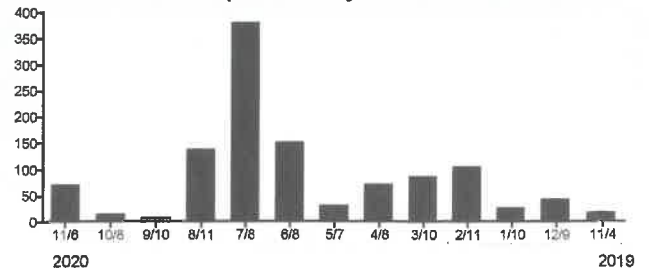
Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$21.14
Water Base Charge	\$16.30
Water Usage Charge	\$5.60
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$35.56
Total Service Address Charges	\$122.72

Summary of Account Charges

Previous Balance	\$68.66
Net Payments - Thank You	(\$68.66)
Total Account Charges	\$122.72
AMOUNT DUE	\$122.72

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!

Received

NOV 20 2020



MIRABELLA CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

DUE DATE	12/03/2020
AMOUNT DUE	\$122.72
AMOUNT PAID	

0007129681552

00000122721

November 7, 2020
 Invoice Number: 075386602110720
 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

Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call 1-855-238-8519 today!

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. Call 1-855-749-0859 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 1-855-744-7347 to see how much you can save!

Summary *Services from 11/06/20 through 12/05/20 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	104.98
Current Charges	\$104.98
Total Due by 11/23/20	\$104.98

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 11072020 NNNNNY 01 000319 0001

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



November 7, 2020

MIRABELLA CDD

Invoice Number: 075386602110720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 11/23/20 **\$104.98**

Amount you are enclosing \$

Received

NOV 12 2020

Please Remit Payment To:

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602110720
 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 11072020 NNNNNY 01 000319 0001

Charge Details

Previous Balance		104.98
Payments Received - Thank You	10/28	-104.98
Remaining Balance		\$0.00

Payments received after 11/07/20 will appear on your next bill.

Services from 11/06/20 through 12/05/20

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Static IP 1	14.99
Promo Discount	-20.00
	\$104.98

Spectrum Business™ Internet Total **\$104.98**

Current Charges **\$104.98**
Total Due by 11/23/20 **\$104.98**

Billing Information

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

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

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

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

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



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

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

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



Payment Options

Pay Online - Create or Login to pay or view your bill online at 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: 11/13/2020
Account: 211003638973

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



Current month's charges:	\$71.81
Total amount due:	\$71.81
Payment Due By:	12/04/2020

Your Account Summary

Previous Amount Due	\$68.97
Payment(s) Received Since Last Statement	-\$68.97
Current Month's Charges	\$71.81
Total Amount Due	\$71.81

Zap Cap SYSTEMS™

Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

00000098-0001063-Page 3 of 26

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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:	\$71.81
Total amount due:	\$71.81
Payment Due By:	12/04/2020
Amount Enclosed	\$

621753841318

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: 11/13/2020
 Current month's charges due **12/04/2020**



Details of Charges – Service from 10/09/2020 to 11/09/2020

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

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

Meter Location: SIGN-IRR

00000088-0001054-Page 5 of 26

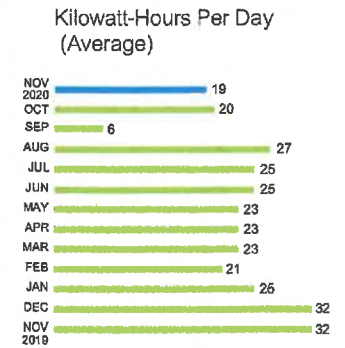
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000551750	11/09/2020	1,175	573		602 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	602 kWh @ \$0.05991/kWh	\$36.07
Fuel Charge	602 kWh @ \$0.02638/kWh	\$15.88
Florida Gross Receipt Tax		\$1.80
Electric Service Cost		\$71.81

Total Current Month's Charges

\$71.81

Tampa Electric Usage History



Important Messages

New Storm Protection Clause

This January, you'll see a new line item on your bill called Storm Protection Charge. It will support the new Storm Protection Plan, which will help prevent power outages and reduce power restoration time during severe weather. This program will benefit all customers by strengthening our power system and making storm restoration faster – and cheaper. Visit tampaelectric.com/spp for more information.

More clean energy to you

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Statement Date: 11/13/2020
Account: 211003639179

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



Current month's charges:	\$1,093.08
Total amount due:	\$1,093.08
Payment Due By:	12/04/2020

Your Account Summary

Previous Amount Due	\$1,093.08
Payment(s) Received Since Last Statement	-\$1,093.08
Current Month's Charges	\$1,093.08
Total Amount Due	\$1,093.08

00000098-0001056-Page 9 of 26



Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



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



WAYS TO PAY YOUR BILL

 mail  phone  online  pay agent

See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,093.08
Total amount due:	\$1,093.08
Payment Due By:	12/04/2020
Amount Enclosed	\$ _____

621753841319

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: 11/13/2020
Current month's charges due 12/04/2020



Details of Charges – Service from 10/09/2020 to 11/09/2020

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
Florida Gross Receipt Tax		\$0.73
Lighting Charges		\$1,093.08

Total Current Month's Charges

\$1,093.08

00000099-0001057-Page 11 of 26

Important Messages

New Storm Protection Clause

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Statement Date: 11/13/2020
Account: 211003639344

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



Current month's charges:	\$559.90
Total amount due:	\$559.90
Payment Due By:	12/04/2020

Your Account Summary

Previous Amount Due	\$526.17
Payment(s) Received Since Last Statement	-\$526.17
Current Month's Charges	\$559.90
Total Amount Due	\$559.90

Don't Miss Free Installation Through November 30th

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- If you think a call is a scam, hang up and call us.



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:	\$559.90
Total amount due:	\$559.90
Payment Due By:	12/04/2020

Amount Enclosed \$ _____
621753841320

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

0000088-0001062-Page 21 of 26

Account: 211003639344
Statement Date: 11/13/2020
Current month's charges due 12/04/2020



Details of Charges – Service from 10/09/2020 to 11/09/2020

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

Rate Schedule: General Service - Non Demand

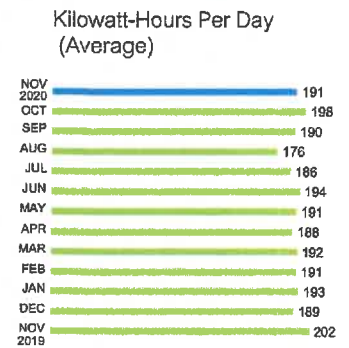
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000439099	11/09/2020	42,333	36,216		6,117 kWh	1	32 Days

Basic Service Charge					\$18.06
Energy Charge	6,117 kWh @ \$0.05991/kWh				\$366.47
Fuel Charge	6,117 kWh @ \$0.02638/kWh				\$161.37
Florida Gross Receipt Tax					\$14.00
Electric Service Cost					\$559.90

Total Current Month's Charges

\$559.90

Tampa Electric Usage History



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Important Messages

New Storm Protection Clause

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Statement Date: 11/13/2020
Account: 211003639526

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



Current month's charges:	\$589.83
Total amount due:	\$589.83
Payment Due By:	12/04/2020

Your Account Summary

Previous Amount Due	\$589.83
Payment(s) Received Since Last Statement	-\$589.83
Current Month's Charges	\$589.83
Total Amount Due	\$589.83

Zap Cap SYSTEMS

Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

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

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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:	\$589.83
Total amount due:	\$589.83
Payment Due By:	12/04/2020
Amount Enclosed	\$

621753841321

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

NOV 18 2020

Account: 211003639526
Statement Date: 11/13/2020
Current month's charges due 12/04/2020



Details of Charges – Service from 10/09/2020 to 11/09/2020

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
Florida Gross Receipt Tax		\$1.13

Lighting Charges **\$589.83**

Total Current Month's Charges **\$589.83**

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Important Messages

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

Invoice

Date: 11/2/2020

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 Monday 11/2/2020 _____ \$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: 11/2/2020

To: Brian Howell **Via Email:** Brian.howell@merituscorp.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Additional Cleaning Window Cleaning Services

Mirabella CDD

Window Cleaning Inside and Outside Services _____ \$150.00

Total Amount Due \$150.00

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: 11/10/2020

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 11/10/2020	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 11/10/2020	_____	\$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: 11/17/2020

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

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road **Pool Bathroom Cleaning** Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 11/17/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

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

Invoice

Date: 11/24/2020

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 11/24/2020 _____ \$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	
10/14/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
10/14/2020		Deirdre Almeida	121446
Total Amount Due			Ad Number
\$350.50			0000115513

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/14/20	10/14/20	0000115513	Times	Legals CLS	Special Meeting	1	2x42 L	\$348.50
10/14/20	10/14/20	0000115513	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x42 L	\$0.00 \$2.00

51300
484
BY

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	
10/14/20		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date		Sales Rep	Customer Account
10/14/2020		Deirdre Almeida	121446
Total Amount Due			Ad Number
\$350.50			0000115513

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received

OCT 27 2020

REMIT TO:

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

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 10/14/20** 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 not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **10/14/2020**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

**MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Mirabella Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Thursday, October 22, 2020 at 6:00 p.m., at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

} ss

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

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

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

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

Brian Howell
District Manager

Run Date: October 14, 2020

0000115513



Fee Invoice

Corporate Trust Services

**WELLS
FARGO**

Invoice Number	Billing Date	Due Date	Amount Due
1899341	10/16/2020	11/15/2020	\$3,500.00

Please mail or wire payment to:

Mailing Address:
Wells Fargo Bank
WF 8113
P.O. Box 1450
Minneapolis, MN 55485-8113

Wire Instructions:
ABA #: 121000248
DDA #: 1000031565
Swift Code: WFBIUS6S
Reference: Invoice #, Account Name, Attn Name

ACH Instructions:
ABA #: 091000019
DDA #: 1000031565
Memo: Invoice #, Account Name, Attn Name

Mirabella Community Development District
Anna Lyalina
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 46663900
Mirabella CDD 2013

Administration Charges

For the Period 10/30/2020 through 10/02/2021

Trustee Fee \$3,500.00

Total Amount Due: \$3,500.00

Billings past due are subject to an 18% annual finance charge of the balance due.

Skip the Trip - Pay online at www.hillstax.org
 • E-Check - A FREE electronic payment from your account
 • Credit Card - 2.35% fee is charged

Account No. A0777881064

Pay this amount	\$440.30	\$444.89	\$449.48	\$454.06	\$458.65
If postmarked by	Nov 30 2020	Dec 31 2020	Jan 31 2021	Feb 28 2021	Mar 31 2021

Property Location
 MIRABELLA CDD
 10501 MASSIMO DR
 WIMAUMA 33598

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

Legal Description: MIRABELLA PHASE 2B TRACT 5

Keep this portion for your records.

Ad Valorem Taxes							Tax District U
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount	
COUNTY OPERATING	813-272-5890	5.7309	25421	0	25421	145.69	
ENVIRONMENTAL LAND	813-272-5890	0.0604	25421	0	25421	1.54	
COUNTY M.S.T.U.	813-272-5890	4.3745	25421	0	25421	111.20	
LIBRARY-SERVICE	813-273-3660	0.5583	25421	0	25421	14.19	
PARK BONDS - UNINCORPORATED	813-272-5890	0.0259	25421	0	25421	0.66	
SCHOOL - LOCAL	813-272-4064	2.2480	25421	0	25421	57.15	
SCHOOL - STATE	813-272-4064	3.7190	25421	0	25421	94.54	
PORT AUTHORITY	813-905-5132	0.0990	25421	0	25421	2.52	
HILLS CO TRANSIT AUTHORITY	813-384-6583	0.5000	25421	0	25421	12.71	
CHILDRENS BOARD	813-229-2884	0.4589	25421	0	25421	11.67	
WATER MANAGEMENT	352-796-7211	0.2669	25421	0	25421	6.78	
<i>5.7309</i>							
<i>AD</i>							
<i>Level</i>							
Total Millage						18.0418	
Total Ad Valorem Taxes						\$458.65	

Non-Ad Valorem Assessments		
Taxing Authority	Telephone	Tax Amount
MIRABELLA CDD	813-873-7300	0.00
Total Non-Ad Valorem Assessments		\$0.00
Combined Taxes & Assessments		\$458.65

Account No. A0777881064	Tax District U	Escrow	Assessed Value 25421
MIRABELLA PHASE 2B TRACT 5			Exemptions

Detach this portion and return it with your payment.

Postmarks are not accepted after March 31st

Pay this amount	\$440.30	\$444.89	\$449.48	\$454.06	\$458.65
If postmarked by	Nov 30 2020	Dec 31 2020	Jan 31 2021	Feb 28 2021	Mar 31 2021

Remember to write your account number on your check.

Received

NOV 02 2020

J155013-170424 536

Make checks payable in US funds to:
 Doug Belden, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

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





Invoice

Date	Invoice #
10/19/2020	2390

**MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...**

11749 Crestridge Loop
Trinity, FL 34655

Bill To
Meritus Mirabella CDD Attn: Brian Howell 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Net 30

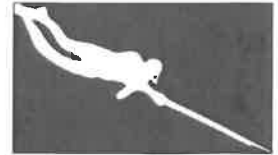
Item	Description	Qty	Rate	Amount
Printing & Reprod...	"CDD Meeting" white corrugated signs (1-sided) black text with metal stake	4	20.00	80.00

*53900
6401
you BH*

Subtotal	\$80.00
Sales Tax (7.0%)	\$0.00
Total	\$80.00
Payments/Credits	\$0.00
Balance Due	\$80.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

Mirabella CDD
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa , FL 33607

INVOICE # 4453
DATE 10/28/2020
DUE DATE 11/12/2020
TERMS Net 15

Handwritten notes:
 53902
 4602
 6401
 (A circled 'B' symbol)

DESCRIPTION	QTY	RATE	AMOUNT
Labor Make arrangements to have 30 Chairs and 2 Tables for the Mirabella CDD meeting rented and delivered in time for the 10/22 meeting at 6pm. Set up said items for meeting. Following the meeting, return items to the rental company.	1	150.00	150.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

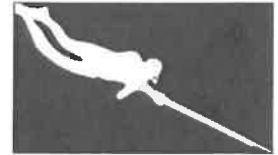
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$150.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4467

DATE 10/30/2020

DUE DATE 11/14/2020

TERMS Net 15

6401 5392

DESCRIPTION	QTY	RATE	AMOUNT
Labor Delivered and installed "mail trash can". please note invoice had been sent for trash can only prior.	1	80.00	80.00

NY

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
 Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$80.00

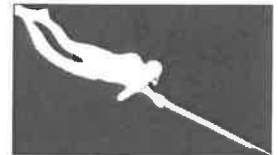
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Mirabella CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

INVOICE # 4487

DATE 11/19/2020

DUE DATE 12/04/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Unclogged toilet mens restroom, cleaned toilet restocked bathrooms with toilet paper and paper towels.	1	125.00	125.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$125.00

Handwritten notes:
 [Signature] 4602
 5330

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10245	\$ 2,405.33		Management Services - December
Solitude	PI A00520073	188.49		Lake & Pond Management Services - December
South Shore	71853	1,760.00		Landscape Maintenance - September
South Shore	71892	1,760.00		Landscape Maintenance - October
South Shore	71936	1,760.00		Landscape Maintenance - November
South Shore	71980	1,760.00	\$ 7,040.00	Landscape Maintenance - December
Zebra Cleaning Team, Inc.	4228	650.00		Pool Cleaning - December
Monthly Contract Sub-Total		\$ 10,283.82		
Variable Contract				
Straley Robin Vericker	19103	\$ 122.00		Professional Services - General - thru 11/15/20
Variable Contract Sub-Total		\$ 122.00		
Utilities				
BOCC	0712968155 121120	\$ 106.70		Water Service - thru 12/09/20
Spectrum	075386602120720	104.98		Internet Service - thru 01/05/21
Tampa Electric	211003638973 121520	67.91		Electric Service - thru 12/09/20
Tampa Electric	211003639179 121520	1,093.08		Electric Service - thru 12/09/20
Tampa Electric	211003639344 121520	485.47		Electric Service - thru 12/09/20
Tampa Electric	211003639526 121520	589.83	\$ 2,236.29	Electric Service - thru 12/09/20
Utilities Sub-Total		\$ 2,447.97		
Regular Services				
Supervisor: Mindy Jacobson	MJ120320	\$ 200.00		Supervisor Fee - 12/03/20
Supervisor: Trivia M. Kimbrough	TK120320	200.00		Supervisor Fee - 12/03/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Supervisor: Troy Gough	TG120320	200.00	\$ 600.00	Supervisor Fee - 12/03/20
Suzanna Kimball	SK120120	45.00		Pool Bathroom Cleaning Services - 12/01/20
Suzanna Kimball	SK120820	45.00		Pool Bathroom Cleaning Services - 12/08/20
Suzanna Kimball	SK121520	115.00		Pool Bathroom & Clubhouse Cleaning Services - 12/15/20
Suzanna Kimball	SK122220	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 12/22/20
Regular Services Sub-Total			\$ 850.00	
Additional Services				
Carlton Lakes	CL121820	\$ 50.00		Clubhouse Rental - 12/18/20
South Shore	71895	3,040.00		Trim Palms - 05/29/20
South Shore	71906	1,425.00	\$ 4,465.00	Remove & Install Sod - 10/26/20
Additional Services Sub-Total			\$ 4,515.00	
TOTAL:			\$ 18,218.79	

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: 10245
 Invoice Date: Dec 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		12/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,250.00
		Postage - October		9.50
		Website Administration		145.83
				

Subtotal	2,405.33
Sales Tax	
Total Invoice Amount	2,405.33
Payment/Credit Applied	
TOTAL	2,405.33



INVOICE

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

Invoice Number: PI-A00520073
 Invoice Date: 12/01/20
 PROPERTY: Mirabella

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

CUSTOMER ID 8108	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Josh F. McGarry	Shipment Method	Ship Date	Due Date 12/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 12/01/20 - 12/31/20 Lake & Pond Management Services		188.49	188.49

BSI 4300 7392

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	188.49
Sales Tax	0.00
Total Invoice	188.49
Payment Received	0.00
TOTAL	188.49



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 9/1/2020
Invoice # 71853

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for September. <i>By 53rd Hwy</i>	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 10/5/2020
Invoice # 71892

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for October. <i>53⁰⁰</i> <i>BY 46 04</i>	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 11/5/2020
Invoice # 71936

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for November. <i>DN 539w 4604</i>	1,760.00
Thank you for your business!	Total \$1,760.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 12/2/2020
Invoice # 71980

Bill To

Mirabella

Maintenance

Description	Amount
Landscape maintenance for December. <i>By</i> <i>SSC</i> <i>4604</i>	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: DECEMBER 14, 2020

INVOICE #4228

EXPIRATION DATE

TO Mirabella
10635 county rd. 672

BY J390
4/6/17

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning December		\$650.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$650.00

Comments:

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

November 24, 2020
Client: 001295
Matter: 000001
Invoice #: 19103

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2020

Handwritten: 1400
5400

Handwritten: JM 3/107

SERVICES

Date	Person	Description of Services	Hours	
10/20/2020	JMV	REVIEW COMMUNICATION FROM B. HOWELL RE: CDD BOARD MEETING; DRAFT EMAIL TO B. HOWELL.	0.3	
10/22/2020	JMV	REVIEW COMMUNICATION FROM B. HOWELL.	0.1	
Total Professional Services			0.4	\$122.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$122.00

November 24, 2020
Client: 001295
Matter: 000001
Invoice #: 19103

Page: 2

Total Services	\$122.00	
Total Disbursements	\$0.00	
Total Current Charges		\$122.00

PAY THIS AMOUNT

\$122.00

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 12/11/2020	DUE DATE 01/01/2021
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



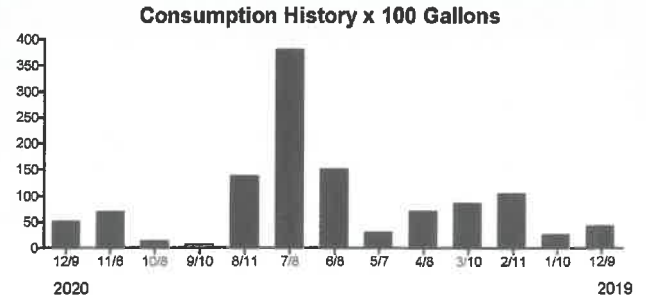
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	11/06/2020	5663	12/09/2020	5715	5200	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$15.70
Water Base Charge	\$16.30
Water Usage Charge	\$4.16
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$26.42
Total Service Address Charges	\$106.70

Summary of Account Charges

Previous Balance	\$122.72
Net Payments - Thank You	(\$122.72)
Total Account Charges	\$106.70
AMOUNT DUE	\$106.70



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

434

DUE DATE	01/01/2021
AMOUNT DUE	\$106.70
AMOUNT PAID	

0007129681552

50
00000106708

December 7, 2020
 Invoice Number: 075386602120720
 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

Add Spectrum Business Voice & get reliable business phone service at an unbeatable value. Just \$29.99/mo for each line. Call 1-855-238-8519 today!

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You are pre-approved to get Spectrum Mobile! Stay connected with the fastest overall speeds, and the most reliable service, coast to coast. Call 1-855-744-7347 to see how much you can save!



Summary *Services from 12/06/20 through 01/05/21 details on following pages*

Previous Balance	104.98
Payments Received - Thank You	-104.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	104.98
Current Charges	\$104.98
Total Due by 12/23/20	\$104.98

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 12072020 NNNNNY 01 000299 0001

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



December 7, 2020

MIRABELLA CDD

Invoice Number: 075386602120720
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 12/23/20 **\$104.98**
 Amount you are enclosing \$

Received

DEC 10 2020

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



Invoice Number: MIRABELLA CDD
 Account Number: 075386602120720
 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 12072020 NNNNNY 01 000299 0001

Charge Details

Previous Balance		104.98
Payments Received - Thank You	11/30	-104.98
Remaining Balance		\$0.00

Payments received after 12/07/20 will appear on your next bill.

Services from 12/06/20 through 01/05/21

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Static IP 1	14.99
Promo Discount	-20.00
	\$104.98

Spectrum Business™ Internet Total **\$104.98**

Current Charges **\$104.98**
Total Due by 12/23/20 **\$104.98**

Billing Information

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

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

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

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

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



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

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

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



Payment Options

Pay Online - Create or Login to pay or view your bill online at 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: 12/15/2020
Account: 211003638973

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



Current month's charges:	\$67.91
Total amount due:	\$67.91
Payment Due By:	01/05/2021

Your Account Summary

Previous Amount Due	\$71.81
Payment(s) Received Since Last Statement	-\$71.81
Current Month's Charges	\$67.91
Total Amount Due	\$67.91

00000100-0001073-Page 21 of 26

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless

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



See reverse side for more information

Account: 211003638973

Current month's charges:	\$67.91
Total amount due:	\$67.91
Payment Due By:	01/05/2021
Amount Enclosed	\$

629161253982

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: 12/15/2020
Current month's charges due 01/05/2021



Details of Charges – Service from 11/10/2020 to 12/09/2020

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
1000551750	12/09/2020	1,733	1,175		558 kWh	1	30 Days

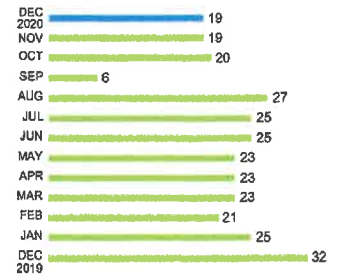
Basic Service Charge		\$18.06
Energy Charge	558 kWh @ \$0.05991/kWh	\$33.43
Fuel Charge	558 kWh @ \$0.02638/kWh	\$14.72
Florida Gross Receipt Tax		\$1.70
Electric Service Cost		\$67.91

Total Current Month's Charges

\$67.91

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Statement Date: 12/15/2020
Account: 211003639179

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



Current month's charges:	\$1,093.08
Total amount due:	\$1,093.08
Payment Due By:	01/05/2021

Your Account Summary

Previous Amount Due	\$1,093.08
Payment(s) Received Since Last Statement	-\$1,093.08
Current Month's Charges	\$1,093.08
Total Amount Due	\$1,093.08

00000100-0001070-Page 15 of 26

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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: 211003639179

Current month's charges:	\$1,093.08
Total amount due:	\$1,093.08
Payment Due By:	01/05/2021
Amount Enclosed	\$ _____

629161253983

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: 12/15/2020
Current month's charges due 01/05/2021



Details of Charges – Service from 11/10/2020 to 12/09/2020

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 @ \$0.02866/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
Florida Gross Receipt Tax		\$0.73
Lighting Charges		\$1,093.08

Total Current Month's Charges

\$1,093.08

00000100-0001071-Page 17 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Statement Date: 12/15/2020
Account: 211003639344

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



Current month's charges:	\$485.47
Total amount due:	\$485.47
Payment Due By:	01/05/2021

Your Account Summary

Previous Amount Due	\$559.90
Payment(s) Received Since Last Statement	-\$559.90
Current Month's Charges	\$485.47
Total Amount Due	\$485.47

00000100-0001067-Page 8 of 26



SHARE THE HOPE

Donate today to help pay energy bills for families in need in your community.

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



See reverse side for more information

Account: 211003639344

Current month's charges:	\$485.47
Total amount due:	\$485.47
Payment Due By:	01/05/2021

Amount Enclosed \$ _____
629161253984

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: 12/15/2020
Current month's charges due 01/05/2021



Details of Charges – Service from 11/10/2020 to 12/09/2020

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	12/09/2020	47,609	42,333		5,276 kWh	1	30 Days

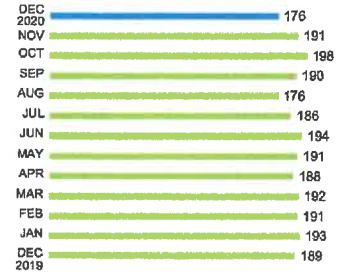
Basic Service Charge					\$18.06	
Energy Charge		5,276 kWh @ \$0.05991/kWh			\$316.09	
Fuel Charge		5,276 kWh @ \$0.02638/kWh			\$139.18	
Florida Gross Receipt Tax					\$12.14	
Electric Service Cost					\$485.47	

Total Current Month's Charges

\$485.47

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000100-0001068-Page 11 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Statement Date: 12/15/2020
Account: 211003639526

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



Current month's charges:	\$589.83
Total amount due:	\$589.83
Payment Due By:	01/05/2021

Your Account Summary

Previous Amount Due	\$589.83
Payment(s) Received Since Last Statement	-\$589.83
Current Month's Charges	\$589.83
Total Amount Due	\$589.83

00000100-0001064-Page 3 of 26

Donate today to help pay energy bills for families in need in your community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless

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



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211003639526

Current month's charges:	\$589.83
Total amount due:	\$589.83
Payment Due By:	01/05/2021
Amount Enclosed	\$

629161253985

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: 12/15/2020
Current month's charges due 01/05/2021



Details of Charges – Service from 11/10/2020 to 12/09/2020

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 @ \$0.02866/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
Florida Gross Receipt Tax		\$1.13

Lighting Charges **\$589.83**

Total Current Month's Charges **\$589.83**

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Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

MIRABELLA CDD

MEETING DATE: December 3, 2020

DMS Staff Signature: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrius Rose	✓	SALARY WAIVED	\$0
Trivia M. Kimbrough	✓	SALARY ACCEPTED	\$200.00
Troy Gough	✓	SALARY ACCEPTED	\$200.00
VACANT <i>Mandy Jacobson</i>	✓	SALARY ACCEPTED	\$200.00
VACANT		SALARY ACCEPTED	\$200.00

MJ 120320

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

Invoice

Date: 12/1/2020

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 12/1/2020 _____ \$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: 12/8/2020

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 12/8/2020 _____ \$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: 12/15/2020

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 12/15/2020	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 12/15/2020	\$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: 12/22/2020

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 12/22/2020 _____ \$45.00

Total Amount Due \$45.00

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

THANK YOU!

DISTRICT CHECK REQUEST FORM

Today's Date **December 18, 2020**

District Name **Mirabella CDD**

Check Amount **\$50.00**

Payable: **Carlton Lakes CDD**

Mailing Address **2005 Pan Am Circle Suite 300**
Tampa, FL 33607

Check Description **Clubhouse rental**

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Brian Howell
Approved Signature

DM					
Fund					
G/L					
Object Cd		53900/6401			
CK #			Date		



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 5/29/2020
Invoice # 71895

Bill To
Mirabella

Landscaping

Description	Amount
Trim Palms	
Trim Palms	690.00
Trim Oaks as requested over property line	1,100.00
Mulch the entrance and clubhouse with Pine Bark	1,250.00
<i>4605 392</i>	
	Total \$3,040.00

Thank you for your business!

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110



PO Box 3553
Apollo Beach, FL 33572

Invoice

Date 10/26/2020
Invoice # 71906

Bill To
Mirabella

Landscaping

Description	Amount
Remove and install 1,500 sq. ft. of St. Augustine sod. <i>5 3/4' x 400'</i>	1,425.00
Thank you for your business!	Total \$1,425.00

southshorelandscapeandlawn@gmail.com
www.southshorelandscapeandlawn.com

813-376-6110

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2020



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

Mirabella
Balance Sheet

As of 12/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	185,896	0	0	0	0	0	185,896
Investment-Revenue 2013 (3900)	0	153,324	0	0	0	0	153,324
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	150,804	0	0	0	0	150,804
Investment-Construction 2013 (3908)	0	0	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	15	0	0	0	15
Investment-Reserve 2015 (5004)	0	0	11,310	0	0	0	11,310
Investment-Revenue 2015 (5005)	0	0	26,441	0	0	0	26,441
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	3,703	0	0	0	0	0	3,703
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	278,309	278,309
Amount To Be Provided-Debt Service	0	0	0	0	0	1,518,191	1,518,191
Other	0	0	0	0	0	0	0
Total Assets	<u>192,618</u>	<u>304,654</u>	<u>37,766</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,500</u>	<u>3,934,613</u>
Liabilities							
Accounts Payable	2,400	0	0	0	0	0	2,400
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	1,510,000	1,510,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	286,500	286,500
Total Liabilities	<u>2,400</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,796,500</u>	<u>1,798,900</u> 70

Mirabella
Balance Sheet

As of 12/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	250,714	28,922	0	0	0	279,636
Fund Balance-Unreserved	68,287	0	0	0	0	0	68,287
Investment In General Fixed Assets	0	0	0	0	1,603,075	0	1,603,075
Other	121,932	53,940	8,844	0	0	0	184,715
Total Fund Equity & Other Credits	<u>190,218</u>	<u>304,654</u>	<u>37,766</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,135,713</u>
Total Liabilities & Fund Equity	<u>192,618</u>	<u>304,654</u>	<u>37,766</u>	<u>0</u>	<u>1,603,075</u>	<u>1,796,500</u>	<u>3,934,613</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	171,980	167,827	(4,153)	(2)%
Total Revenues	<u>171,980</u>	<u>167,827</u>	<u>(4,153)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	27,000	6,750	20,250	75 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	1,414	4,241	75 %
Auditing Services	5,300	0	5,300	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	10	191	95 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	351	1,150	77 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	437	763	64 %
ADA Website Compliance	1,800	0	1,800	100 %
Legal Counsel				
District Counsel	4,000	244	3,756	94 %
Electric Utility Services				
Electric Utility Services	30,500	5,179	25,321	83 %
Water-Sewer Combination Services				
Water Utility Services	2,000	248	1,752	88 %
Other Physical Environment				
Waterway Management Program	3,000	565	2,435	81 %
Property & Casualty Insurance	6,000	5,686	314	5 %
Clubhouse Facility Maintenance	12,000	2,090	9,910	83 %
Landscape Maintenance - Contract	24,000	5,280	18,720	78 %
Landscape Maintenance - Other	3,000	4,465	(1,465)	(49)%
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	0	4,000	100 %
Pool Maintenance	9,000	2,150	6,850	76 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	2,450	7,550	75 %
Capital Reserves	6,500	380	6,120	94 %
Total Expenditures	<u>171,980</u>	<u>45,896</u>	<u>126,084</u>	<u>73 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>121,932</u>	<u>121,932</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>121,932</u>	<u>121,932</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	68,287	68,287	0 %
Fund Balance - End of Period	<u>0</u>	<u>190,218</u>	<u>190,218</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	134,450	136,934	2,484	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>134,450</u>	<u>136,940</u>	<u>2,490</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	104,450	53,000	51,450	49 %
Principal-Series 2013	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>134,450</u>	<u>83,000</u>	<u>51,450</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>53,940</u>	<u>53,940</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>53,940</u>	<u>53,940</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	250,714	250,714	0 %
Fund Balance - End of Period	<u>0</u>	<u>304,654</u>	<u>304,654</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,220	22,588	368	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>22,220</u>	<u>22,589</u>	<u>369</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,220	8,745	8,475	49 %
Principal-Series 2015	<u>5,000</u>	<u>5,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>22,220</u>	<u>13,745</u>	<u>8,475</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>8,844</u>	<u>8,844</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>8,844</u>	<u>8,844</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	28,922	28,922	0 %
Fund Balance - End of Period	<u>0</u>	<u>37,766</u>	<u>37,766</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

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

Mirabella
Statement of Revenues and Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2020 Through 12/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - Beginning of Period	0	1,603,075	1,603,075	0 %
Fund Balance - End of Period	0	1,603,075	1,603,075	0 %

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	314,695.55
Less Outstanding Checks/Vouchers	128,799.59
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	185,895.96
Balance Per Books	<u>185,895.96</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: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2314	12/4/2020	Series 2013 FY21 Tax Dist ID 507	123,952.49	Mirabella CDD
2320	12/9/2020	Series 2013 FY21 Tax Dist ID 509	3,907.36	Mirabella CDD
2321	12/9/2020	Series 2015 FY21 Tax Dist ID 509	644.55	Mirabella CDD
2322	12/17/2020	System Generated Check/Voucher	188.49	Solitude Lake Management, LLC
2326	12/23/2020	System Generated Check/Voucher	106.70	BOCC
Outstanding Checks/Vouchers			128,799.59	
			128,799.59	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2295	11/12/2020	Series 2013 FY21 Tax Dist ID 499	1,488.62	Mirabella CDD
2297	11/16/2020	Series 2013 FY21 Tax Dist ID 502	5,679.85	Mirabella CDD
2303	11/24/2020	Series 2013 FY21 Tax Dist ID 503	1,906.03	Mirabella CDD
2304	11/24/2020	Series 2015 FY21 Tax Dist ID 503	314.42	Mirabella CDD
2305	12/1/2020	System Generated Check/Voucher	122.72	BOCC
2306	12/1/2020	System Generated Check/Voucher	2,405.33	Meritus Districts
2307	12/1/2020	System Generated Check/Voucher	125.00	Spearem Enterprises LLC
2308	12/1/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2309	12/1/2020	System Generated Check/Voucher	3,500.00	Wells Fargo Bank
2310	12/1/2020	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
2311	12/3/2020	System Generated Check/Voucher	122.00	Straley Robin Vericker
2312	12/3/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2313	12/4/2020	Series 2015 FY21 Tax Dist ID 507	20,447.01	Mirabella CDD
2315	12/10/2020	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson
2316	12/10/2020	System Generated Check/Voucher	11,505.00	South Shore Landscape & Lawn, Inc.
2317	12/10/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2318	12/10/2020	System Generated Check/Voucher	200.00	Trivia M. Kimbrough
2319	12/10/2020	System Generated Check/Voucher	200.00	Troy R. Gough
2323	12/17/2020	System Generated Check/Voucher	104.98	Bright House Networks
2324	12/17/2020	System Generated Check/Voucher	115.00	Suzanna M. Kimball
2325	12/23/2020	System Generated Check/Voucher	50.00	Carlton Lakes CDD
2327	12/23/2020	System Generated Check/Voucher	106.70	BOCC
2327	12/23/2020	System Generated Check/Voucher	(106.70)	BOCC
2328	12/23/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2329	12/23/2020	System Generated Check/Voucher	2,236.29	Tampa Electric
2330	12/23/2020	System Generated Check/Voucher	650.00	Zebra Cleaning Team, Inc

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Cleared Checks/Vouchers			52,302.25	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR140	12/4/2020	Tax Distribution - 12.04.20	296,316.06	
CR141	12/9/2020	Tax Distribution - 12.09.20	<u>9,340.79</u>	
Cleared Deposits			<u><u>305,656.85</u></u>	

Mirabella Community Development District

Recreational Facilities Policies

(February 2021)

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Mirabella Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

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12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident’s membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident’s membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron.
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. No glass containers are permitted in the fenced pool area.
7. No Food or Beverages are permitted in the pool or on the wet deck.
8. Patrons should shower before entering the pool.
9. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
10. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
11. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
12. No more than 7 total persons can be brought by any Patron household at any time.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.

Dog Park Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. Patrons are legally responsible for their dogs and injuries caused by them.
3. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times.
4. Patrons must clean up after their dogs and immediately fill any holes their dogs dig.
5. Dogs showing aggression towards people may be removed from the dog park.
6. Dogs using the dog park must be at least 4 months old.
7. Dogs must never be left unattended.
8. Children must be under constant supervision.
9. Dogs "in heat" will not be allowed inside the dog park.
10. Dogs must be leashed before entering and leaving the dog park.
11. Except for treats, no food is allowed inside the dog park.
12. Dogs are the only type animals permitted in dog park.
13. Violators will be subject to removal from the dog park and suspension of privileges.
14. Dogs must be under voice command at all times.
15. No glass containers are permitted at the Dog Park.
16. Profanity, rough-housing, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 2 initial Access Cards at no charge. If the current owners sell their property, then they may transfer their Access Card to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 4 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**
 - a. The District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

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- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

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Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____