

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2021



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

**Mirabella**  
**Balance Sheet**

As of 3/31/2021  
(In Whole Numbers)

|                                     | General Fund   | Debt Service -<br>Series 2013 | Debt Service -<br>Series 2015 | Capital Projects<br>- Series 2013 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term Debt | Total            |
|-------------------------------------|----------------|-------------------------------|-------------------------------|-----------------------------------|--|---------------------------|------------------|
| <b>Assets</b>                       |                |                               |                               |                                   |  |                           |                  |
| Cash-Operating Account              | 154,766        | 0                             | 0                             | 0                                 | 0  | 0                         | 154,766          |
| Investment-Revenue 2013 (3900)      | 0              | 155,543                       | 0                             | 0                                 | 0  | 0                         | 155,543          |
| 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              | 150,800                       | 0                             | 0                                 | 0  | 0                         | 150,800          |
| 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                             | 26,804                        | 0                                 | 0  | 0                         | 26,804           |
| Accounts Receivable - Other         | 102            | 0                             | 0                             | 0                                 | 0  | 0                         | 102              |
| 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                | 2,289          | 0                             | 0                             | 0                                 | 0  | 0                         | 2,289            |
| 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                |
| <b>Total Assets</b>                 | <b>160,177</b> | <b>306,869</b>                | <b>38,129</b>                 | <b>0</b>                          | <b>1,603,075</b>                         | <b>1,796,500</b>          | <b>3,904,750</b> |
| <b>Liabilities</b>                  |                |                               |                               |                                   |  |                           |                  |
| Accounts Payable                    | 144            | 0                             | 0                             | 0                                 | 0  | 0                         | 144              |
| 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          |
| <b>Total Liabilities</b>            | <b>144</b>     | <b>0</b>                      | <b>0</b>                      | <b>0</b>                          | <b>0</b>                                 | <b>1,796,500</b>          | <b>1,796,644</b> |

**Mirabella**  
**Balance Sheet**

As of 3/31/2021  
(In Whole Numbers)

|                                    | General Fund          | Debt Service -<br>Series 2013 | Debt Service -<br>Series 2015 | Capital Projects<br>- Series 2013 | General Fixed<br>Assets Account<br>Group | General<br>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                              | 91,746                | 56,155                        | 9,208                         | 0                                 | 0  | 0                         | 157,109                 |
| Total Fund Equity & Other Credits  | <u>160,033</u>        | <u>306,869</u>                | <u>38,129</u>                 | <u>0</u>                          | <u>1,603,075</u>                         | <u>0</u>                  | <u>2,108,107</u>        |
| Total Liabilities & Fund Equity    | <u><u>160,177</u></u> | <u><u>306,869</u></u>         | <u><u>38,129</u></u>          | <u><u>0</u></u>                   | <u><u>1,603,075</u></u>                  | <u><u>1,796,500</u></u>   | <u><u>3,904,750</u></u> |

Mirabella  
**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2020 Through 3/31/2021  
 (In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Service Charges                           |                            |                       |                                     |  |
| O&M Assmts - Tax Roll   | 171,980                    | 170,525               | (1,455)                             | (1)%   |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | 0                          | 120                   | 120                                 | 0 %  |
| <b>Total Revenues</b>   | <b>171,980</b>             | <b>170,646</b>        | <b>(1,334)</b>                      | <b>(1)%</b>                                  |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| Legislative   |                            |                       |                                     |  |
| Supervisor Fees   | 0                          | 1,200                 | (1,200)                             | 0 %  |
| Financial & Administrative                                      |                            |                       |                                     |  |
| District Manager  | 27,000                     | 13,500                | 13,500                              | 50 %   |
| District Engineer   | 1,750                      | 0                     | 1,750                               | 100 %  |
| Disclosure Report   | 5,000                      | 5,000                 | 0                                   | 0 %  |
| Trustees Fees   | 5,655                      | 2,827                 | 2,828                               | 50 %   |
| Auditing Services   | 5,300                      | 0                     | 5,300                               | 100 %  |
| Arbitrage Rebate Calculation                                    | 650                        | 0                     | 650                                 | 100 %  |
| Postage, Phone, Faxes, Copies                                   | 200                        | 36                    | 164                                 | 82 %   |
| 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                      | 875                   | 325                                 | 27 %   |
| ADA Website Compliance  | 1,800                      | 1,500                 | 300                                 | 17 %   |
| Legal Counsel   |                            |                       |                                     |  |
| District Counsel  | 4,000                      | 1,031                 | 2,969                               | 74 %   |
| Electric Utility Services                                       |                            |                       |                                     |  |
| Electric Utility Services                                       | 30,500                     | 11,891                | 18,609                              | 61 %   |
| Water-Sewer Combination Services                                |                            |                       |                                     |  |
| Water Utility Services  | 2,000                      | 686                   | 1,314                               | 66 %   |
| Other Physical Environment                                      |                            |                       |                                     |  |
| Waterway Management Program                                     | 3,000                      | 1,131                 | 1,869                               | 62 %   |
| Property & Casualty Insurance                                   | 6,000                      | 5,686                 | 314                                 | 5 %  |
| Clubhouse Facility Maintenance                                  | 12,000                     | 3,654                 | 8,346                               | 70 %   |
| Landscape Maintenance - Contract                                | 24,000                     | 10,560                | 13,440                              | 56 %   |
| Landscape Maintenance - Other                                   | 3,000                      | 3,040                 | (40)                                | (1)%   |
| Plant Replacement Program                                       | 2,000                      | 1,797                 | 204                                 | 10 %   |
| Irrigation Maintenance  | 4,000                      | 0                     | 4,000                               | 100 %  |
| Pool Maintenance  | 9,000                      | 3,759                 | 5,241                               | 58 %   |
| Security System - Contract                                      | 3,000                      | 0                     | 3,000                               | 100 %  |
| Capital Outlay  | 10,000                     | 7,382                 | 2,618                               | 26 %   |
| Capital Reserves  | 6,500                      | 380                   | 6,120                               | 94 %   |
| Parks & Recreation  |                            |                       |                                     |  |
| Security  | 0                          | 17                    | (17)                                | 0 %  |
| <b>Total Expenditures</b>                                       | <b>171,980</b>             | <b>78,899</b>         | <b>93,081</b>                       | <b>54 %</b>                                  |
| Excess of Revenues Over/(Under) Expenditures                    | 0                          | 91,746                | 91,746                              | 0 %  |
| Excess of Revenue/Other Sources Over<br>Expenditures/Other Uses | 0                          | 91,746                | 91,746                              | 0 %  |
| Fund Balance - Beginning of Period                              | 0                          | 68,287                | 68,287                              | 0 %  |
| Fund Balance - End of Period                                    | 0                          | 160,033               | 160,033                             | 0 %  |

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2020 Through 3/31/2021  
 (In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Capital Improvements                              |                            |                       |                                     |  |
| DS Assmts - Tax Roll  | 134,450                    | 139,136               | 4,686                               | 3 %  |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | <u>0</u>                   | <u>19</u>             | <u>19</u>                           | <u>0 %</u>                                   |
| <b>Total Revenues</b>   | <u>134,450</u>             | <u>139,155</u>        | <u>4,705</u>                        | <u>3 %</u>                                   |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| 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>                                   |
| <b>Total Expenditures</b>   | <u>134,450</u>             | <u>83,000</u>         | <u>51,450</u>                       | <u>38 %</u>                                  |
| <b>Excess of Revenues Over/(Under) Expenditures</b>                     | <u>0</u>                   | <u>56,155</u>         | <u>56,155</u>                       | <u>0 %</u>                                   |
| <b>Excess of Revenue/Other Sources Over<br/>Expenditures/Other Uses</b> | <u>0</u>                   | <u>56,155</u>         | <u>56,155</u>                       | <u>0 %</u>                                   |
| <b>Fund Balance - Beginning of Period</b>                               | 0                          | 250,714               | 250,714                             | 0 %  |
| <b>Fund Balance - End of Period</b>                                     | <u>0</u>                   | <u>306,869</u>        | <u>306,869</u>                      | <u>0 %</u>                                   |

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2020 Through 3/31/2021  
 (In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Capital Improvements                              |                            |                       |                                     |  |
| DS Assmts - Tax Roll  | 22,220                     | 22,952                | 732                                 | 3 %  |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | <u>0</u>                   | <u>1</u>              | <u>1</u>                            | <u>0 %</u>                                   |
| <b>Total Revenues</b>   | <u>22,220</u>              | <u>22,953</u>         | <u>733</u>                          | <u>3 %</u>                                   |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| 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>                                   |
| <b>Total Expenditures</b>   | <u>22,220</u>              | <u>13,745</u>         | <u>8,475</u>                        | <u>38 %</u>                                  |
| <b>Excess of Revenues Over/(Under) Expenditures</b>                     | <u>0</u>                   | <u>9,208</u>          | <u>9,208</u>                        | <u>0 %</u>                                   |
| <b>Excess of Revenue/Other Sources Over<br/>Expenditures/Other Uses</b> | <u>0</u>                   | <u>9,208</u>          | <u>9,208</u>                        | <u>0 %</u>                                   |
| <b>Fund Balance - Beginning of Period</b>                               | 0                          | 28,922                | 28,922                              | 0 %  |
| <b>Fund Balance - End of Period</b>                                     | <u>0</u>                   | <u>38,129</u>         | <u>38,129</u>                       | <u>0 %</u>                                   |

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
From 10/1/2020 Through 3/31/2021  
(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>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<br>Expenditures/Other Uses | <u>0</u>                   | <u>0</u>              | <u>0</u>                            | <u>0 %</u>                                   |
| Fund Balance - Beginning of Period                              | 0                          | 0                     | 0                                   | 0 %  |
| 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 3/31/2021  
(In Whole Numbers)

|                                    | <u>Total Budget -<br/>Original</u> | <u>Current Period Actual</u> | <u>Total Budget<br/>Variance - Original</u> | <u>Percent Total Budget<br/>Remaining - Original</u> |
|------------------------------------|------------------------------------|------------------------------|---|--|
| Fund Balance - Beginning of Period | 0                                  | 1,603,075                    | 1,603,075                                   | 0 %  |
| Fund Balance - End of Period       | <u>0</u>                           | <u>1,603,075</u>             | <u>1,603,075</u>                            | <u>0 %</u>   |



Mirabella  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 03/31/21  
Reconciliation Date: 3/31/2021  
Status: Locked

|                                  |                    |
|----------------------------------|--------------------|
| Bank Balance                     | 155,010.89         |
| Less Outstanding Checks/Vouchers | 244.50             |
| 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          | 154,766.39         |
| Balance Per Books                | <u>154,766.39</u>  |
| Unreconciled Difference          | <u><u>0.00</u></u> |

Click the Next Page toolbar button to view details.

Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u>      | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>             |
|-----------------------------|----------------------|-----------------------------------|------------------------|--------------------------|
| 2380                        | 3/25/2021            | System Generated<br>Check/Voucher | 199.50                 | Don Harrison Enterprises |
| 2384                        | 3/25/2021            | System Generated<br>Check/Voucher | 45.00                  | Suzanna M. Kimball       |
| Outstanding Checks/Vouchers |                      |                                   | 244.50                 |                          |

**Mirabella**  
**Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 03/31/21**

**Reconciliation Date: 3/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u>      | <u>Document Amount</u> | <u>Payee</u>                       |
|------------------------|----------------------|----------------------------------|------------------------|------------------------------------|
| 2335                   | 1/8/2021             | Series 2013 FY21 Tax Dist ID 512 | 265.53                 | Mirabella CDD                      |
| 2353                   | 2/4/2021             | Series 2013 FY21 Tax Dist ID 516 | 1,935.81               | Mirabella CDD                      |
| 2361                   | 3/1/2021             | System Generated Check/Voucher   | 128.06                 | BOCC                               |
| 2362                   | 3/1/2021             | System Generated Check/Voucher   | 2,402.36               | Meritus Districts                  |
| 2363                   | 3/1/2021             | System Generated Check/Voucher   | 115.00                 | Suzanna M. Kimball                 |
| 2364                   | 3/1/2021             | System Generated Check/Voucher   | 2,222.36               | Tampa Electric                     |
| 2364                   | 3/1/2021             | System Generated Check/Voucher   | (2,222.36)             | Tampa Electric                     |
| 2365                   | 3/1/2021             | System Generated Check/Voucher   | 2,225.36               | Tampa Electric                     |
| 2366                   | 3/4/2021             | System Generated Check/Voucher   | 188.49                 | Solitude Lake Management, LLC      |
| 2367                   | 3/4/2021             | System Generated Check/Voucher   | 80.00                  | Spearem Enterprises LLC            |
| 2368                   | 3/4/2021             | System Generated Check/Voucher   | 77.95                  | Straley Robin Vericker             |
| 2369                   | 3/4/2021             | System Generated Check/Voucher   | 45.00                  | Suzanna M. Kimball                 |
| 2370                   | 3/4/2021             | System Generated Check/Voucher   | 860.35                 | Zebra Cleaning Team, Inc           |
| 2371                   | 3/11/2021            | System Generated Check/Voucher   | 200.00                 | Mindy Robyn Jacobson               |
| 2372                   | 3/11/2021            | System Generated Check/Voucher   | 188.49                 | Solitude Lake Management, LLC      |
| 2373                   | 3/11/2021            | System Generated Check/Voucher   | 1,760.00               | South Shore Landscape & Lawn, Inc. |
| 2374                   | 3/11/2021            | System Generated Check/Voucher   | 80.00                  | Spearem Enterprises LLC            |
| 2375                   | 3/11/2021            | System Generated Check/Voucher   | 45.00                  | Suzanna M. Kimball                 |
| 2376                   | 3/11/2021            | System Generated Check/Voucher   | 200.00                 | Trivia M. Kimbrough                |
| 2377                   | 3/11/2021            | System Generated Check/Voucher   | 200.00                 | Troy R. Gough                      |
| 2378                   | 3/18/2021            | System Generated Check/Voucher   | 104.98                 | Bright House Networks              |
| 2379                   | 3/18/2021            | System Generated Check/Voucher   | 45.00                  | Suzanna M. Kimball                 |
| 2381                   | 3/25/2021            | System Generated Check/Voucher   | 172.40                 | BOCC                               |
| 2382                   | 3/25/2021            | System Generated Check/Voucher   | 280.00                 | Spearem Enterprises LLC            |
| 2383                   | 3/25/2021            | System Generated Check/Voucher   | 634.50                 | Straley Robin Vericker             |
| 2385                   | 3/25/2021            | System Generated Check/Voucher   | 2,171.41               | Tampa Electric                     |

Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 03/31/21  
Reconciliation Date: 3/31/2021  
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 |                      |                             | 14,405.69              |              |