

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2021
(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 | 110,723 | 0 | 0 | 0 | 0 | 0 | 110,723 |
| Investment-Revenue 2013 (3900) | 0 | 104,839 | 0 | 0 | 0 | 0 | 104,839 |
| 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 | 150,801 | 0 | 0 | 0 | 0 | 150,801 |
| Investment-Construction 2013 (3908) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment-Interest 2015 (5000) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment-Sinking 2015 (5002) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment-Prepayment 2015 (5003) | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Investment-Reserve 2015 (5004) | 0 | 0 | 11,310 | 0 | 0 | 0 | 11,310 |
| Investment-Revenue 2015 (5005) | 0 | 0 | 17,954 | 0 | 0 | 0 | 17,954 |
| 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 | 404 | 0 | 0 | 0 | 0 | 0 | 404 |
| Prepaid Property Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Deposits | 2,857 | 0 | 0 | 0 | 0 | 0 | 2,857 |
| 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 | 1,517,691 | 1,517,691 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | <u>114,085</u> | <u>256,167</u> | <u>29,264</u> | <u>0</u> | <u>1,603,075</u> | <u>1,796,000</u> | <u>3,798,591</u> |
| Liabilities | | | | | | | |
| Accounts Payable | 3,739 | 0 | 0 | 0 | 0 | 0 | 3,739 |
| 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 | 286,000 | 286,000 |
| Total Liabilities | <u>3,739</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>1,796,000</u> | <u>1,799,739</u> |

Mirabella
Balance Sheet

As of 7/31/2021
(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 | 42,060 | 5,453 | 342 | 0 | 0 | 0 | 47,855 |
| Total Fund Equity & Other Credits | <u>110,347</u> | <u>256,167</u> | <u>29,264</u> | <u>0</u> | <u>1,603,075</u> | <u>0</u> | <u>1,998,853</u> |
| Total Liabilities & Fund Equity | <u><u>114,085</u></u> | <u><u>256,167</u></u> | <u><u>29,264</u></u> | <u><u>0</u></u> | <u><u>1,603,075</u></u> | <u><u>1,796,000</u></u> | <u><u>3,798,591</u></u> |

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2020 Through 7/31/2021
 (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 | 172,227 | 247 | 0 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 123 | 123 | 0 % |
| Total Revenues | 171,980 | 172,350 | 370 | 0 % |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 0 | 1,200 | (1,200) | 0 % |
| Financial & Administrative | | | | |
| District Manager | 27,000 | 22,500 | 4,500 | 17 % |
| District Engineer | 1,750 | 0 | 1,750 | 100 % |
| Disclosure Report | 5,000 | 5,000 | 0 | 0 % |
| Trustees Fees | 5,655 | 6,868 | (1,213) | (21)% |
| Auditing Services | 5,300 | 5,000 | 300 | 6 % |
| Arbitrage Rebate Calculation | 650 | 0 | 650 | 100 % |
| Postage, Phone, Faxes, Copies | 200 | 78 | 122 | 61 % |
| Public Officials Insurance | 2,500 | 2,421 | 79 | 3 % |
| Legal Advertising | 1,500 | 2,959 | (1,459) | (97)% |
| Bank Fees | 150 | 0 | 150 | 100 % |
| Dues, Licenses & Fees | 175 | 450 | (275) | (157)% |
| Office Supplies | 100 | 0 | 100 | 100 % |
| Website Administration | 1,200 | 1,000 | 200 | 17 % |
| ADA Website Compliance | 1,800 | 1,500 | 300 | 17 % |
| Legal Counsel | | | | |
| District Counsel | 4,000 | 2,376 | 1,624 | 41 % |
| Electric Utility Services | | | | |
| Electric Utility Services | 30,500 | 20,794 | 9,706 | 32 % |
| Water-Sewer Combination Services | | | | |
| Water Utility Services | 2,000 | 1,543 | 457 | 23 % |
| Other Physical Environment | | | | |
| Waterway Management Program | 3,000 | 1,885 | 1,115 | 37 % |
| Property & Casualty Insurance | 6,000 | 5,686 | 314 | 5 % |
| Clubhouse Facility Maintenance | 12,000 | 6,279 | 5,721 | 48 % |
| Landscape Maintenance - Contract | 24,000 | 17,600 | 6,400 | 27 % |
| Landscape Maintenance - Other | 3,000 | 3,090 | (90) | (3)% |
| Plant Replacement Program | 2,000 | 1,797 | 204 | 10 % |
| Irrigation Maintenance | 4,000 | 630 | 3,370 | 84 % |
| Pool Maintenance | 9,000 | 7,477 | 1,523 | 17 % |
| Security System - Contract | 3,000 | 0 | 3,000 | 100 % |
| Capital Outlay | 10,000 | 8,598 | 1,402 | 14 % |
| Capital Reserves | 6,500 | 3,542 | 2,958 | 46 % |
| Parks & Recreation | | | | |
| Security | 0 | 17 | (17) | 0 % |
| Total Expenditures | 171,980 | 130,290 | 41,690 | 24 % |
| Excess of Revenues Over/(Under) Expenditures | 0 | 42,060 | 42,060 | 0 % |
| Excess of Revenue/Other Sources Over Expenditures/Other Uses | 0 | 42,060 | 42,060 | 0 % |
| Fund Balance - Beginning of Period | 0 | 68,287 | 68,287 | 0 % |
| Fund Balance - End of Period | 0 | 110,347 | 110,347 | 0 % |

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2020 Through 7/31/2021
 (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 | 140,524 | 6,074 | 5 % |
| Interest Earnings | | | | |
| Interest Earnings | <u>0</u> | <u>29</u> | <u>29</u> | <u>0 %</u> |
| Total Revenues | <u>134,450</u> | <u>140,553</u> | <u>6,103</u> | <u>5 %</u> |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest-Series 2013 | 104,450 | 105,100 | (650) | (1)% |
| Principal-Series 2013 | <u>30,000</u> | <u>30,000</u> | <u>0</u> | <u>0 %</u> |
| Total Expenditures | <u>134,450</u> | <u>135,100</u> | <u>(650)</u> | <u>(0)%</u> |
| Excess of Revenues Over/(Under) Expenditures | <u>0</u> | <u>5,453</u> | <u>5,453</u> | <u>0 %</u> |
| Excess of Revenue/Other Sources Over Expenditures/Other Uses | <u>0</u> | <u>5,453</u> | <u>5,453</u> | <u>0 %</u> |
| Fund Balance - Beginning of Period | 0 | 250,714 | 250,714 | 0 % |
| Fund Balance - End of Period | <u>0</u> | <u>256,167</u> | <u>256,167</u> | <u>0 %</u> |

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2020 Through 7/31/2021
 (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 | 23,181 | 961 | 4 % |
| Interest Earnings | | | | |
| Interest Earnings | <u>0</u> | <u>2</u> | <u>2</u> | <u>0 %</u> |
| Total Revenues | <u>22,220</u> | <u>23,182</u> | <u>962</u> | <u>4 %</u> |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest-Series 2015 | 17,220 | 17,340 | (120) | (1)% |
| Principal-Series 2015 | 5,000 | 5,000 | 0 | 0 % |
| Prepayments | <u>0</u> | <u>500</u> | <u>(500)</u> | <u>0 %</u> |
| Total Expenditures | <u>22,220</u> | <u>22,840</u> | <u>(620)</u> | <u>(3)%</u> |
| Excess of Revenues Over/(Under) Expenditures | <u>0</u> | <u>342</u> | <u>342</u> | <u>0 %</u> |
| Excess of Revenue/Other Sources Over Expenditures/Other Uses | <u>0</u> | <u>342</u> | <u>342</u> | <u>0 %</u> |
| Fund Balance - Beginning of Period | 0 | 28,922 | 28,922 | 0 % |
| Fund Balance - End of Period | <u>0</u> | <u>29,264</u> | <u>29,264</u> | <u>0 %</u> |

Mirabella
Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013
From 10/1/2020 Through 7/31/2021
(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 7/31/2021
 (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: 07/31/21
Reconciliation Date: 7/31/2021
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 110,837.86 |
| Less Outstanding Checks/Vouchers | 115.00 |
| Plus Deposits in Transit | 0.00 |
| Plus or Minus Other Cash Items | 0.00 |
| Plus or Minus Suspense Items | <u>0.00</u> |
| Reconciled Bank Balance | 110,722.86 |
| Balance Per Books | <u>110,722.86</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: 07/31/21
Reconciliation Date: 7/31/2021
Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-----------------------------|----------------------|-----------------------------------|------------------------|--------------------|
| 2445 | 7/22/2021 | System Generated Check/Voucher | 115.00 | Suzanna M. Kimball |
| Outstanding Checks/Vouchers | | | 115.00 | |

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|--------------------------------|------------------------|------------------------------------|
| 2428 | 6/24/2021 | System Generated Check/Voucher | 530.00 | Spearem Enterprises LLC |
| 2429 | 6/24/2021 | System Generated Check/Voucher | 90.00 | Suzanna M. Kimball |
| 2431 | 6/24/2021 | System Generated Check/Voucher | 890.00 | Zebra Cleaning Team, Inc |
| 2432 | 7/1/2021 | System Generated Check/Voucher | 1,956.04 | Meritus Districts |
| 2433 | 7/1/2021 | System Generated Check/Voucher | 45.00 | Suzanna M. Kimball |
| 2434 | 7/8/2021 | System Generated Check/Voucher | 5,000.00 | McDirmit Davis & Company LLC |
| 2435 | 7/8/2021 | System Generated Check/Voucher | 45.00 | Suzanna M. Kimball |
| 2436 | 7/15/2021 | System Generated Check/Voucher | 50.00 | Affordable Backflow Testing |
| 2437 | 7/15/2021 | System Generated Check/Voucher | 188.49 | Solitude Lake Management, LLC |
| 2438 | 7/15/2021 | System Generated Check/Voucher | 1,760.00 | South Shore Landscape & Lawn, Inc. |
| 2439 | 7/15/2021 | System Generated Check/Voucher | 200.00 | Spearem Enterprises LLC |
| 2440 | 7/15/2021 | System Generated Check/Voucher | 114.98 | Bright House Networks |
| 2441 | 7/15/2021 | System Generated Check/Voucher | 45.00 | Suzanna M. Kimball |
| 2442 | 7/15/2021 | System Generated Check/Voucher | 2,105.25 | Times Publishing Company |
| 2443 | 7/15/2021 | System Generated Check/Voucher | 890.00 | Zebra Cleaning Team, Inc |
| 2444 | 7/22/2021 | System Generated Check/Voucher | 70.21 | BOCC |
| 2446 | 7/22/2021 | System Generated Check/Voucher | 2,004.87 | Tampa Electric |
| Cleared Checks/Vouchers | | | 15,984.84 | |
| | | | 15,984.84 | |