

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775
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Mirabella
Balance Sheet
As of 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group
Assets					
Cash-Operating Account	83,186	0	0	0	0
Investment-Revenue 2013 (3900)	0	24,066	0	0	0
Investment-Sinking 2013 (3901)	0	30,003	0	0	0
Investment-Interest 2013 (3902)	0	52,351	0	0	0
Investment-Prepayment 2013 (3905)	0	272	0	0	0
Investment-Reserve 2013 (3907)	0	150,651	0	0	0
Investment-Construction 2013 (3908)	0	0	0	0	0
Investment-Interest 2015 (5000)	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	5	0	0
Investment-Reserve 2015 (5004)	0	0	11,305	0	0
Investment-Revenue 2015 (5005)	0	0	18,148	0	0
Accounts Receivable - Other	267	0	0	0	0
Due From Developer	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Prepaid Items	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0
Prepaid Trustee Fees	(68)	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0
Deposits	2,694	0	0	0	0
Construction Work In Progress	0	0	0	0	1,603,075
Amount Available-Debt Service	0	0	0	0	0
Amount To Be Provided-Debt Service	0	0	0	0	0
Other	0	0	0	0	0
Total Assets	86,080	257,343	29,458	0	1,603,075
Liabilities					
Accounts Payable	1,673	0	0	0	0
Accounts Payable Other	0	0	0	0	0
Due To Debt Service Fund	1,363	0	0	0	0
Deferred Revenue	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Deposits	0	0	0	0	0
Revenue Bonds Payable - Series 2013	0	0	0	0	0
Revenue Bonds Payable - Series 2015	0	0	0	0	0
Total Liabilities	3,036	0	0	0	0
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	256,171	29,264	0	0
Fund Balance-Unreserved	91,142	0	0	0	0
Investment In General Fixed Assets	0	0	0	0	1,603,075
Other	(8,099)	1,172	193	0	0
Total Fund Equity & Other Credits	83,044	257,343	29,458	0	1,603,075
Total Liabilities & Fund Equity	86,080	257,343	29,458	0	1,603,075

Mirabella
Balance Sheet
As of 10/31/2021
(In Whole Numbers)

General Long-Term Debt	Total
0	83,186
0	24,066
0	30,003
0	52,351
0	272
0	150,651
0	0
0	0
0	0
0	5
0	11,305
0	18,148
0	267
0	0
0	0
0	0
0	0
0	0
0	0
0	(68)
0	0
0	2,694
0	1,603,075
278,309	278,309
1,517,691	1,517,691
0	0
<u>1,796,000</u>	3,771,955
0	1,673
0	0
0	1,363
0	0
0	0
0	0
1,510,000	1,510,000
<u>286,000</u>	286,000
<u>1,796,000</u>	1,799,036
0	285,436
0	91,142
0	1,603,075
0	(6,734)
<u>0</u>	1,972,919
<u>1,796,000</u>	3,771,955

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2021 Through 10/31/2021
 (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	1,434	(170,546)	(99)%
Other Miscellaneous Revenues				
Rental Revenue	<u>0</u>	<u>75</u>	<u>75</u>	<u>0 %</u>
Total Revenues	<u>171,980</u>	<u>1,509</u>	<u>(170,471)</u>	<u>(99)%</u>
Expenditures				
Legislative				
Supervisor Fees	2,400	0	2,400	100 %
Financial & Administrative				
District Manager	27,000	2,250	24,750	92 %
District Engineer	1,750	0	1,750	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	5,655	0	5,655	100 %
Auditing Services	5,200	0	5,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	200	15	185	92 %
Public Officials Insurance	3,256	0	3,256	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	100	1,100	92 %
ADA Website Compliance	1,800	0	1,800	100 %
Legal Counsel				
District Counsel	4,000	0	4,000	100 %
Electric Utility Services				
Electric Utility Services	25,000	2,236	22,764	91 %
Water-Sewer Combination Services				
Water Utility Services	2,000	253	1,747	87 %
Other Physical Environment				
Waterway Management Program	3,000	194	2,806	94 %
Property & Casualty Insurance	9,056	0	9,056	100 %
Clubhouse Facility Maintenance	12,000	365	11,635	97 %
Landscape Maintenance - Contract	24,000	3,170	20,830	87 %
Landscape Maintenance - Other	3,500	0	3,500	100 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	2,000	0	2,000	100 %
Pool Maintenance	9,000	850	8,150	91 %
Security System - Contract	3,000	0	3,000	100 %
Capital Outlay	10,000	0	10,000	100 %
Capital Reserves	<u>7,388</u>	<u>0</u>	<u>7,388</u>	<u>100 %</u>
Total Expenditures	<u>171,980</u>	<u>9,608</u>	<u>162,372</u>	<u>94 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(8,099)</u>	<u>(8,099)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(8,099)</u>	<u>(8,099)</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	91,142	91,142	0 %
Fund Balance - End of Period	<u>0</u>	<u>83,044</u>	<u>83,044</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2021 Through 10/31/2021
 (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	132,650	1,170	(131,480)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>132,650</u>	<u>1,172</u>	<u>(131,478)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	102,650	0	102,650	100 %
Principal-Series 2013	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100 %</u>
Total Expenditures	<u>132,650</u>	<u>0</u>	<u>132,650</u>	<u>100 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>1,172</u>	<u>1,172</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>1,172</u>	<u>1,172</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	256,171	256,171	0 %
Fund Balance - End of Period	<u>0</u>	<u>257,343</u>	<u>257,343</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2021 Through 10/31/2021
 (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	22,360	193	(22,167)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>22,360</u>	<u>193</u>	<u>(22,167)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	16,860	0	16,860	100 %
Principal-Series 2015	<u>5,500</u>	<u>0</u>	<u>5,500</u>	<u>100 %</u>
Total Expenditures	<u>22,360</u>	<u>0</u>	<u>22,360</u>	<u>100 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>193</u>	<u>193</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>193</u>	<u>193</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	29,264	29,264	0 %
Fund Balance - End of Period	<u>0</u>	<u>29,458</u>	<u>29,458</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

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

Bank Balance	84,295.71
Less Outstanding Checks/Vouchers	1,109.98
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	83,185.73
Balance Per Books	<u>83,185.73</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2489	10/19/2021	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc
2490	10/22/2021	System Generated Check/Voucher	100.00	Joel Beltran
2491	10/22/2021	System Generated Check/Voucher	114.98	Bright House Networks
2492	10/22/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			1,109.98	
			1,109.98	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2478	9/23/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2480	10/1/2021	System Generated Check/Voucher	2,365.21	Meritus Districts
2481	10/1/2021	System Generated Check/Voucher	890.00	Zebra Cleaning Team, Inc
2482	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
2483	10/8/2021	System Generated Check/Voucher	160.00	Suzanna M. Kimball
2483	10/8/2021	System Generated Check/Voucher	(160.00)	Suzanna M. Kimball
2484	10/8/2021	System Generated Check/Voucher	160.00	Suzanna M. Kimball
2485	10/19/2021	System Generated Check/Voucher	194.15	Solitude Lake Management, LLC
2486	10/19/2021	System Generated Check/Voucher	1,795.20	South Shore Landscape & Lawn, Inc.
2487	10/19/2021	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2488	10/19/2021	System Generated Check/Voucher	503.50	Times Publishing Company
2493	10/22/2021	System Generated Check/Voucher	2,235.57	Tampa Electric
Cleared Checks/Vouchers			8,408.63	
			8,408.63	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1164	10/4/2021	Club House Deposit	100.00	
1165	10/4/2021	Club House Rental	75.00	
CR164	10/27/2021	Tax Distribution - 10.27.2021	<u>2,797.17</u>	
Cleared Deposits			2,972.17	
			<u><u>2,972.17</u></u>	