

Mirabella

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Mirabella

Community Development District

Budget Overview

Fiscal Year 2025

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Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2024	THRU 2/29/24	March- 10/1/2024	PROJECTED FY 2024	% +/-) Budget	BUDGET FY 2025
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	242,480	241,287	1,193	242,480	0%	242,480
TOTAL REVENUES	\$ 242,480	\$ 241,287	\$ 1,193	\$ 242,480		\$ 242,480
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 6,000	\$ 2,600	\$ 3,400	\$ 6,000	0%	\$ 6,000
District Management	27,000	13,500	13,500	27,000	0%	30,000
Dissemination Agent/Reporting	5,000	7,500	-	7,500	50%	7,725
Website Admin Services	1,800	910	890	1,800	0%	1,998
District Engineer	1,750	-	1,750	1,750	0%	1,750
District Counsel	4,000	1,323	2,677	4,000	0%	4,000
Trustees Fees	3,500	3,500	-	3,500	0%	3,500
Auditing Services	5,200	-	5,200	5,200	0%	5,200
Postage, Phone, Faxes, Copies	250	46	204	250	0%	278
Legal Advertising	1,200	-	1,200	1,200	0%	1,200
Bank Fees	150	-	150	150	0%	150
Dues, Licenses & Fees	500	784	-	784	57%	750
Onsite Office Supplies	100	-	100	100	0%	100
Website ADA Compliance	1,200	1,500	-	1,500	25%	1,500
Total Financial and Administrative	\$ 59,200	\$ 31,663	\$ 30,621	\$ 62,284		\$ 64,151
Insurance						
Public Officials Insurance	2,905	2,694	-	2,694	-7%	3,000
Property & Casualty Insurance	8,500	7,771	-	7,771	-9%	10,694
Total Insurance	\$ 11,405	\$ 10,465	\$ -	\$ 10,465		\$ 13,694
Utility Services						
Electric Utility Services	\$ 29,400	\$ 15,487	\$ 22,051	\$ 37,538	28%	\$ 39,000
Water/Waste	7,500	442	629	1,071	-86%	2,000
Total Utility Services	\$ 36,900	\$ 15,929	\$ 22,680	\$ 38,609		\$ 41,000

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2024	THRU 2/29/24	March- 10/1/2024	PROJECTED FY 2024	% +/-) Budget	BUDGET FY 2025
Amenity						
Janitorial - Contract	12,000	1,280	4,480	5,760	-52%	7,680
Amenity R&M	5,000	2,795	3,980	6,775	35%	5,000
Access Control R&M	1,500	-	1,500	1,500	0%	1,500
Pool Maintenance - Contract	10,200	3,566	6,634	10,200	0%	10,500
Pool Treatments & Other R&M	2,000	-	2,000	2,000	0%	2,000
Security Monitoring Services	42,862	16,083	22,900	38,983	-9%	40,000
Holiday Decorations	2,500	-	2,500	2,500	0%	2,500
Clubhouse Facility - Other	2,500	-	2,500	2,500	0%	-
Amenity Internet		-	-	-	0%	1,500
Total Amenity	\$ 78,562	\$ 23,724	\$ 46,493	\$ 70,217		\$ 70,680
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 24,000	\$ 9,245	\$ 14,755	\$ 24,000	0%	\$ 24,000
Landscaping - R&M	3,500	-	3,500	3,500	0%	3,500
Landscaping - Annuals	-	3,000	-	3,000	0%	3,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	0%	2,000
Irrigation Maintenance	2,000	362	1,638	2,000	0%	2,000
Waterway Management Program	3,000	1,102	1,898	3,000	0%	3,000
Capital Outlay	8,000	-	8,000	8,000	0%	7,455
Total Landscape and Pond Maintenance	\$ 42,500	\$ 13,709	\$ 31,791	\$ 45,500		\$ 44,955
Contingency						
Capital Reserve	13,913	-	15,404	15,404	11%	8,000
Total Contingency	\$ 13,913	\$ -	\$ 15,404	\$ 15,404		\$ 8,000
TOTAL EXPENDITURES	\$ 242,480	\$ 95,490	\$ 146,990	\$ 242,480		\$ 242,480
Excess (deficiency) of revenues	\$ -	\$ 145,797	\$ (145,797)	\$ 0		\$ -
Net change in fund balance	\$ -	\$ 145,797	\$ (145,797)	\$ 0		\$ -
FUND BALANCE, BEGINNING	91,800	\$ 91,800	\$ 237,597	\$ 91,800		\$ 91,800
FUND BALANCE, ENDING	\$ 91,800	\$ 237,597	\$ 91,800	\$ 91,800		\$ 91,800

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2024 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2023	\$	91,800
Less: Forecasted Surplus/(Deficit) as of 9/30/2024		0
Add: Capital Reserve Designation		15,404

Estimated Funds Available - 9/30/2024 **107,204**

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	107,204
Less: First Quarter Operating Reserve		(60,620) ⁽¹⁾
Add: Capital Reserve Designation		8,000

Estimated Remaining Undesignated Cash as of 9/30/2025 **54,584**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2025**REVENUES****Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Budget Narrative
Fiscal Year 2025**EXPENDATURES****Financial and Administrative (Cont.)****Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Insurance**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Budget Narrative
Fiscal Year 2025

EXPENDATURES

Amenity (Cont.)

Security Monitoring Services

Cost of CDD security personnel and equipment.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Amenity Internet

Internet service for clubhouse and other amenity locations.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Capital Outlay

Cost of larger scale projects that occur within the District.

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

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Community Development District

Debt Service Budgets

Fiscal Year 2025

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Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances Series 2013 Bonds Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 2,693	\$ -	\$ 2,693	\$ -
Special Assmnts- Tax Collector	132,900	139,476	-	139,476	140,323
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 132,900	\$ 142,169	\$ -	\$ 142,169	\$ 140,323
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	35,000	35,000	-	35,000	35,000
Interest Expense	97,900	49,100	48,800	97,900	110,150
TOTAL EXPENDITURES	\$ 132,900	\$ 84,100	\$ 48,800	\$ 132,900	\$ 145,150
Excess (deficiency) of revenues					
Over (under) expenditures	-	58,069	(48,800)	9,269	(4,827)
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ -	\$ 58,069	\$ (48,800)	\$ 9,269	\$ (4,827)
FUND BALANCE, BEGINNING	\$ 248,349	\$ 247,252	\$ 305,321	\$ 247,252	\$ 256,521
FUND BALANCE, ENDING	\$ 247,252	\$ 305,321	\$ 256,521	\$ 256,521	\$ 251,694
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2013 Bonds:	\$ 1,570,000			\$ 1,530,000	

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Mirabella CDD

SERIES 2013 CAPITAL IMPROVEMENT REVENUE BONDS, AMORTIZATION SCHEDULE

DATE:	COUPON:	PRINCIPAL DUE:	INTEREST DUE:	DEBT SERVICE	ANNUAL DEBT SERVICE	PRINCIPAL OUTSTANDING
11/1/2014		\$ -	\$ 136,339	\$ 136,339	\$ 136,339	\$ 1,860,000
5/1/2015		\$ -	\$ 63,250	\$ 63,250		\$ 1,860,000
11/1/2015		\$ 20,000	\$ 63,250	\$ 83,250	\$ 146,500	\$ 1,840,000
5/1/2016		\$ -	\$ 62,650	\$ 62,650		\$ 1,840,000
11/1/2016		\$ 25,000	\$ 62,650	\$ 87,650	\$ 150,300	\$ 1,815,000
5/1/2017		\$ -	\$ 61,900	\$ 61,900		\$ 1,815,000
11/1/2017		\$ 25,000	\$ 61,900	\$ 86,900	\$ 148,800	\$ 1,790,000
5/1/2018		\$ -	\$ 61,150	\$ 61,150		\$ 1,790,000
11/1/2018		\$ 25,000	\$ 61,150	\$ 86,150	\$ 147,300	\$ 1,765,000
5/1/2019		\$ -	\$ 60,400	\$ 60,400		\$ 1,765,000
11/1/2019		\$ 30,000	\$ 60,400	\$ 90,400	\$ 150,800	\$ 1,735,000
5/1/2020		\$ -	\$ 59,500	\$ 59,500		\$ 1,735,000
11/1/2020		\$ 30,000	\$ 59,500	\$ 89,500	\$ 149,000	\$ 1,705,000
5/1/2021		\$ -	\$ 58,600	\$ 58,600		\$ 1,705,000
11/1/2021		\$ 30,000	\$ 58,600	\$ 88,600	\$ 147,200	\$ 1,675,000
5/1/2022		\$ -	\$ 57,700	\$ 57,700		\$ 1,675,000
11/1/2022		\$ 35,000	\$ 57,700	\$ 92,700	\$ 150,400	\$ 1,640,000
5/1/2023		\$ -	\$ 56,650	\$ 56,650		\$ 1,640,000
11/1/2023		\$ 35,000	\$ 56,650	\$ 91,650	\$ 148,300	\$ 1,605,000
5/1/2024		\$ -	\$ 55,600	\$ 55,600		\$ 1,605,000
11/1/2024		\$ 35,000	\$ 55,600	\$ 90,600	\$ 146,200	\$ 1,570,000
5/1/2025		\$ -	\$ 54,550	\$ 54,550		\$ 1,570,000
11/1/2025		\$ 40,000	\$ 54,550	\$ 94,550	\$ 149,100	\$ 1,530,000
5/1/2026		\$ -	\$ 53,350	\$ 53,350		\$ 1,530,000
11/1/2026		\$ 40,000	\$ 53,350	\$ 93,350	\$ 146,700	\$ 1,490,000
5/1/2027		\$ -	\$ 52,150	\$ 52,150		\$ 1,490,000
11/1/2027		\$ 45,000	\$ 52,150	\$ 97,150	\$ 149,300	\$ 1,445,000
5/1/2028		\$ -	\$ 50,575	\$ 50,575		\$ 1,445,000
11/1/2028		\$ 45,000	\$ 50,575	\$ 95,575	\$ 146,150	\$ 1,400,000
5/1/2029		\$ -	\$ 49,000	\$ 49,000		\$ 1,400,000
11/1/2029		\$ 50,000	\$ 49,000	\$ 99,000	\$ 148,000	\$ 1,350,000
5/1/2030		\$ -	\$ 47,250	\$ 47,250		\$ 1,350,000
11/1/2030		\$ 55,000	\$ 47,250	\$ 102,250	\$ 149,500	\$ 1,295,000
5/1/2031		\$ -	\$ 45,325	\$ 45,325		\$ 1,295,000
11/1/2031		\$ 60,000	\$ 45,325	\$ 105,325	\$ 150,650	\$ 1,235,000
5/1/2032		\$ -	\$ 43,225	\$ 43,225		\$ 1,235,000
11/1/2032		\$ 60,000	\$ 43,225	\$ 103,225	\$ 146,450	\$ 1,175,000
5/1/2033		\$ -	\$ 41,125	\$ 41,125		\$ 1,175,000
11/1/2033		\$ 65,000	\$ 41,125	\$ 106,125	\$ 147,250	\$ 1,110,000
5/1/2034		\$ -	\$ 38,850	\$ 38,850		\$ 1,110,000
11/1/2034		\$ 70,000	\$ 38,850	\$ 108,850	\$ 147,700	\$ 1,040,000
5/1/2035		\$ -	\$ 36,400	\$ 36,400		\$ 1,040,000
11/1/2035		\$ 75,000	\$ 36,400	\$ 111,400	\$ 147,800	\$ 965,000
5/1/2036		\$ -	\$ 33,775	\$ 33,775		\$ 965,000
11/1/2036		\$ 80,000	\$ 33,775	\$ 113,775	\$ 147,550	\$ 885,000
5/1/2037		\$ -	\$ 30,975	\$ 30,975		\$ 885,000

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11/1/2037		\$ 85,000	\$ 30,975	\$ 115,975	\$ 146,950	\$ 800,000
5/1/2038		\$ -	\$ 28,000	\$ 28,000		\$ 800,000
11/1/2038		\$ 90,000	\$ 28,000	\$ 118,000	\$ 146,000	\$ 710,000
5/1/2039		\$ -	\$ 24,850	\$ 24,850		\$ 710,000
11/1/2039		\$ 100,000	\$ 24,850	\$ 124,850	\$ 149,700	\$ 610,000
5/1/2040		\$ -	\$ 21,350	\$ 21,350		\$ 610,000
11/1/2040		\$ 105,000	\$ 21,350	\$ 126,350	\$ 147,700	\$ 505,000
5/1/2041		\$ -	\$ 17,675	\$ 17,675		\$ 505,000
11/1/2041		\$ 115,000	\$ 17,675	\$ 132,675	\$ 150,350	\$ 390,000
5/1/2042		\$ -	\$ 13,650	\$ 13,650		\$ 390,000
11/1/2042		\$ 120,000	\$ 13,650	\$ 133,650	\$ 147,300	\$ 270,000
5/1/2043		\$ -	\$ 9,450	\$ 9,450		\$ 270,000
11/1/2043		\$ 130,000	\$ 9,450	\$ 139,450	\$ 148,900	\$ 140,000
5/1/2044		\$ -	\$ 4,900	\$ 4,900		\$ 140,000
11/1/2044		\$ 140,000	\$ 4,900	\$ 144,900	\$ 149,800	\$ -
		\$ 1,860,000	\$ 2,723,989	\$ 4,583,989		

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2015 Bonds
Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 307	\$ 921	\$ 1,228	\$ -
Special Assmnts- Tax Collector	22,080	23,008	(928)	22,080	23,148
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 22,080	\$ 23,315	\$ (7)	\$ 23,308	\$ 23,148
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	6,000	6,000	-	6,000	6,000
Interest Expense	16,080	8,205	7,875	16,080	15,870
TOTAL EXPENDITURES	\$ 22,080	\$ 14,205	\$ 7,875	\$ 22,080	\$ 21,870
Excess (deficiency) of revenues					
Over (under) expenditures	-	9,110	(7,882)	1,228	1,278
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,278
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 1,278
Net change in fund balance	\$ -	\$ 9,110	\$ (7,882)	\$ 1,228	\$ 2,555
FUND BALANCE, BEGINNING	\$ 29,639	\$ 29,639	\$ 38,749	\$ 29,639	\$ 30,867
FUND BALANCE, ENDING	\$ 29,639	\$ 38,749	\$ 30,867	\$ 30,867	\$ 33,422
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2015 Bonds:	\$ 261,500			\$ 255,000	

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MIRABELLA COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$ 273,500	\$ 6,000	6.000%	\$ 8,205	\$ 14,205
5/1/2024	\$ 267,500			\$ 8,025	\$ 8,025
11/1/2024	\$ 267,500	\$ 6,000	6.000%	\$ 8,025	\$ 14,025
5/1/2025	\$ 261,500			\$ 7,845	\$ 7,845
11/1/2025	\$ 261,500	\$ 6,500	6.000%	\$ 7,845	\$ 14,345
5/1/2026	\$ 255,000			\$ 7,650	\$ 7,650
11/1/2026	\$ 255,000	\$ 7,000	6.000%	\$ 7,650	\$ 14,650
5/1/2027	\$ 248,000			\$ 7,440	\$ 7,440
11/1/2027	\$ 248,000	\$ 7,500	6.000%	\$ 7,440	\$ 14,940
5/1/2028	\$ 240,500			\$ 7,215	\$ 7,215
11/1/2028	\$ 240,500	\$ 8,000	6.000%	\$ 7,215	\$ 15,215
5/1/2029	\$ 232,500			\$ 6,975	\$ 6,975
11/1/2029	\$ 232,500	\$ 8,500	6.000%	\$ 6,975	\$ 15,475
5/1/2030	\$ 224,000			\$ 6,720	\$ 6,720
11/1/2030	\$ 224,000	\$ 9,000	6.000%	\$ 6,720	\$ 15,720
5/1/2031	\$ 215,000			\$ 6,450	\$ 6,450
11/1/2031	\$ 215,000	\$ 9,500	6.000%	\$ 6,450	\$ 15,950
5/1/2032	\$ 205,500			\$ 6,165	\$ 6,165
11/1/2032	\$ 205,500	\$ 10,000	6.000%	\$ 6,165	\$ 16,165
5/1/2033	\$ 195,500			\$ 5,865	\$ 5,865
11/1/2033	\$ 195,500	\$ 10,500	6.000%	\$ 5,865	\$ 16,365
5/1/2034	\$ 185,000			\$ 5,550	\$ 5,550
11/1/2034	\$ 185,000	\$ 11,000	6.000%	\$ 5,550	\$ 16,550
5/1/2035	\$ 174,000			\$ 5,220	\$ 5,220
11/1/2035	\$ 174,000	\$ 12,000	6.000%	\$ 5,220	\$ 17,220
5/1/2036	\$ 162,000			\$ 4,860	\$ 4,860
11/1/2036	\$ 162,000	\$ 12,500	6.000%	\$ 4,860	\$ 17,360
5/1/2037	\$ 149,500			\$ 4,485	\$ 4,485
11/1/2037	\$ 149,500	\$ 13,000	6.000%	\$ 4,485	\$ 17,485
5/1/2038	\$ 136,500			\$ 4,095	\$ 4,095
11/1/2038	\$ 136,500	\$ 14,000	6.000%	\$ 4,095	\$ 18,095
5/1/2039	\$ 122,500			\$ 3,675	\$ 3,675
11/1/2039	\$ 122,500	\$ 14,500	6.000%	\$ 3,675	\$ 18,175
5/1/2040	\$ 108,000			\$ 3,240	\$ 3,240
11/1/2040	\$ 108,000	\$ 15,500	6.000%	\$ 3,240	\$ 18,740
5/1/2041	\$ 92,500			\$ 2,775	\$ 2,775
11/1/2041	\$ 92,500	\$ 16,500	6.000%	\$ 2,775	\$ 19,275
5/1/2042	\$ 76,000			\$ 2,280	\$ 2,280
11/1/2042	\$ 76,000	\$ 17,500	6.000%	\$ 2,280	\$ 19,780
5/1/2043	\$ 58,500			\$ 1,755	\$ 1,755
11/1/2043	\$ 58,500	\$ 18,500	6.000%	\$ 1,755	\$ 20,255
5/1/2044	\$ 40,000			\$ 1,200	\$ 1,200
11/1/2044	\$ 40,000	\$ 19,500	6.000%	\$ 1,200	\$ 20,700
5/1/2045	\$ 20,500			\$ 615	\$ 615
11/1/2045	\$ 20,500	\$ 20,500	6.000%	\$ 615	\$ 21,115
		\$273,500		\$228,405	\$ 501,905

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Mirabella

Community Development District

Operating Budget

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2013													
Product	Units	General Fund				Debt Service Series 2013				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 50'	97	\$ 1,722.37	\$ 1,722.37	\$ (0.00)	0%	\$ 1,200.00	\$ 1,200.00	\$ -	0%	\$ 2,922.37	\$ 2,922.37	\$ (0.00)	0%
Single Family 55'	14	\$ 1,894.60	\$ 1,894.60	\$ 0.00	0%	\$ 1,320.00	\$ 1,320.00	\$ -	0%	\$ 3,214.60	\$ 3,214.60	\$ 0.00	0%
Single Family 60'	10	\$ 2,066.84	\$ 2,066.84	\$ (0.00)	0%	\$ 1,440.00	\$ 1,440.00	\$ -	0%	\$ 3,506.84	\$ 3,506.84	\$ (0.00)	0%
	121												

Assessment Area Two- Series 2015													
Product	Units	O&M Per Unit				Debt Service Series 2015				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 50'	12	\$ 1,722.37	\$ 1,722.37	\$ (0.00)	0%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,972.37	\$ 2,972.37	\$ (0.00)	0%
Single Family 55'	7	\$ 1,894.60	\$ 1,894.60	\$ 0.00	0%	\$ 1,375.00	\$ 1,375.00	\$ -	0%	\$ 3,269.60	\$ 3,269.60	\$ 0.00	0%
Daycare Center	1	\$ 9,764.43	\$ 9,764.43	\$ (0.00)	0%	\$ -	\$ -	\$ -	0%	\$ 9,764.43	\$ 9,764.43	\$ (0.00)	0%
	20												