

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 261,504	\$ -	\$ -	\$ -	\$ -	\$ 261,504
Cash in Transit	-	-	868	-	-	868
Accounts Receivable - Other	1,667	-	-	-	-	1,667
Due From Other Funds	-	1,184	195	-	-	1,379
Investments:						
Interest Account	-	298	-	-	-	298
Prepayment Account	-	11,732	15	-	-	11,747
Reserve Fund	-	151,920	11,225	-	-	163,145
Revenue Fund	-	144,139	26,859	-	-	170,998
Sinking fund	-	19	-	-	-	19
Deposits	2,857	-	-	-	-	2,857
Fixed Assets						
Construction Work In Process	-	-	-	1,603,412	-	1,603,412
Amount Avail In Debt Services	-	-	-	-	278,309	278,309
Amount To Be Provided	-	-	-	-	1,481,691	1,481,691
TOTAL ASSETS	\$ 266,028	\$ 309,292	\$ 39,162	\$ 1,603,412	\$ 1,760,000	\$ 3,977,894

LIABILITIES

Accounts Payable	\$ 23,554	\$ -	\$ -	\$ -	\$ -	\$ 23,554
Accrued Expenses	2,817	-	-	-	-	2,817
Due to Other	-	868	-	-	-	868
Bonds Payable	-	-	-	-	1,760,000	1,760,000
Due To Other Funds	1,379	-	-	-	-	1,379
TOTAL LIABILITIES	27,750	868	-	-	1,760,000	1,788,618

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	308,424	39,162	-	-	347,586
Unassigned:	238,278	-	-	1,603,412	-	1,841,690
TOTAL FUND BALANCES	238,278	308,424	39,162	1,603,412	-	2,189,276
TOTAL LIABILITIES & FUND BALANCES	\$ 266,028	\$ 309,292	\$ 39,162	\$ 1,603,412	\$ 1,760,000	\$ 3,977,894

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 242,480	\$ 241,287	\$ (1,193)	99.51%
TOTAL REVENUES	242,480	241,287	(1,193)	99.51%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	6,000	2,600	3,400	43.33%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	3,500	3,500	-	100.00%
Disclosure Report	5,000	7,500	(2,500)	150.00%
District Counsel	4,000	1,323	2,677	33.08%
District Engineer	1,750	-	1,750	0.00%
District Manager	27,000	13,500	13,500	50.00%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,200	1,500	(300)	125.00%
Postage, Phone, Faxes, Copies	250	46	204	18.40%
Public Officials Insurance	2,905	2,694	211	92.74%
Legal Advertising	1,200	-	1,200	0.00%
Misc-Taxes	900	-	900	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,800	910	890	50.56%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	784	(284)	156.80%
Total Administration	62,105	34,357	27,748	55.32%
<u>Electric Utility Services</u>				
Utility - Electric	29,400	15,487	13,913	52.68%
Total Electric Utility Services	29,400	15,487	13,913	52.68%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	442	7,058	5.89%
Total Water-Sewer Comb Services	7,500	442	7,058	5.89%

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	3,000	4,102	(1,102)	136.73%
Clubhouse - Facility Janitorial Service	12,000	1,280	10,720	10.67%
Contracts-Plant Replacement	2,000	-	2,000	0.00%
Contracts-Pools	10,200	3,566	6,634	34.96%
Contracts-Other Landscape	3,500	-	3,500	0.00%
Contracts-Security System	1,500	-	1,500	0.00%
Insurance -Property & Casualty	8,500	7,771	729	91.42%
R&M-Clubhouse	5,000	2,795	2,205	55.90%
R&M-Pools	2,000	-	2,000	0.00%
Landscape Maintenance	24,000	9,245	14,755	38.52%
Clubhouse Facility - Other	2,500	-	2,500	0.00%
Security System Monitoring & Maint.	42,862	16,083	26,779	37.52%
Irrigation Maintenance	2,000	362	1,638	18.10%
Holiday Lighting & Decorations	2,500	-	2,500	0.00%
Capital Outlay	8,000	-	8,000	0.00%
Total Other Physical Environment	129,562	45,204	84,358	34.89%
<u>Reserves</u>				
Capital Reserve	13,913	-	13,913	0.00%
Total Reserves	13,913	-	13,913	0.00%
TOTAL EXPENDITURES & RESERVES	242,480	95,490	146,990	39.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	145,797	145,797	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		92,481		
FUND BALANCE, ENDING		\$ 238,278		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2013 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,502	\$ 4,502	0.00%
Special Assmnts- Tax Collector	132,900	139,633	6,733	105.07%
TOTAL REVENUES	132,900	144,135	11,235	108.45%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	35,000	-	100.00%
Interest Expense	97,900	49,100	48,800	50.15%
Total Debt Service	132,900	84,100	48,800	63.28%
TOTAL EXPENDITURES	132,900	84,100	48,800	63.28%
Excess (deficiency) of revenues Over (under) expenditures	-	60,035	60,035	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		248,389		
FUND BALANCE, ENDING		\$ 308,424		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2015 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 506	\$ 506	0.00%
Special Assmnts- Tax Collector	22,080	23,034	954	104.32%
TOTAL REVENUES	22,080	23,540	1,460	106.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	6,000	6,000	-	100.00%
Interest Expense	16,080	8,205	7,875	51.03%
Total Debt Service	22,080	14,205	7,875	64.33%
TOTAL EXPENDITURES	22,080	14,205	7,875	64.33%
Excess (deficiency) of revenues Over (under) expenditures	-	9,335	9,335	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,827		
FUND BALANCE, ENDING		\$ 39,162		

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,603,412		
FUND BALANCE, ENDING		<u>\$ 1,603,412</u>		

MIRABELLA CDD

Bank Reconciliation

Bank Account No. 2062 TRUIST- GF OPERATING
 Statement No. 02_24
 Statement Date 2/29/2024

G/L Balance (LCY)	261,503.65	Statement Balance	267,211.37
G/L Balance	261,503.65	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	267,211.37
Subtotal	261,503.65	Outstanding Checks	5,707.72
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	261,503.65	Ending Balance	261,503.65
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/18/2024	Payment	2967	ZEBRA CLEANING TEAM	850.00	850.00	0.00
2/7/2024	Payment	2968	INFRAMARK LLC	2,822.34	2,822.34	0.00
2/7/2024	Payment	2969	JNJ CLEANING SERVICES LLC	640.00	640.00	0.00
2/7/2024	Payment	2970	MIRABELLA CDD	25.81	25.81	0.00
2/7/2024	Payment	2971	SOLITUDE LAKE MANAGEMENT, LLC	220.39	220.39	0.00
2/7/2024	Payment	2973	MIRABELLA CDD	156.47	156.47	0.00
2/9/2024	Payment	DD148	Payment of Invoice 000726	1,512.29	1,512.29	0.00
2/9/2024	Payment	DD149	Payment of Invoice 000727	109.87	109.87	0.00
2/9/2024	Payment	DD150	Payment of Invoice 000728	612.59	612.59	0.00
2/9/2024	Payment	DD151	Payment of Invoice 000730	846.64	846.64	0.00
2/14/2024	Payment	DD152	Payment of Invoice 000754	75.48	75.48	0.00
2/14/2024	Payment	DD153	Payment of Invoice 000746	119.98	119.98	0.00
Total Checks				7,991.86	7,991.86	0.00
Deposits						
2/2/2024		JE000374	DS payment tax collector	G/L 452.66	452.66	0.00
Total Deposits				452.66	452.66	0.00
Outstanding Checks						
2/7/2024	Payment	2972	ZEBRA CLEANING TEAM	850.00	0.00	850.00
2/28/2024	Payment	2974	INFRAMARK LLC	2,816.67	0.00	2,816.67
2/28/2024	Payment	2975	SOUTH SHORE LANDSCAPE & LAWN	1,849.05	0.00	1,849.05
2/28/2024	Payment	2976	STRALEY ROBIN VERICKER	192.00	0.00	192.00
Total Outstanding Checks.....				5,707.72		5,707.72