

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

Board of Supervisors

Trivia M. Kimbrough, Chairperson
Mindy Jacobson, Vice Chairperson
Gail Reese, Assistant Secretary
Mercedes Harrison, Assistant Secretary
David Dzien, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer

BUDGET WORKSHOP AGENDA

Thursday, April 17, 2025, at 6:00 p.m.

All cellular phones and pagers must be turned off during the meeting.

1. Call to Order
2. Discussion on Fiscal Year 2026 Preliminary Budget
3. Public Comment
4. Adjournment

Sincerely,

Lisa Castoria

District Manager

****Next Regular meeting scheduled meeting is on June 5, 2025, at 6:00 p.m.****

April 17, 2025

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

Mirabella Clubhouse
14306 Romeo Blvd.
Wimauma, Florida 33598

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

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 2/29/2024	March- 10/1/2024	PROJECTED FY 2024	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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Community Development District

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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Community Development District

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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Community Development District

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.

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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												

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Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Mirabella

Community Development District

Budget Overview

Fiscal Year 2026

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Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- Sep-25	PROJECTED FY 2025		BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	244,980	-	244,980	244,980	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
TOTAL REVENUES	\$ 244,980	\$ -	\$ 244,980	\$ 244,980		\$ -

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	0%	\$ -
District Management	30,000	-	30,000	30,000	0%	-
Dissemination Agent/Reporting	7,725	-	7,725	7,725	0%	-
Website Admin Services	1,998	-	1,998	1,998	0%	-
District Engineer	1,750	-	1,750	1,750	0%	-
District Counsel	4,000	-	4,000	4,000	0%	-
Trustees Fees	3,500	-	3,500	3,500	0%	-
Auditing Services	5,200	-	5,200	5,200	0%	-
Postage, Phone, Faxes, Copies	278	-	278	278	0%	-
Legal Advertising	1,200	-	1,200	1,200	0%	-
Bank Fees	150	-	150	150	0%	-
Dues, Licenses & Fees	750	-	750	750	0%	-
Onsite Office Supplies	100	-	100	100	0%	-
Website ADA Compliance	1,500	-	1,500	1,500	0%	-
ProfServ-Arbitrage Rebate	650	\$ -	650	650	0%	\$ -
Misc-Taxes	900	\$ -	900	900	0%	\$ -
		\$ -	-	-	0%	\$ -
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Financial and Administrative	\$ 65,701	\$ -	\$ 65,701	\$ 65,701		\$ -

Insurance

Public Officials Insurance	3,000	-	3,000	3,000	0%	-
Property & Casualty Insurance	10,694	-	10,694	10,694	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Insurance	\$ 13,694	\$ -	\$ 13,694	\$ 13,694		\$ -

Utility Services

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- Sep-25	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Electric Utility Services	\$ 39,000	\$ -	\$ 39,000	\$ 39,000	0%	\$ -
Water/Waste	2,000	-	2,000	2,000	0%	-
Gas	-	-	FALSE	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Utility Services	\$ 41,000	\$ -	\$ 41,000	\$ 41,000		\$ -
Amenity						
Janitorial - Contract	7,680	-	7,680	7,680	0%	-
Amenity R&M	5,000	-	5,000	5,000	0%	-
Access Control R&M	1,500	-	1,500	1,500	0%	-
Pool Maintenance - Contract	10,500	-	10,500	10,500	0%	-
Pool Treatments & Other R&M	2,000	-	2,000	2,000	0%	-
Security Monitoring Services	45,000	-	45,000	45,000	0%	-
Holiday Decorations	-	-	-	-	0%	-
Clubhouse Facility - Other	-	-	-	-	0%	-
Amenity Internet	1,500	-	1,500	1,500	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Amenity	\$ 73,180	\$ -	\$ 73,180	\$ 73,180		\$ -
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 24,000	\$ -	\$ 24,000	\$ 24,000	0%	\$ -
Landscaping - R&M	3,500	-	3,500	3,500	0%	-
Landscaping - Annuals	3,000	-	3,000	3,000	0%	-
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	0%	-
Irrigation Maintenance	2,000	-	2,000	2,000	0%	-
Waterway Management Program	3,000	-	3,000	3,000	0%	-
Capital Outlay	7,455	-	7,455	7,455	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 44,955	\$ -	\$ 44,955	\$ 44,955		\$ -
Contingency						
Capital Reserve	8,000	-	8,000	8,000	0%	-
Total Contingency	\$ 8,000	\$ -	\$ 8,000	\$ 8,000		\$ -
TOTAL EXPENDITURES	\$ 246,530	\$ -	\$ 246,530	\$ 246,530		\$ -
Excess (deficiency) of revenues	\$ (1,550)	\$ -	\$ (1,550)	\$ (1,550)		\$ -

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- Sep-25	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Net change in fund balance	\$ (1,550)	\$ -	\$ (1,550)	\$ (1,550)		\$ -
FUND BALANCE, BEGINNING	91,800	\$ 91,800	\$ 91,800	\$ 91,800		\$ 90,251
FUND BALANCE, ENDING	\$ 91,800	\$ 91,800	\$ 90,251	\$ 90,251		\$ 90,251

**Mirabella
Community Development District**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	91,800
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(1,550)
Add: Capital Reserve Designation		8,000
Estimated Funds Available - 9/30/2025		98,251

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	98,251
Less: First Quarter Operating Reserve		- (1)
Add: Capital Reserve Designation		-
Estimated Remaining Undesignated Cash as of 9/30/2026		98,251

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

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 2026

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 2026

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.

Mirabella

Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2013 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2025	1/31/2025	Sep-25	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	140,323	-	140,323	140,323	149,280
Special Assmnts- CDD Collected	(5,613)	-	(5,613)	(5,613)	(5,613)
TOTAL REVENUES	\$ 140,323	\$ -	\$ 134,710	\$ 134,710	\$ 143,667
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	35,000	-	35,000	35,000	35,000
Interest Expense	97,900	-	97,900	97,900	97,900
TOTAL EXPENDITURES	\$ 132,900	\$ -	\$ 132,900	\$ 132,900	\$ 132,900
Excess (deficiency) of revenues					
Over (under) expenditures	7,423	-	1,810	1,810	10,767
TOTAL OTHER SOURCES (USES)	\$ 7,423.20	\$ -	\$ -	\$ -	\$ 7,423
Net change in fund balance	\$ 7,423.20	\$ -	\$ 1,810	\$ 1,810	\$ 18,190
FUND BALANCE, BEGINNING	\$ 248,349	\$ 247,252	\$ 247,252	\$ 247,252	\$ 249,062
FUND BALANCE, ENDING	\$ 247,252	\$ 247,252	\$ 249,062	\$ 249,062	\$ 267,253
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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Community Development District

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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Community Development District

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 2026

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 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 1/31/2025	PROJECTED February- Sep-25	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

Mirabella

Community Development District

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 2026

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 2026

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2013													
Product	Units	General Fund				Debt Service Series 2013				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	97	\$ -	\$ 1,722.37	\$ (1,722.37)	n/a	\$ 1,200.00	\$ 1,200.00	\$ -	0%	\$ 1,200.00	\$ 2,922.37	\$ (1,722.37)	-59%
Single Family 55'	14	\$ -	\$ 1,894.60	\$ (1,894.60)	n/a	\$ 1,320.00	\$ 1,320.00	\$ -	0%	\$ 1,320.00	\$ 3,214.60	\$ (1,894.60)	-59%
Single Family 60'	10	\$ -	\$ 2,066.84	\$ (2,066.84)	n/a	\$ 1,440.00	\$ 1,440.00	\$ -	0%	\$ 1,440.00	\$ 3,506.84	\$ (2,066.84)	-59%
	121												
Assessment Area Two- Series 2015													
Product	Units	O&M Per Unit				Debt Service Series 2015				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	12	\$ -	\$ 1,722.37	\$ (1,722.37)	n/a	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 1,250.00	\$ 2,972.37	\$ (1,722.37)	-58%
Single Family 55'	7	\$ -	\$ 1,894.60	\$ (1,894.60)	n/a	\$ 1,375.00	\$ 1,375.00	\$ -	0%	\$ 1,375.00	\$ 3,269.60	\$ (1,894.60)	-58%
Daycare Center	1	\$ -	\$ 9,764.43	\$ (9,764.43)	n/a	\$ -	\$ -	\$ -	0%	\$ -	\$ 9,764.43	\$ (9,764.43)	-100%
	20												

MIRABELLA CDD
Adopted Budget - Fiscal Year 2025

FY 2025 Total

Account Description	Fund No.	Account No.	Org Unit	Sub Account	
Special Assmnts- Tax Collector	001	363010		3000	(242,480.00)
				Sub Total	(242,480.00)
LEGISLATIVE					
Supervisor Fees	001	511100	51101	5000	6,000.00
				Sub Total	6,000.00
FINANCIAL AND ADMINISTRATIVE					
ProfServ-Trustee Fees	001	531045	51301	5000	3,500.00
Disclosure Report	001	531142	51301	5000	7,725.00
District Engineer	001	531147	51301	5000	1,750.00
District Manager	001	531150	51301	5000	30,000.00
Auditing Services	001	532002	51301	5000	5,200.00
Website Compliance	001	534397	51301	5000	1,500.00
Postage, Phone, Faxes, Copies	001	541024	51301	5000	278.00
Public Officials Insurance	001	545008	51301	5000	3,000.00
Legal Advertising	001	548002	51301	5000	1,200.00
Bank Fees	001	549142	51301	5000	150.00
Website Administration	001	549936	51301	5000	1,998.00
Office Supplies	001	551002	51301	5000	100.00
Dues, Licenses, Subscriptions	001	554020	51301	5000	750.00
				Sub Total	57,151.00
LEGAL COUNSEL					
District Counsel	001	531146	51401	5000	4,000.00
				Sub Total	4,000.00
ELECTRIC UTILITY SERVICES					
Utility - Electric	001	543041	53100	5000	39,000.00
				Sub Total	39,000.00
WATER-SEWER COMB SERVICES					
Utility - Water	001	543018	53600	5000	2,000.00
				Sub Total	2,000.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management	001	531085	53908	5000	3,000.00
Clubhouse - Facility Janitorial Service	001	531131	53908	5000	7,680.00
Contracts-Plant Replacement	001	534075	53908	5000	2,000.00
Contracts-Pools	001	534078	53908	5000	10,500.00
Contracts-Other Landscape	001	534135	53908	5000	3,500.00
Contracts-Security System	001	534145	53908	5000	1,500.00
Telephone, Cable & Internet Service	001	541016	53908	5000	1,500.00
Insurance -Property & Casualty	001	545009	53908	5000	10,694.00
R&M-Clubhouse	001	546015	53908	5000	5,000.00
R&M-Pools	001	546074	53908	5000	2,000.00
Landscape - Annuals	001	546244	53908	5000	3,000.00
Landscape Maintenance	001	546300	53908	5000	24,000.00
Security System Monitoring & Maint.	001	546479	53908	5000	40,000.00
Irrigation Maintenance	001	546930	53908	5000	2,000.00
Holiday Decoration	001	549027	53908	5000	2,500.00
Capital Outlay	001	564043	53908	5000	7,455.00
				Sub Total	126,329.00
RESERVES					
Capital Reserve	001	568018	58100	5000	8,000.00
				Sub Total	8,000.00
GENERAL FUND FUND TOTAL (001)					-

Mirabella Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2024 to Mar 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: LEGISLATIVE

Account Name: Supervisor Fees

12/05/24	511100-51101-5000	TK 120524	VENDOR	TRIVIA M. KIMBROUGH	SUPERVISOR FEES	200.00
12/05/24	511100-51101-5000	MJ 120524	VENDOR	MINDY ROBYN JACOBSON	SUPERVISOR FEES	200.00
12/05/24	511100-51101-5000	MH 120524	VENDOR	MERCEDES JERESSA HARRISON	SUPERVISOR FEE	200.00
12/05/24	511100-51101-5000	DD 120524	VENDOR	DAVID ALAN DZIEN	SUPERVISOR FEES	200.00
02/09/25	511100-51101-5000	TK 020625	VENDOR	TRIVIA M. KIMBROUGH	supervisor pay	200.00
02/09/25	511100-51101-5000	MH 020625	VENDOR	MERCEDES JERESSA HARRISON	supervisor pay	200.00
02/09/25	511100-51101-5000	DD 020625	VENDOR	DAVID ALAN DZIEN	supervisor pay	200.00
02/09/25	511100-51101-5000	GR 020625	VENDOR	GAIL REESE	supervisor pay	200.00
02/09/25	511100-51101-5000	MJ 020625	VENDOR	MINDY ROBYN JACOBSON	supervisor pay	200.00
YTD Total						1,800.00
Annual Budget						\$6,000.00
Amount Remaining / (Budget overage)						\$4,200.00
% of Budget						30.0%

Account Name: Postage, Phone, Faxes, Copies

12/20/24	541024-51101-5000	139870	VENDOR	INFRAMARK LLC	NOV 2024 MGMNT FEES	3.15
YTD Total						3.15
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$3.15)
% of Budget						n/a

Legislative Department Total:	\$1,803.15
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Trustee Fees

10/01/24	531045-51301-5000	7416799	VENDOR	U.S. BANK	TRUSTEE FEES 24/25	2,355.00
11/25/24	531045-51301-5000	112024-3900	VENDOR	COMPUTERSHARE TRUST COMPANY, N.A.	TRUSTEE FEE	3,500.00
YTD Total						5,855.00
Annual Budget						\$3,500.00
Amount Remaining / (Budget overage)						(\$2,355.00)
% of Budget						167.3%

Account Name: Disclosure Report

10/25/24	531142-51301-5000	135421	VENDOR	INFRAMARK LLC	OT 2024 WEBSITE ADMIN	643.75
11/05/24	531142-51301-5000	136754	VENDOR	INFRAMARK LLC	NOV 2024 MGMNT FEES	643.75
11/11/24	531142-51301-5000	365	VENDOR	LERNER REPORTING SERVICES	DISCLOSURE FEE	5,000.00
12/03/24	531142-51301-5000	139069	VENDOR	INFRAMARK LLC	DEC 2024 MGMNT FEES	643.75
01/03/25	531142-51301-5000	141088	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	643.75
YTD Total						7,575.00
Annual Budget						\$7,725.00
Amount Remaining / (Budget overage)						\$150.00
% of Budget						98.1%

Account Name: District Engineer

12/19/24	531147-51301-5000	2326635	VENDOR	STANTEC CONSULTING SERVICES	ENGINEERING SERVICES	2,456.00
YTD Total						2,456.00
Annual Budget						\$1,750.00
Amount Remaining / (Budget overage)						(\$706.00)
% of Budget						140.3%

Account Name: District Manager

10/25/24	531150-51301-5000	135421	VENDOR	INFRAMARK LLC	OT 2024 WEBSITE ADMIN	2,500.00
11/05/24	531150-51301-5000	136754	VENDOR	INFRAMARK LLC	NOV 2024 MGMNT FEES	2,500.00
11/14/24	531150-51301-5000	JE000529			R/C Oct mang serv to Dis manager	10.48
12/03/24	531150-51301-5000	139069	VENDOR	INFRAMARK LLC	DEC 2024 MGMNT FEES	2,500.00
12/20/24	531150-51301-5000	139870	VENDOR	INFRAMARK LLC	NOV 2024 MGMNT FEES	36.09
01/03/25	531150-51301-5000	141088	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	2,500.00
01/31/25	531150-51301-5000	142855	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	3,293.75
03/03/25	531150-51301-5000	144949	VENDOR	INFRAMARK LLC	Inframark 3/3/25	3,293.75
YTD Total						16,634.07
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$13,365.93
% of Budget						55.4%

Account Name: Auditing Services

01/24/25	532002-51301-5000	JE000579			Auditing Services	5,500.00
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Mirabella Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2024 to Mar 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total 5,500.00
						Annual Budget \$5,200.00
						Amount Remaining / (Budget overage) (\$300.00)
						% of Budget 105.8%
Account Name: Website Compliance						
11/01/24	534397-51301-5000	INV-11576	VENDOR	ADA SITE COMPLIANCE	COMPLIANCE	1,500.00
11/14/24	534397-51301-5000	137472	VENDOR	INFRAMARK LLC	OCT 2024 MGMNT SVCS	10.48
11/14/24	534397-51301-5000	JE000529			R/C Oct mang serv to Dis manager	(10.48)
						YTD Total 1,500.00
						Annual Budget \$1,500.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Postage, Phone, Faxes, Copies						
11/14/24	541024-51301-5000	137472	VENDOR	INFRAMARK LLC	OCT 2024 MGMNT SVCS	0.69
01/27/25	541024-51301-5000	142108	VENDOR	INFRAMARK LLC	DEC 2024 POSTAGE	1.38
02/18/25	541024-51301-5000	143815	VENDOR	INFRAMARK LLC	Inframark	3.75
03/20/25	541024-51301-5000	146005	VENDOR	INFRAMARK LLC	Inframark postage 3/20/25	3.45
						YTD Total 9.27
						Annual Budget \$278.00
						Amount Remaining / (Budget overage) \$268.73
						% of Budget 3.3%
Account Name: Public Officials Insurance						
10/28/24	545008-51301-5000	JE000502			R/C Insu Prop & Casul to Public Officials Insurance	3,000.00
						YTD Total 3,000.00
						Annual Budget \$3,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Legal Advertising						
12/23/24	548002-51301-5000	13607-121824	VENDOR	TIMES PUBLISHING COM	Notice of RFQ for District Engineer Ad	716.00
						YTD Total 716.00
						Annual Budget \$1,200.00
						Amount Remaining / (Budget overage) \$484.00
						% of Budget 59.7%
Account Name: Website Administration						
10/25/24	549936-51301-5000	135421	VENDOR	INFRAMARK LLC	OT 2024 WEBSITE ADMIN	150.00
11/05/24	549936-51301-5000	136754	VENDOR	INFRAMARK LLC	NOV 2024 MGMNT FEES	150.00
12/03/24	549936-51301-5000	139069	VENDOR	INFRAMARK LLC	DEC 2024 MGMNT FEES	150.00
01/03/25	549936-51301-5000	141088	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	150.00
						YTD Total 600.00
						Annual Budget \$1,998.00
						Amount Remaining / (Budget overage) \$1,398.00
						% of Budget 30.0%
Account Name: Dues, Licenses, Subscriptions						
10/14/24	554020-51301-5000	90921	VENDOR	FLORIDACOMMERCE	FY24-25 FEES	175.00
						YTD Total 175.00
						Annual Budget \$750.00
						Amount Remaining / (Budget overage) \$575.00
						% of Budget 23.3%
Financial And Administrative Department Total:						\$44,020.34

DEPARTMENT NAME: LEGAL COUNSEL

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: District Counsel						
10/29/24	531146-51401-5000	25425	VENDOR	STRALEY ROBIN VERICKER	PROF SVCS THRU SEPT 2024	762.50
11/22/24	531146-51401-5000	25575	VENDOR	STRALEY ROBIN VERICKER	PROF SVCS THRU OCT 2024	148.50
01/14/25	531146-51401-5000	25840	VENDOR	STRALEY ROBIN VERICKER	PROF SVC THRU NOV 2024	91.50
02/07/25	531146-51401-5000	25992	VENDOR	STRALEY ROBIN VERICKER	PROF SVCS THRU DEC 2024	335.50
02/28/25	531146-51401-5000	26069	VENDOR	STRALEY ROBIN VERICKER	district council	170.00
03/17/25	531146-51401-5000	26208	VENDOR	STRALEY ROBIN VERICKER	district council 3/17/25	2,877.91
						YTD Total 4,385.91
						Annual Budget \$4,000.00
						Amount Remaining / (Budget overage) (\$385.91)
						% of Budget 109.6%

Mirabella Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2024 to Mar 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Legal Counsel Department Total: \$4,385.91

DEPARTMENT NAME: ELECTRIC UTILITY SERVICES

Account Name: Utility - Electric

10/07/24	543041-53100-5000	9526-091624 ACH	VENDOR	TECO ACH	ELECTRIC	838.67
10/07/24	543041-53100-5000	9179-091624 ACH	VENDOR	TECO ACH	ELECTRIC	1,508.87
10/07/24	543041-53100-5000	9344-091624 ACH	VENDOR	TECO ACH	ELECTRIC	684.63
10/07/24	543041-53100-5000	8973-091624 ACH	VENDOR	TECO ACH	ELECTRIC	160.88
10/24/24	543041-53100-5000	9344-101524 ACH	VENDOR	TECO ACH	ELECTRIC	551.56
10/24/24	543041-53100-5000	9179-101524 ACH	VENDOR	TECO ACH	ELECTRIC	1,508.87
10/24/24	543041-53100-5000	8973-101524 ACH	VENDOR	TECO ACH	ELECTRIC	124.90
10/24/24	543041-53100-5000	9526-101524 ACH	VENDOR	TECO ACH	ELECTRIC	838.67
12/20/24	543041-53100-5000	9179-121624 ACH	VENDOR	TECO ACH	ELECTRIC	1,508.87
12/20/24	543041-53100-5000	9526-121624 ACH	VENDOR	TECO ACH	ELECTRIC	838.67
12/20/24	543041-53100-5000	8973-121624 ACH	VENDOR	TECO ACH	ELECTRIC	26.97
12/20/24	543041-53100-5000	9344-121624 ACH	VENDOR	TECO ACH	ELECTRIC	560.68
12/27/24	543041-53100-5000	9179-111424 ACH	VENDOR	TECO ACH	ELECTRIC	1,508.87
12/27/24	543041-53100-5000	9526-111424 ACH	VENDOR	TECO ACH	ELECTRIC	838.67
12/27/24	543041-53100-5000	9344-111424 ACH	VENDOR	TECO ACH	ELECTRIC	515.52
12/27/24	543041-53100-5000	8973-111424 ACH	VENDOR	TECO ACH	ELECTRIC	55.44
01/21/25	543041-53100-5000	011625-9526	VENDOR	TECO ACH	ELECTRIC	813.38
01/21/25	543041-53100-5000	011625-8973	VENDOR	TECO ACH	ELECTRIC	20.03
01/21/25	543041-53100-5000	011625-9179	VENDOR	TECO ACH	ELECTRIC	1,491.55
01/21/25	543041-53100-5000	011625-9344	VENDOR	TECO ACH	ELECTRIC	531.92
01/31/25	543041-53100-5000	JE000580			Bank rec adj JE for balance discrepancy	100.47
01/31/25	543041-53100-5000	JE000580			Bank rec adj JE for balance discrepancy	(100.47)
01/31/25	543041-53100-5000	JE000581			Bank rec adj JE for Teco invoice discrepancy	(100.47)
02/19/25	543041-53100-5000	021425-9344	VENDOR	TECO ACH	utility	533.49
02/19/25	543041-53100-5000	021425-9526	VENDOR	TECO ACH	utility	810.25
02/19/25	543041-53100-5000	021425-9179	VENDOR	TECO ACH	utility	1,491.55
02/19/25	543041-53100-5000	021425-8973	VENDOR	TECO ACH	utility	20.03
02/28/25	543041-53100-5000	JE000613			Utility - Electric	2.55
02/28/25	543041-53100-5000	JE000613			Utility - Electric	(2.55)
02/28/25	543041-53100-5000	JE000614			Truist Bank	(2.55)
03/20/25	543041-53100-5000	031725-8973	VENDOR	TECO ACH	electric 3/17/25	19.04
03/20/25	543041-53100-5000	031725-9179	VENDOR	TECO ACH	electric 3/17/25	1,497.73
03/20/25	543041-53100-5000	031725-9344	VENDOR	TECO ACH	electric 3/17/25	582.36
03/20/25	543041-53100-5000	031725-9526	VENDOR	TECO ACH	electric 3/17/25	818.59

YTD Total 20,597.64

Annual Budget \$39,000.00

Amount Remaining / (Budget overage) \$18,402.36

% of Budget 52.8%

Electric Utility Services Department Total: \$20,597.64

DEPARTMENT NAME: WATER-SEWER COMB SERVICES

Account Name: Utility - Water

10/25/24	543018-53600-5000	8155-101524 ACH	VENDOR	BOCC ACH	WATER	87.56
11/18/24	543018-53600-5000	JE000530			R/C Utility - Water to Utility - Water	97.63
12/31/24	543018-53600-5000	JE000553			R/C Utility - Water to Utility - Water	149.42
01/13/25	543018-53600-5000	JE000578			Bank rec adj je for BOCC invoice	868.39
02/17/25	543018-53600-5000	JE000617			R/C Utility - Water to Utility - Water	970.25

YTD Total 2,173.25

Annual Budget \$2,000.00

Amount Remaining / (Budget overage) (\$173.25)

% of Budget 108.7%

Water-Sewer Comb Services Department Total: \$2,173.25

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Mirabella Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2024 to Mar 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: Waterway Management						
10/02/24	531085-53908-5000	PSI117106	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	OCT 2024 LAKE ALL MAINT	227.00
11/02/24	531085-53908-5000	PSI124201	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	NOV 2024 LAKE ALL MAINT	227.00
12/02/24	531085-53908-5000	PSI130927	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	DEC 2024 LAKE ALL MAINT	227.00
01/09/25	531085-53908-5000	PSI137363	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	JAN 2025 LAKE ALL MAINT	227.00
02/02/25	531085-53908-5000	PSI143184	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	POND MAINT FEB 2025	227.00
03/02/25	531085-53908-5000	PSI149555	VENDOR	SOLITUDE LAKE MANAGEMENT, LLC	Solitude pond maintenance 3/2/25	227.00

YTD Total 1,362.00
Annual Budget \$3,000.00
Amount Remaining / (Budget overage) \$1,638.00
% of Budget 45.4%

Account Name: Clubhouse - Facility Janitorial Service						
10/17/24	531131-53908-5000	JE000504			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	86.00
10/17/24	531131-53908-5000	JE000505			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	334.95
10/17/24	531131-53908-5000	JE000506			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	87.29
10/17/24	531131-53908-5000	JE000507			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	86.00
10/17/24	531131-53908-5000	JE000508			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	2,391.34
10/24/24	531131-53908-5000	0442	VENDOR	JNJ CLEANING SERVICES LLC	AMENITY CLEANING	995.00
11/14/24	531131-53908-5000	JE000531			R/C Labor ser to Clubhouse - Facility Janitorial Service	330.00
11/15/24	531131-53908-5000	JE000532			Clubhouse - Facility Janitorial Service	86.00
12/02/24	531131-53908-5000	0458	VENDOR	JNJ CLEANING SERVICES LLC	AMENITY CLEANING	675.00
12/15/24	531131-53908-5000	JE000554			R/C Brivo to Clubhouse - Facility Janitorial Service	86.00
12/18/24	531131-53908-5000	JE000555			R/C Pest serv to Clubhouse - Facility Janitorial Service	110.00
12/18/24	531131-53908-5000	JE000556			R/C Pest serv to Clubhouse - Facility Janitorial Service	110.00
12/23/24	531131-53908-5000	JE000557			R/C Pest serv to Clubhouse - Facility Janitorial Service	110.00
12/31/24	531131-53908-5000	0475	VENDOR	JNJ CLEANING SERVICES LLC	AMENITY CLEANING	675.00
01/15/25	531131-53908-5000	JE000583			R/C BRIVO ONAIR TIER 1 READER to Clubhouse - Facility Janitorial St	86.00
01/28/25	531131-53908-5000	0494	VENDOR	JNJ CLEANING SERVICES LLC	JANITORIAL SVCS FEB 2025	675.00
02/27/25	531131-53908-5000	0506	VENDOR	JNJ CLEANING SERVICES LLC	jinj cleaning 2/25/25	675.00
03/26/25	531131-53908-5000	0522	VENDOR	JNJ CLEANING SERVICES LLC	jinj cleaning 3/24/25	675.00

YTD Total 8,273.58
Annual Budget \$7,680.00
Amount Remaining / (Budget overage) (\$593.58)
% of Budget 107.7%

Account Name: Contracts-Pools						
10/22/24	534078-53908-5000	7317	VENDOR	ZEBRA CLEANING TEAM	HURRICANE CLEAN UP	350.00
11/04/24	534078-53908-5000	7379	VENDOR	ZEBRA CLEANING TEAM	NOV 2024 POOL SVCS	1,050.00
12/01/24	534078-53908-5000	7487	VENDOR	ZEBRA CLEANING TEAM	DEC 2024 COMMERCIAL POOL SVC	1,050.00
01/08/25	534078-53908-5000	7573	VENDOR	ZEBRA CLEANING TEAM	JAN 2025 COMMERCIAL POOL SVC	1,050.00
01/14/25	534078-53908-5000	7443	VENDOR	ZEBRA CLEANING TEAM	COMMERCIAL POOL SVC	1,000.00
03/01/25	534078-53908-5000	7752	VENDOR	ZEBRA CLEANING TEAM	Zebra pools 3/1/25	1,050.00

YTD Total 5,550.00
Annual Budget \$10,500.00
Amount Remaining / (Budget overage) \$4,950.00
% of Budget 52.9%

Account Name: Utility - Water						
03/20/25	543018-53908-5000	031425-8155	VENDOR	BOCC ACH	utility water 3/12/25	110.30

YTD Total 110.30
Annual Budget \$0.00
Amount Remaining / (Budget overage) (\$110.30)
% of Budget n/a

Account Name: Insurance -Property & Casualty						
10/01/24	545009-53908-5000	JE000582			Insurance -Property & Casualty	15,029.00
10/01/24	545009-53908-5000	JE000584			Insurance -Property & Casualty	15,029.00
10/01/24	545009-53908-5000	JE000584			Insurance -Property & Casualty	(15,029.00)
10/01/24	545009-53908-5000	JE000585			Insurance -Property & Casualty	(15,029.00)
10/28/24	545009-53908-5000	JE000503			R/C Insurance -Property & Casualty Insurance -Property & Casualty	12,029.00

YTD Total 12,029.00
Annual Budget \$10,694.00
Amount Remaining / (Budget overage) (\$1,335.00)
% of Budget 112.5%

Account Name: R&M-Clubhouse						
10/16/24	546015-53908-5000	0624- 100624 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 10/06/24-11/05/24	119.98
11/25/24	546015-53908-5000	JE000527			Bank rec adj JE for Spectrum ACH	119.98
12/01/24	546015-53908-5000	JE000528			Rev Bank rec adj JE for Spectrum ACH	(119.98)
12/12/24	546015-53908-5000	2504811120624 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SERVICE 12/06/24-12/23/24	119.98
12/31/24	546015-53908-5000	10647	VENDOR	ADVANCED ENERGY SOLUTIONS	PUMP	231.20
01/15/25	546015-53908-5000	2504811010625 ACH	VENDOR	CHARTER COMMUNICATIONS ACH	SVC PRD 01/006/25-02/05/25	119.98
02/13/25	546015-53908-5000	2504811020625	VENDOR	CHARTER COMMUNICATIONS ACH	internet	119.98
02/26/25	546015-53908-5000	JE000619			R/C R/C Access control and pest control to R&M-Clubhouse	306.00

Mirabella Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2024 to Mar 31, 2025
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/13/25	546015-53908-5000	2504811030625	VENDOR	CHARTER COMMUNICATIONS ACH	spectrum internet 3/6/25	120.00
YTD Total						1,137.12
Annual Budget						\$5,000.00
Amount Remaining / (Budget overage)						\$3,862.88
% of Budget						22.7%

Account Name: Landscape Maintenance

10/01/24	546300-53908-5000	73878	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	OCT 2024 LANDSCAPE MAINT	1,849.05
11/04/24	546300-53908-5000	73931	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	NOV 2024 LANDSCAPE MAINT	1,849.05
12/03/24	546300-53908-5000	73971	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	DEC 2024 LANDSCAPE MAINT	1,849.05
01/06/25	546300-53908-5000	74008	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	JAN 2025 LANDSCAPE MAINT	1,849.05
02/04/25	546300-53908-5000	74057	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	landscape FEB 25	1,849.05
03/05/25	546300-53908-5000	74093	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	landscape contract 3/25	1,849.05
03/13/25	546300-53908-5000	74101	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	landscape southshore 3/12/5	4,600.00
YTD Total						15,694.30
Annual Budget						\$24,000.00
Amount Remaining / (Budget overage)						\$8,305.70
% of Budget						65.4%

Account Name: Clubhouse Facility - Other

10/17/24	546385-53908-5000	13833	VENDOR	COMPLETE I.T. CORP	50% PROJECT DEPOSIT	2,391.34
10/17/24	546385-53908-5000	14311	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	86.00
10/17/24	546385-53908-5000	14310	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	87.29
10/17/24	546385-53908-5000	14324	VENDOR	COMPLETE I.T. CORP	HOURLY LABOR SVC	334.95
10/17/24	546385-53908-5000	14551	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	86.00
10/17/24	546385-53908-5000	JE000504			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	(86.00)
10/17/24	546385-53908-5000	JE000505			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	(334.95)
10/17/24	546385-53908-5000	JE000506			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	(87.29)
10/17/24	546385-53908-5000	JE000507			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	(86.00)
10/17/24	546385-53908-5000	JE000508			R/C Clobhouse facility other to Clubhouse - Facility Janitorial Service	(2,391.34)
11/14/24	546385-53908-5000	14800	VENDOR	COMPLETE I.T. CORP	LABOR SVC	330.00
11/14/24	546385-53908-5000	JE000531			R/C Labor ser to Clubhouse - Facility Janitorial Service	(330.00)
11/15/24	546385-53908-5000	14813	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	86.00
11/15/24	546385-53908-5000	JE000532			Clubhouse - Facility Janitorial Service	(86.00)
12/15/24	546385-53908-5000	15047	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	86.00
12/15/24	546385-53908-5000	JE000554			R/C Brivo to Clubhouse - Facility Janitorial Service	(86.00)
12/18/24	546385-53908-5000	105436468	VENDOR	HOME TEAM PEST DEFENSE INC.	PEST CONTROL SVC	110.00
12/18/24	546385-53908-5000	104731679	VENDOR	HOME TEAM PEST DEFENSE INC.	PEST CONTROL SVC	110.00
12/18/24	546385-53908-5000	JE000555			R/C Pest serv to Clubhouse - Facility Janitorial Service	(110.00)
12/18/24	546385-53908-5000	JE000556			R/C Pest serv to Clubhouse - Facility Janitorial Service	(110.00)
12/23/24	546385-53908-5000	122324-0883	VENDOR	HOME TEAM PEST DEFENSE INC.	PEST CONTROL SVC	110.00
12/23/24	546385-53908-5000	JE000557			R/C Pest serv to Clubhouse - Facility Janitorial Service	(110.00)
01/15/25	546385-53908-5000	15285	VENDOR	COMPLETE I.T. CORP	BRIVO ONAIR TIER 1 READER	86.00
01/15/25	546385-53908-5000	JE000583			R/C BRIVO ONAIR TIER 1 READER to Clubhouse - Facility Janitorial Sr	(86.00)
02/04/25	546385-53908-5000	106795109	VENDOR	HOME TEAM PEST DEFENSE INC.	PEST CONTROL SVC	110.00
02/15/25	546385-53908-5000	15606	VENDOR	COMPLETE I.T. CORP	Access control	86.00
02/26/25	546385-53908-5000	107434705	VENDOR	HOME TEAM PEST DEFENSE INC.	hometeam pest control 2/7/25	110.00
02/26/25	546385-53908-5000	JE000618			R/C Access control and pest control to R&M-Clubhouse	(306.00)
02/26/25	546385-53908-5000	JE000618			R/C Access control and pest control to R&M-Clubhouse	306.00
02/26/25	546385-53908-5000	JE000619			R/C R/C Access control and pest control to R&M-Clubhouse	(306.00)
03/05/25	546385-53908-5000	108216035	VENDOR	HOME TEAM PEST DEFENSE INC.	hometeam pest control 3/4/25	110.00
03/14/25	546385-53908-5000	15868	VENDOR	COMPLETE I.T. CORP	complete it r&m 3/14/25	660.00
03/15/25	546385-53908-5000	15880	VENDOR	COMPLETE I.T. CORP	complete it r&m 3/15/25	86.00
03/18/25	546385-53908-5000	031825-0883	VENDOR	HOME TEAM PEST DEFENSE INC.	pest control 3/18/25	110.00
YTD Total						966.00
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$966.00)
% of Budget						n/a

Account Name: Security System Monitoring & Maint.

11/01/24	546479-53908-5000	3758509	VENDOR	SIGNAL 88, LLC	SECURITY- SEPT 2024	4,150.40
11/01/24	546479-53908-5000	3769273	VENDOR	SIGNAL 88, LLC	SECURITY- OCT 2024	3,112.80
11/22/24	546479-53908-5000	3774075	VENDOR	SIGNAL 88, LLC	SECURITY- NOV 2024	3,112.80
12/06/24	546479-53908-5000	3779984	VENDOR	SIGNAL 88, LLC	SEC-DEC 2024	3,112.80
01/13/25	546479-53908-5000	3790000	VENDOR	SIGNAL 88, LLC	SEC SVC - JAN 2025	871.52
01/28/25	546479-53908-5000	3791328	VENDOR	SIGNAL 88, LLC	SECUTIRY - JAN 2025	871.52
02/03/25	546479-53908-5000	3792349	VENDOR	SIGNAL 88, LLC	Security	1,089.40
02/10/25	546479-53908-5000	3796704	VENDOR	SIGNAL 88, LLC	Security	1,089.40
02/18/25	546479-53908-5000	3797119	VENDOR	SIGNAL 88, LLC	Security	1,089.40
02/25/25	546479-53908-5000	3798169	VENDOR	SIGNAL 88, LLC	Signal security 2/24/25	653.64
02/28/25	546479-53908-5000	3798657	VENDOR	SIGNAL 88, LLC	Signal security 2/28/25	1,089.40
03/13/25	546479-53908-5000	3802337	VENDOR	SIGNAL 88, LLC	Signal security 2/28-3/6 25	1,089.40
03/17/25	546479-53908-5000	US_16013	VENDOR	SIGNAL 88, LLC	Signal security 3/14-3/29/25	1,089.40
03/20/25	546479-53908-5000	3790787	VENDOR	SIGNAL 88, LLC	Signal security 1/17/25	1,089.40
03/24/25	546479-53908-5000	US_17375	VENDOR	SIGNAL 88, LLC	Signal security 3/21/25	217.88

Mirabella Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2024 to Mar 31, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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YTD Total	23,729.16
Annual Budget	\$40,000.00
<i>Amount Remaining / (Budget overage)</i>	\$16,270.84
<i>% of Budget</i>	59.3%

Account Name: Irrigation Maintenance

10/16/24	546930-53908-5000	73890	VENDOR	SOUTH SHORE LANDSCAPE & LAWN	IRR REPAIRS	340.29
11/09/24	546930-53908-5000	0000198	VENDOR	CORLIN SERVICES LLC	REINSTALL OF PAVERS AND FENCE	510.00
12/12/24	546930-53908-5000	11999	VENDOR	RKA MULTISERVICE PLUS LLC	FENCE REPAIR	1,875.00

YTD Total	2,725.29
Annual Budget	\$2,000.00
<i>Amount Remaining / (Budget overage)</i>	(\$725.29)
<i>% of Budget</i>	136.3%

Other Physical Environment Department Total:	\$71,576.75
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Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending February 28, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 2/28/2025	Projected Next 7 Mths	FY2025 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
361006	Interest - Tax Collector	-	-	-	496	-	-	-	-	-	-	-	-	496	-	496	0%	
363010	Special Assmnts- Tax Collector	-	8,772	211,717	20,528	-	24,248	-	-	-	-	-	-	241,017	24,248	265,265	242,480	109%
Total Revenues		-	8,772	211,717	21,024	-	24,248	-	-	-	-	-	-	241,513	24,248	265,761	242,480	110%
Expenditures																		
Administrative																		
511100	Supervisor Fees	-	-	800	-	1,000	500	500	500	500	500	500	500	1,800	3,500	5,300	6,000	88%
531045	ProfServ-Trustee Fees	2,355	3,500	-	-	-	292	292	292	292	292	292	292	5,855	2,044	7,899	3,500	226%
531142	Disclosure Report	644	5,644	644	644	-	644	644	644	644	644	644	644	7,575	4,509	12,084	7,725	156%
531146	District Counsel	763	149	-	92	506	333	333	333	333	333	333	333	1,508	2,333	3,841	4,000	96%
531147	District Engineer	-	-	2,456	-	-	146	146	146	146	146	146	146	2,456	1,022	3,478	1,750	199%
531150	District Manager	2,500	2,510	2,536	5,794	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	13,340	17,500	30,840	30,000	103%
532002	Auditing Services	-	-	-	5,500	-	433	433	433	433	433	433	433	5,500	3,031	8,531	5,200	164%
534397	Website Compliance	-	1,500	-	-	-	125	125	125	125	125	125	125	1,500	875	2,375	1,500	158%
541024	Postage, Phone, Faxes, Copies	-	1	3	1	4	23	23	23	23	23	23	23	9	161	170	278	61%
545008	Public Officials Insurance	3,000	-	-	-	-	250	250	250	250	250	250	250	3,000	1,750	4,750	3,000	158%
548002	Legal Advertising	-	-	716	-	-	100	100	100	100	100	100	100	716	700	1,416	1,200	118%
549142	Bank Fees	-	-	-	-	-	13	13	13	13	13	13	13	-	91	91	150	61%
549936	Website Administration	150	150	150	150	-	167	167	167	167	167	167	167	600	1,169	1,769	1,998	89%
551002	Office Supplies	-	-	-	-	-	8	8	8	8	8	8	8	-	56	56	100	56%
554020	Dues, Licenses, Subscriptions	175	-	-	-	-	63	63	63	63	63	63	63	175	441	616	750	82%
Total Administrative		9,587	13,454	7,305	12,181	1,510	5,597	5,597	5,597	5,597	5,597	5,597	5,597	44,034	39,182	83,216	67,151	124%
Electric Utility Services																		
543041	Utility - Electric	6,217	-	5,854	2,756	2,853	3,250	3,250	3,250	3,250	3,250	3,250	3,250	17,680	22,750	40,430	39,000	104%
Total Electric Utility Services		6,217	-	5,854	2,756	2,853	3,250	3,250	3,250	3,250	3,250	3,250	3,250	17,680	22,750	40,430	39,000	104%
Water-Sewer Comb Services																		
543018	Utility - Water	88	98	149	868	970	167	167	167	167	167	167	167	2,173	1,169	3,342	2,000	167%
Total Water-Sewer Comb Services		88	98	149	868	970	167	167	167	167	167	167	167	2,173	1,169	3,342	2,000	167%
Other Physical Environment																		
531085	Waterway Management	227	227	227	227	227	250	250	250	250	250	250	250	1,135	1,750	2,885	3,000	96%
531131	Clubhouse - Facility Janitorial Service	3,981	416	1,766	761	675	640	640	640	640	640	640	640	7,599	4,480	12,079	7,680	157%
534075	Contracts-Plant Replacement	-	-	-	-	-	167	167	167	167	167	167	167	-	1,169	1,169	2,000	58%

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending February 28, 2025

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL					
														Actual Thru 2/28/2025	Projected Next 7 Mths	FY2025 Total	Adopted Budget	% of Budget	
534078	Contracts-Pools	350	1,050	1,050	2,050	-	875	875	875	875	875	875	875	875	4,500	6,125	10,625	10,500	101%
534135	Contracts-Other Landscape	-	-	-	-	-	292	292	292	292	292	292	292	-	2,044	2,044	3,500	58%	
534145	Contracts-Security System	-	-	-	-	-	125	125	125	125	125	125	125	-	875	875	1,500	58%	
541016	Telephone, Cable & Internet Service	-	-	-	-	-	125	125	125	125	125	125	125	-	875	875	1,500	58%	
545009	Insurance -Property & Casualty	12,029	-	-	-	-	891	891	891	891	891	891	891	12,029	6,237	18,266	10,694	171%	
546015	R&M-Clubhouse	120	120	231	120	426	417	417	417	417	417	417	417	1,017	2,919	3,936	5,000	79%	
546074	R&M-Pools	-	-	-	-	-	167	167	167	167	167	167	167	-	1,169	1,169	2,000	58%	
546244	Landscape - Annuals	-	-	-	-	-	250	250	250	250	250	250	250	-	1,750	1,750	3,000	58%	
546300	Landscape Maintenance	1,849	1,849	1,849	1,849	1,849	2,000	2,000	2,000	2,000	2,000	2,000	2,000	9,245	14,000	23,245	24,000	97%	
546479	Security System Monitoring & Maint.	-	10,376	3,113	1,743	5,011	3,333	3,333	3,333	3,333	3,333	3,333	3,333	20,243	23,331	43,574	40,000	109%	
546930	Irrigation Maintenance	340	510	1,875	-	-	167	167	167	167	167	167	167	2,725	1,169	3,894	2,000	195%	
549027	Holiday Decoration	-	-	-	-	-	208	208	208	208	208	208	208	-	1,456	1,456	2,500	58%	
564043	Capital Outlay	-	-	-	-	-	621	621	621	621	621	621	621	-	4,347	4,347	7,455	58%	
	Total Other Physical Environment	18,896	14,548	10,111	6,750	8,188	10,528	10,528	10,528	10,528	10,528	10,528	10,528	58,493	73,696	132,189	126,329	105%	
	Total Expenditures	34,788	28,100	23,419	22,555	13,521	19,542	19,542	19,542	19,542	19,542	19,542	19,542	122,380	136,797	259,177	234,480	111%	
	Reserves																		
568018	Capital Reserve	-	-	-	-	-	667	667	667	667	667	667	667	-	4,669	4,669	8,000	58%	
	Total Reserves	-	-	-	-	-	667	667	667	667	667	667	667	-	4,669	4,669	8,000	58%	
	Total Expenditures & Reserves	34,788	28,100	23,419	22,555	13,521	20,209	20,209	20,209	20,209	20,209	20,209	20,209	122,380	141,466	263,846	242,480	109%	
	Excess (deficiency) of revenues																		
	Over (under) expenditures	\$ (34,788)	\$ (19,328)	\$ 188,298	\$ (1,531)	\$ (13,521)	\$ 4,039	\$ (20,209)	\$ (20,209)	\$ (20,209)	\$ (20,209)	\$ (20,209)	\$ (20,209)	119,133	(117,218)	1,915	-	0%	
391000	Fund Balance, Beginning (Oct 1, 2024)													140,644	-	140,644	140,644		
	Fund Balance, Ending													\$ 259,777	\$ (117,218)	\$ 142,559	\$ 140,644		