

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2017



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607-1775
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Mirabella
Balance Sheet
As of 6/30/2017
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	72,798	0	0	0	0	0	0	72,798
Assessments Receivable - Off Roll	0	0	0	137,713	0	0	0	137,713
Due From General Fund	0	7,144	0	0	0	0	0	7,144
Investments-Revenue 2013	0	98,584	0	0	0	0	0	98,584
Investments-Reserve 2013	0	150,839	0	0	0	0	0	150,839
Investments-Construction 2013	0	0	0	0	0	0	0	0
Investments - Interest 2013	0	46	0	0	0	0	0	46
Investment - Construction 2015	0	0	0	0	1	0	0	1
Investment-Prepayment 2015	0	161,071	0	0	0	0	0	161,071
Investment-Revenue 2015	0	0	14,924	0	0	0	0	14,924
Investment- Reserve 2015	0	0	11,395	0	0	0	0	11,395
Deposits	3,020	0	0	0	0	0	0	3,020
Construction Work In Progress	0	0	0	0	0	1,740,788	0	1,740,788
Amount Available-Debt Service	0	0	0	0	0	0	348,900	348,900
Amount To Be Provided-Debt Service	0	0	0	0	0	0	1,772,600	1,772,600
Other	0	0	0	0	0	0	0	0
Total Assets	<u>75,818</u>	<u>417,684</u>	<u>26,319</u>	<u>137,713</u>	<u>1</u>	<u>1,740,788</u>	<u>2,121,500</u>	<u>4,519,822</u>
Liabilities								
Accounts Payable	136	0	0	0	0	0	0	136
Accounts Payable Other	0	0	0	137,713	0	0	0	137,713
Due To Debt Service Fund	7,144	0	0	0	0	0	0	7,144
Deferred Revenue	0	0	0	137,713	0	0	0	137,713
Revenue Bonds Payable-Series 2013	0	0	0	0	0	0	1,815,000	1,815,000
Revenue Bonds Payable - Series 2015	0	0	0	0	0	0	306,500	306,500
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>7,280</u>	<u>0</u>	<u>0</u>	<u>275,426</u>	<u>0</u>	<u>0</u>	<u>2,121,500</u>	<u>2,404,206</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	251,454	15,356	(137,713)	1	0	0	129,097
Fund Balance-Unreserved	12,069	0	0	0	0	0	0	12,069
Investment In General Fixed Assets	0	0	0	0	0	1,740,788	0	1,740,788
Other	56,469	166,230	10,963	0	0	0	0	233,662
Total Fund Equity & Other Credits	<u>68,538</u>	<u>417,684</u>	<u>26,319</u>	<u>(137,713)</u>	<u>1</u>	<u>1,740,788</u>	<u>0</u>	<u>2,115,616</u>
Total Liabilities & Fund Equity	<u>75,818</u>	<u>417,684</u>	<u>26,319</u>	<u>137,713</u>	<u>1</u>	<u>1,740,788</u>	<u>2,121,500</u>	<u>4,519,822</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	132,675	137,289	4,614	3 %
Operations & Maintenance Assmts-Off Roll	0	8,134	8,134	0 %
Interest Earnings				
Interest Earnings	0	49	49	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	250	250	0 %
Total Revenues	<u>132,675</u>	<u>145,722</u>	<u>13,047</u>	<u>10 %</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	20,250	6,750	25 %
District Engineer	4,100	741	3,359	82 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	3,500	5,112	(1,612)	(46)%
Auditing Services	5,100	0	5,100	100 %
Postage, Phone, Faxes, Copies	500	96	404	81 %
Public Officials Insurance	1,500	1,386	114	8 %
Legal Advertising	750	799	(49)	(7)%
Bank Fees	250	93	157	63 %
Dues, Licenses & Fees	175	527	(352)	(201)%
Office Supplies	200	21	179	89 %
Website Administration	200	0	200	100 %
Legal Counsel				
District Counsel	5,000	2,878	2,122	42 %
Electric Utility Services				
Electric Utility Services	23,000	18,925	4,075	18 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,265	735	37 %
Other Physical Environment				
Waterway Management Program	4,000	1,330	2,670	67 %
Property & Casualty Insurance	6,500	5,460	1,040	16 %
Clubhouse Facility Maintenance	3,000	3,005	(5)	(0)%
Landscape Maintenance - Contract	15,200	14,845	356	2 %
Landscape Maintenance - Other	3,000	120	2,880	96 %
Plant Replacement Program	1,200	0	1,200	100 %
Irrigation Maintenance	2,000	0	2,000	100 %
Pool Maintenance	9,000	6,122	2,878	32 %
Parks & Recreation				
Off Duty Deputy Services	10,000	1,278	8,722	87 %
Total Expenditures	<u>132,675</u>	<u>89,253</u>	<u>43,422</u>	<u>33 %</u>
Excess of Revenues Over/(Under) Expenditures	0	56,469	56,469	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	56,469	56,469	0 %
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	0	12,069	12,069	0 %
Total Fund Balance - Beginning of Period	0	12,069	12,069	0 %
Fund Balance - End of Period	0	68,538	68,538	0 %

Mirabella

Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	148,800	154,493	5,693	4 %
Debt Service Prepayments	0	161,061	161,061	0 %
Interest Earnings				
Interest Earnings	0	227	227	0 %
Total Revenues	148,800	315,780	166,980	112 %
Expenditures				
Debt Service Payments				
Interest-Series 2013	123,800	124,550	(750)	(1)%
Principal-Series 2013	25,000	25,000	0	0 %
Total Expenditures	148,800	149,550	(750)	(1)%
Excess of Revenues Over/(Under) Expenditures	0	166,230	166,230	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	166,230	166,230	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	251,454	251,454	0 %
Total Fund Balance - Beginning of Period	0	251,454	251,454	0 %
Fund Balance - End of Period	0	417,684	417,684	0 %

Mirabella

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	22,390	23,192	802	4 %
Debt Service Assmts-Off Roll	0	10,252	10,252	0 %
Interest Earnings				
Interest Earnings	0	29	29	0 %
Total Revenues	22,390	33,473	11,083	49 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	18,390	18,510	(120)	(1)%
Principal-Series 2015	4,000	4,000	0	0 %
Total Expenditures	22,390	22,510	(120)	(1)%
Excess of Revenues Over/(Under) Expenditures	0	10,963	10,963	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	10,963	10,963	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	0	15,356	15,356	0 %
Total Fund Balance - Beginning of Period	0	15,356	15,356	0 %
Fund Balance - End of Period	0	26,319	26,319	0 %

Mirabella

Statement of Revenues and Expenditures

302 - Capital Projects - Series 2013

From 10/1/2016 Through 6/30/2017

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>(137,713)</u>	<u>(137,713)</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>(137,713)</u>	<u>(137,713)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>(137,713)</u>	<u>(137,713)</u>	<u>0 %</u>

Mirabella

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2016 Through 6/30/2017
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>