

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Mirabella
Balance Sheet

As of 11/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	6,779	0	0	0	0	6,779
Investment-Revenue 2013 (3900)	0	6,742	0	0	0	6,742
Investment-Sinking 2013 (3901)	0	2	0	0	0	2
Investment-Interest 2013 (3902)	0	146	0	0	0	146
Investment-Prepayment 2013 (3905)	0	10,272	0	0	0	10,272
Investment-Reserve 2013 (3907)	0	151,207	0	0	0	151,207
Investment-Interest 2015 (5000)	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,395	0	0	11,395
Investment-Revenue 2015 (5005)	0	0	3,582	0	0	3,582
Investment-Construction 2015 (5006)	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	3,020
Construction Work In Progress	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	348,900	348,900
Amount To Be Provided-Debt Service	0	0	0	0	1,528,600	1,528,600
Other	0	0	0	0	0	0
Total Assets	9,799	168,369	14,977	1,603,075	1,877,500	3,673,720
Liabilities						
Accounts Payable	18,264	0	0	0	0	18,264
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Deposits	300	0	0	0	0	300
Revenue Bonds Payable - Series 2013	0	0	0	0	1,580,000	1,580,000
Revenue Bonds Payable - Series 2015	0	0	0	0	297,500	297,500
Other	0	0	0	0	0	0
Total Liabilities	18,564	0	0	0	1,877,500	1,896,064
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	240,928	27,862	0	0	268,790

Mirabella
Balance Sheet

As of 11/30/2018
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-Unreserved	18,358	0	0	0	0	18,358
Investment In General Fixed Assets	0	0	0	1,603,075	0	1,603,075
Other	(27,124)	(72,559)	(12,885)	0	0	(112,568)
Total Fund Equity & Other Credits	<u>(8,766)</u>	<u>168,369</u>	<u>14,977</u>	<u>1,603,075</u>	<u>0</u>	<u>1,777,655</u>
Total Liabilities & Fund Equity	<u>9,799</u>	<u>168,369</u>	<u>14,977</u>	<u>1,603,075</u>	<u>1,877,500</u>	<u>3,673,720</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 11/30/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	165,480	7,572	(157,908)	(95)%
O&M Assmts - Off Roll	0	3,253	3,253	0 %
Total Revenues	165,480	10,825	(154,655)	(93)%
Expenditures				
Financial & Administrative				
District Manager	27,000	4,500	22,500	83 %
District Engineer	4,100	430	3,670	90 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	3,500	2,155	38 %
Auditing Services	5,100	0	5,100	100 %
Postage, Phone, Faxes, Copies	500	15	485	97 %
Public Officials Insurance	1,500	2,250	(750)	(50)%
Legal Advertising	1,000	944	57	6 %
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	200	1,450	(1,250)	(625)%
Legal Counsel				
District Counsel	5,000	1,273	3,727	75 %
Electric Utility Services				
Electric Utility Services	30,500	4,722	25,778	85 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	226	1,774	89 %
Other Physical Environment				
Waterway Management Program	4,000	356	3,644	91 %
Property & Casualty Insurance	6,500	5,155	1,345	21 %
Clubhouse Facility Maintenance	8,000	995	7,005	88 %
Landscape Maintenance - Contract	29,500	5,310	24,190	82 %
Landscape Maintenance - Other	3,000	0	3,000	100 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	106	3,894	97 %
Pool Maintenance	9,000	1,500	7,500	83 %
Security System - Contract	2,000	0	2,000	100 %
Parks & Recreation				
Off Duty Deputy Services	8,800	0	8,800	100 %
Total Expenditures	165,480	37,948	127,532	77 %
Excess of Revenues Over/(Under) Expenditures	0	(27,124)	(27,124)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(27,124)	(27,124)	0 %
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	0	18,358	18,358	0 %
Total Fund Balance - Beginning of Period	0	18,358	18,358	0 %
Fund Balance - End of Period	0	(8,766)	(8,766)	0 %

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2018 Through 11/30/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	134,900	6,742	(128,158)	(95)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>649</u>	<u>649</u>	<u>0 %</u>
Total Revenues	<u>134,900</u>	<u>7,391</u>	<u>(127,509)</u>	<u>(95)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	109,900	54,950	54,950	50 %
Principal-Series 2013	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>134,900</u>	<u>79,950</u>	<u>54,950</u>	<u>41 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(72,559)</u>	<u>(72,559)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(72,559)</u>	<u>(72,559)</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>240,928</u>	<u>240,928</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>240,928</u>	<u>240,928</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>168,369</u>	<u>168,369</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2018 Through 11/30/2018
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,380	1,112	(21,268)	(95)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>78</u>	<u>78</u>	<u>0 %</u>
Total Revenues	<u>22,380</u>	<u>1,190</u>	<u>(21,190)</u>	<u>(95)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,880	9,075	8,805	49 %
Principal-Series 2015	<u>4,500</u>	<u>5,000</u>	<u>(500)</u>	<u>(11)%</u>
Total Expenditures	<u>22,380</u>	<u>14,075</u>	<u>8,305</u>	<u>37 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>(12,885)</u>	<u>(12,885)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>(12,885)</u>	<u>(12,885)</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>27,862</u>	<u>27,862</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>27,862</u>	<u>27,862</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>14,977</u>	<u>14,977</u>	<u>0 %</u>

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/18
Reconciliation Date: 11/30/2018
Status: Locked

Bank Balance	10,155.98
Less Outstanding Checks/Vouchers	3,377.19
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	6,778.79
Balance Per Books	<u>6,778.79</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/18

Reconciliation Date: 11/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1865	11/15/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1866	11/15/2018	Series 2013 FY19 Tax Dist ID 392	953.45	Mirabella CDD
1867	11/15/2018	Series 2015 FY19 Tax Dist ID 392	157.28	Mirabella CDD
1872	11/26/2018	Series 2013 FY19 Tax Dist ID 393	1,906.90	Mirabella CDD
1873	11/26/2018	Series 2015 FY19 Tax Dist ID 393	314.56	Mirabella CDD
Outstanding Checks/Vouchers			<u>3,377.19</u>	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/18

Reconciliation Date: 11/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1826	9/13/2018	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
1850	10/22/2018	Series 2013 FY18 Tax Dist ID Excess Fees	939.55	Mirabella CDD
1851	10/22/2018	Series 2015 FY18 Tax Dist ID Excess Fees	154.99	Mirabella CDD
1852	10/25/2018	System Generated Check/Voucher	123.80	BOCC
1853	10/25/2018	System Generated Check/Voucher	125.00	Samuel & Cherry Jones
1854	10/25/2018	System Generated Check/Voucher	145.00	Suzanna M. Kimball
1859	11/1/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1862	11/6/2018	Series 2015 FY19 Tax Dist ID 389	485.28	Mirabella CDD
1863	11/6/2018	Series 2013 FY19 Tax Dist ID 389	2,941.86	Mirabella CDD
1860	11/8/2018	System Generated Check/Voucher	64.99	Bright House Networks
1861	11/8/2018	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1864	11/15/2018	System Generated Check/Voucher	7,405.00	Egis Insurance Advisors LLC
1868	11/26/2018	System Generated Check/Voucher	108.49	Tampa Electric
1869	11/26/2018	System Generated Check/Voucher	1,099.20	Tampa Electric
1870	11/26/2018	System Generated Check/Voucher	553.82	Tampa Electric
1871	11/26/2018	System Generated Check/Voucher	588.96	Tampa Electric
Cleared Checks/Vouchers			15,575.94	
			15,575.94	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/18
Reconciliation Date: 11/30/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR068	11/5/2018	Tax Distribution - 11.05.18	6,832.29
	CR069	11/15/2018	Tax Distribution - 11.15.18	2,214.33
	CR071	11/21/2018	Tax Distribution - 11.21.18	<u>4,428.66</u>
Cleared Deposits				<u><u>13,475.28</u></u>

11/30/2018



Account Statement

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Important: Fee Changes. Each year SunTrust Bank completes a review of treasury and payment services pricing. As of January 1, 2019, fees will change for some treasury and payment services, including fees for certain ACH, wire transfer, branch cash deposit, check deposit, image delivery, lockbox, business sweep services and online services.
 Please visit www.suntrust.com/2019pricingchanges for additional detail.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		11/01/2018 - 11/30/2018

Description	Amount	Description	Amount
Beginning Balance	\$12,256.64	Average Balance	\$15,891.52
Deposits/Credits	\$13,475.28	Average Collected Balance	\$15,891.52
Checks	\$15,575.94	Number of Days in Statement Period	30
Withdrawals/Debits	\$.00		
Ending Balance	\$10,155.98		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	11/07	6,832.29		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID389 DN022103
	11/16	2,214.33		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID392 DN022103
	11/26	4,428.66		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID393 DN022103
Deposits/Credits: 3		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1826	750.00	11/19	*1859	45.00	11/14	1864	7,405.00	11/29
	*1850	939.55	11/15	1860	64.99	11/14	*1868	108.49	11/30
	1851	154.99	11/13	1861	45.00	11/21	1869	1,099.20	11/30
	1852	123.80	11/01	1862	485.28	11/13	1870	553.82	11/30
	1853	125.00	11/15	1863	2,941.86	11/15	1871	588.96	11/30
	1854	145.00	11/14						

Checks: 16
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	11/01	12,132.84	12,132.84	11/16	16,277.79	16,277.79
	11/07	18,965.13	18,965.13	11/19	15,527.79	15,527.79
	11/13	18,324.86	18,324.86	11/21	15,482.79	15,482.79
	11/14	18,069.87	18,069.87	11/26	19,911.45	19,911.45
	11/15	14,063.46	14,063.46	11/29	12,506.45	12,506.45

11/30/2018



Account
Statement

Balance Activity History	Date	Balance	Collected Balance
	11/30	10,155.98	10,155.98

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

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