Mirabella Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2019



Balance Sheet

As of 5/31/2019 (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	86,769	0	0	0	0	86,769
Investment-Revenue 2013 (3900)	0	87,674	0	0	0	87,674
Investment-Sinking 2013 (3901)	0	2	0	0	0	2
Investment-Interest 2013 (3902)	0	242	0	0	0	242
Investment-Prepayment 2013 (3905)	0	272	0	0	0	272
Investment-Reserve 2013 (3907)	0	151,043	0	0	0	151,043
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	11,355	0	0	11,355
Investment-Revenue 2015 (5005)	0	0	16,374	0	0	16,374
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 Insunrance	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	1,518,100	1,518,100
Other	0	0	0	0	0	0
Total Assets	89,789	239,234	27,729	1,603,075	1,867,000	3,826,826
Liabilities						
Accounts Payable	856	0	0	0	0	856
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	75	0	0	0	0	75
Deposits	600	0	0	0	0	600
Revenue Bonds Payable - Series 2013	0	0	0	0	1,570,000	1,570,000
Revenue Bonds Payable - Series 2015	0	0	0	0	297,000	297,000
Other	0	0	0	0	0	0
Total Liabilities	1,531	0	0	0	1,867,000	1,868,531
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	240,928	27,862	0	0	268,790

Balance Sheet

As of 5/31/2019 (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	16,376	0	0	0	0	16,376
Investment In General Fixed Assets	0	0	0	1,603,075	0	1,603,075
Other	71,882	(1,694)	(134)	0	0	70,055
Total Fund Equity & Other Credits	88,258	239,234	27,729	1,603,075	0	1,958,295
Total Liabilities & Fund Equity	89,789	239,234	27,729	1,603,075	1,867,000	3,826,826

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2018 Through 5/31/2019 (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	161,057	(4,423)	(3)%
O&M Assmts - Off Roll	0	3,253	3,253	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	150	150	0 %
Total Revenues	165,480	164,460	(1,020)	(1)%
Expenditures				
Financial & Administrative				
District Manager	27,000	18,000	9,000	33 %
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 %
Arbitrage Rebate Calculation	0	650	(650)	0 %
Postage, Phone, Faxes, Copies	500	58	442	88 %
Rentals & Leases	0	24	(24)	0 %
Public Officials Insurance	1,500	2,250	(750)	(50)%
Legal Advertising	1,000	1,224	(224)	(22)%
Bank Fees	250	41	209	83 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	200	101	99	50 %
Website Administration	200	2,900	(2,700)	(1,350)%
Legal Counsel				
District Counsel	5,000	2,324	2,676	54 %
Electric Utility Services				
Electric Utility Services	30,500	17,248	13,252	43 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	896	1,104	55 %
Other Physical Environment				
Waterway Management Program	4,000	1,424	2,576	64 %
Property & Casualty Insurance	6,500	5,155	1,345	21 %
Clubhouse Facility Maintenance	8,000	4,914	3,086	39 %
Landscape Maintenance - Contract	29,500	19,953	9,547	32 %
Landscape Maintenance - Other	3,000	682	2,318	77 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	155	3,845	96 %
Pool Maintenance	9,000	5,050	3,950	44 %
Security System - Contract	2,000	150	1,850	93 %
Parks & Recreation				
Off Duty Deputy Services	8,800	0	8,800	100 %
Total Expenditures	165,480	92,577	72,903	44 %
Excess of Revenues Over/(Under) Expenditures	0	71,882	71,882	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses		71,882	71,882	0 %
Fund Balance - Beginning of Period				
Fund Balance-Unreserved				× .
mula in the second of the	0	16,376	16,376	0 %
Total Fund Balance - Beginning of Period	0	16,376	16,376	0 %

Statement of Revenues and Expenditures

001 - General Fund From 10/1/2018 Through 5/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance - End of Period	0	88,258	88,258_	0 %

Statement of Revenues and Expenditures

202 - Debt Service - Series 2013 From 10/1/2018 Through 5/31/2019 (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	139,344	4,444	3 %
Interest Earnings				
Interest Earnings	0	3,112	3,112	0 %
Total Revenues	134,900	142,456	7,556	6 %
Expenditures				
Debt Service Payments				
Interest-Series 2013	109,900	109,150	750	1 %
Principal-Series 2013	25,000	35,000	(10,000)	(40)%
Total Expenditures	134,900	144,150	(9,250)	(7)%
Excess of Revenues Over/(Under) Expenditures	0	(1,694)	(1,694)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(1,694)	(1,694)	0 %
Fund Balance - Beginning of Period Fund Balance-All Other Reserves				
Tana Balance IIII Gulei Reserves	0	240,928	240,928	0 %
Total Fund Balance - Beginning of Period	0	240,928	240,928	0 %
Total Fund Datance Deginning of Tellou		240,720	240,720	0 70
Fund Balance - End of Period	0	239,234	239,234	0 %

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015 From 10/1/2018 Through 5/31/2019 (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	22,986	606	3 %
Interest Earnings				
Interest Earnings	0	380	380	0 %
Total Revenues	22,380	23,366	986	4 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,880	18,000	(120)	(1)%
Principal-Series 2015	4,500	5,500	(1,000)	(22)%
Total Expenditures	22,380	23,500	(1,120)	(5)%
Excess of Revenues Over/(Under) Expenditures	0	(134)	(134)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(134)	(134)	0 %
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	^	27.052	27.0.2	0.00
	0	27,862	27,862	0 %
Total Fund Balance - Beginning of Period	0	27,862	27,862	0 %
Fund Balance - End of Period	0	27,729	27,729	0 %

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/19
Reconciliation Date: 5/31/2019

Status: Locked

Bank Balance	87,043.63
Less Outstanding Checks/Vouchers	275.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	86,768.63
Balance Per Books	86,768.63
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/19
Reconciliation Date: 5/31/2019

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1988	5/23/2019	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
Outstanding Checks/Vo	ouchers		275.00	

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/19
Reconciliation Date: 5/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1969	4/5/2019	Series 2013 FY19 Tax Dist ID 413	392.96	Mirabella CDD
1977	4/25/2019	System Generated Check/Voucher	218.74	BOCC
1979	4/25/2019	System Generated Check/Voucher	2,343.21	Tampa Electric
1980	5/1/2019	System Generated Check/Voucher	222.00	Carson's Lawn & Landscaping Services
1981	5/1/2019	System Generated Check/Voucher	2,265.66	Meritus Districts
1982	5/1/2019	System Generated Check/Voucher	120.00	Spearem Enterprises LLC
1983	5/1/2019	System Generated Check/Voucher	303.00	Straley Robin Vericker
1984	5/1/2019	System Generated Check/Voucher	115.00	Suzanna M. Kimball
1985	5/9/2019	System Generated Check/Voucher	178.00	Aquatic Systems, Inc.
1986	5/9/2019	System Generated Check/Voucher	169.22	Nicholas O. Ryder
1987	5/9/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1989	5/23/2019	System Generated Check/Voucher	111.93	BOCC
1990	5/23/2019	System Generated Check/Voucher	84.99	Bright House Networks
1991	5/23/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
1992	5/23/2019	System Generated Check/Voucher	2,465.21	Tampa Electric
1993	5/23/2019	System Generated Check/Voucher	2,440.50	Yellowstone Landscape
1994	5/23/2019	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
Cleared Checks/Vouche	ers		12,270.42	

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/19
Reconciliation Date: 5/31/2019

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	1571	5/17/2019	Clubhouse Rental Deposit - Seay	100.00
	1572	5/17/2019	Clubhouse Rental - Seay	75.00
Cleared Deposits				175.00

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05/31/2019



Account
Statement

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR STE 120 TAMPA FL 33607-2529 Questions? Please call 1-800-786-8787

Account	Account Type		Account N	umber				Statement Period
Summary	PUBLIC FUNDS PRIMA	RY CHECKING					05/0	1/2019 - 05/31/2019
	Description Beginning Balance Deposits/Credits Checks Withdrawals/Debits Ending Balance		Amount \$99,139.05 \$175.00 \$12,270.42 \$.00 \$87,043.63	Description Average Balance Average Collected Bal Number of Days in Sta	lance atement f	Period		Amount \$92,839.81 \$92,834.16 31
Overdraft Protection	Account Number		Protected Not enrolle	-				
	For more information a	about SunTrust's Overdra	aft Services, visit v	www.suntrust.com/ove	rdraft.			
Deposits/ Credits	Date 05/20	Amount Serial # 175.00	Description DEPOSIT	on Date		Amount	Serial #	Description
	Deposits/Credits: 1			Total Items Deposited:	2			
Checks	Check Number 1969 *1977 *1979 1980 1981 1982 Checks: 17 * Indicates break in chec	Amount Date Paid 392.96 05/01 218.74 05/02 2,343.21 05/01 222.00 05/08 2,265.66 05/03 120.00 05/06	Check Number 1983 1984 1985 1986 1987 *1989 eck may have beer	111.93	05/08 05/15 05/20 05/14 05/31	•	Electronic/ACI	Amount Date Paid 84.99 05/29 45.00 05/31 2,465.21 05/31 2,440.50 05/28 750.00 05/28
Balance Activity History	Date 05/01 05/02 05/03 05/06 05/07 05/08 05/14	Balance 96,402.88 96,184.14 93,918.48 93,798.48 93,495.48 93,158.48 93,113.48	Collecte Balanc 96,402.8 96,184. 93,918.4 93,798.4 93,158.4 93,113.4	d Date e 88 05/15 14 05/20 48 05/21 48 05/28 48 05/29 48 05/31	-	92,5 92,5 92,5 92,5 89,6	935.48 941.26 941.26 950.76 665.77 943.63	Collected Balance 92,935.48 92,766.26 92,941.26 89,750.76 89,665.77 87,043.63

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.

318820 Member FDIC