

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2020



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**Mirabella**  
**Balance Sheet**

As of 2/29/2020  
(In Whole Numbers)

|                                     | General Fund   | Debt Service -<br>Series 2013 | Debt Service -<br>Series 2015 | Capital Projects<br>- Series 2013 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term Debt | Total            |
|-------------------------------------|----------------|-------------------------------|-------------------------------|-----------------------------------|--|---------------------------|------------------|
| <b>Assets</b>                       |                |                               |                               |                                   |  |                           |                  |
| Cash-Operating Account              | 156,700        | 0                             | 0                             | 0                                 | 0  | 0                         | 156,700          |
| Investment-Revenue 2013 (3900)      | 0              | 145,975                       | 0                             | 0                                 | 0  | 0                         | 145,975          |
| Investment-Sinking 2013 (3901)      | 0              | 3                             | 0                             | 0                                 | 0  | 0                         | 3                |
| Investment-Interest 2013 (3902)     | 0              | 250                           | 0                             | 0                                 | 0  | 0                         | 250              |
| Investment-Prepayment 2013 (3905)   | 0              | 272                           | 0                             | 0                                 | 0  | 0                         | 272              |
| Investment-Reserve 2013 (3907)      | 0              | 151,093                       | 0                             | 0                                 | 0  | 0                         | 151,093          |
| Investment-Construction 2013 (3908) | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Investment-Interest 2015 (5000)     | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Investment-Sinking 2015 (5002)      | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Investment-Prepayment 2015 (5003)   | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Investment-Reserve 2015 (5004)      | 0              | 0                             | 11,340                        | 0                                 | 0  | 0                         | 11,340           |
| Investment-Revenue 2015 (5005)      | 0              | 0                             | 25,849                        | 0                                 | 0  | 0                         | 25,849           |
| Due From Developer                  | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Assessments Receivable - Tax Roll   | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Assessments Receivable - Off Roll   | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Due From General Fund               | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Prepaid Items                       | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Prepaid General Liability Insurance | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Prepaid Professional Liability      | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Prepaid Trustee Fees                | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Prepaid Property Insurance          | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Deposits                            | 3,020          | 0                             | 0                             | 0                                 | 0  | 0                         | 3,020            |
| Construction Work In Progress       | 0              | 0                             | 0                             | 0                                 | 1,603,075                                | 0                         | 1,603,075        |
| Amount Available-Debt Service       | 0              | 0                             | 0                             | 0                                 | 0  | 271,261                   | 271,261          |
| Amount To Be Provided-Debt Service  | 0              | 0                             | 0                             | 0                                 | 0  | 1,560,739                 | 1,560,739        |
| Other                               | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| <b>Total Assets</b>                 | <u>159,720</u> | <u>297,593</u>                | <u>37,189</u>                 | <u>0</u>                          | <u>1,603,075</u>                         | <u>1,832,000</u>          | <u>3,929,578</u> |
| <b>Liabilities</b>                  |                |                               |                               |                                   |  |                           |                  |
| Accounts Payable                    | 759            | 0                             | 0                             | 0                                 | 0  | 0                         | 759              |
| Accounts Payable Other              | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Due To Debt Service Fund            | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Deferred Revenue                    | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Accrued Expenses Payable            | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Deposits                            | 0              | 0                             | 0                             | 0                                 | 0  | 0                         | 0                |
| Revenue Bonds Payable - Series 2013 | 0              | 0                             | 0                             | 0                                 | 0  | 1,540,000                 | 1,540,000        |
| Revenue Bonds Payable - Series 2015 | 0              | 0                             | 0                             | 0                                 | 0  | 292,000                   | 292,000          |
| <b>Total Liabilities</b>            | <u>759</u>     | <u>0</u>                      | <u>0</u>                      | <u>0</u>                          | <u>0</u>                                 | <u>1,832,000</u>          | <u>1,832,759</u> |

**Mirabella**  
**Balance Sheet**

As of 2/29/2020  
(In Whole Numbers)

|                                    | General Fund   | Debt Service -<br>Series 2013 | Debt Service -<br>Series 2015 | Capital Projects<br>- Series 2013 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term Debt | Total            |
|------------------------------------|----------------|-------------------------------|-------------------------------|-----------------------------------|--|---------------------------|------------------|
| Fund Equity & Other Credits        |                |                               |                               |                                   |  |                           |                  |
| Fund Balance-All Other Reserves    | 0              | 244,136                       | 28,477                        | 0                                 | 0  | 0                         | 272,614          |
| Fund Balance-Unreserved            | 44,811         | 0                             | 0                             | 0                                 | 0  | 0                         | 44,811           |
| Investment In General Fixed Assets | 0              | 0                             | 0                             | 0                                 | 1,603,075                                | 0                         | 1,603,075        |
| Other                              | 114,151        | 53,457                        | 8,712                         | 0                                 | 0  | 0                         | 176,320          |
| Total Fund Equity & Other Credits  | <u>158,962</u> | <u>297,593</u>                | <u>37,189</u>                 | <u>0</u>                          | <u>1,603,075</u>                         | <u>0</u>                  | <u>2,096,819</u> |
| Total Liabilities & Fund Equity    | <u>159,720</u> | <u>297,593</u>                | <u>37,189</u>                 | <u>0</u>                          | <u>1,603,075</u>                         | <u>1,832,000</u>          | <u>3,929,578</u> |

**Mirabella**  
**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2019 Through 2/29/2020  
(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Service Charges                           |                            |                       |                                     |  |
| O&M Assmts - Tax Roll   | 181,980                    | 176,598               | (5,382)                             | (3)%   |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | 0                          | 65                    | 65                                  | 0 %  |
| Other Miscellaneous Revenues                                    |                            |                       |                                     |  |
| Rental Revenue  | 0                          | 575                   | 575                                 | 0 %  |
| <b>Total Revenues</b>   | <u>181,980</u>             | <u>177,238</u>        | <u>(4,742)</u>                      | <u>(3)%</u>                                  |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| Financial & Administrative                                      |                            |                       |                                     |  |
| District Manager  | 27,000                     | 11,250                | 15,750                              | 58 %   |
| District Engineer   | 2,100                      | 0                     | 2,100                               | 100 %  |
| Disclosure Report   | 5,000                      | 5,000                 | 0                                   | 0 %  |
| Trustees Fees   | 5,655                      | 5,113                 | 542                                 | 10 %   |
| Auditing Services   | 5,100                      | 0                     | 5,100                               | 100 %  |
| Arbitrage Rebate Calculation                                    | 650                        | 0                     | 650                                 | 100 %  |
| Postage, Phone, Faxes, Copies                                   | 300                        | 24                    | 277                                 | 92 %   |
| Public Officials Insurance                                      | 2,500                      | 2,306                 | 194                                 | 8 %  |
| Legal Advertising   | 1,500                      | 327                   | 1,173                               | 78 %   |
| Bank Fees   | 150                        | 0                     | 150                                 | 100 %  |
| Dues, Licenses & Fees   | 175                        | 577                   | (402)                               | (230)%                                       |
| Office Supplies   | 100                        | 0                     | 100                                 | 100 %  |
| Website Administration  | 1,750                      | 2,229                 | (479)                               | (27)%  |
| Legal Counsel   |                            |                       |                                     |  |
| District Counsel  | 5,000                      | 2,318                 | 2,682                               | 54 %   |
| Electric Utility Services                                       |                            |                       |                                     |  |
| Electric Utility Services                                       | 30,500                     | 10,338                | 20,162                              | 66 %   |
| Garbage/Solid Waste Control Services                            |                            |                       |                                     |  |
| Garbage Collection  | 500                        | 0                     | 500                                 | 100 %  |
| Water-Sewer Combination Services                                |                            |                       |                                     |  |
| Water Utility Services  | 2,000                      | 416                   | 1,584                               | 79 %   |
| Other Physical Environment                                      |                            |                       |                                     |  |
| Waterway Management Program                                     | 4,000                      | 732                   | 3,268                               | 82 %   |
| Property & Casualty Insurance                                   | 6,000                      | 5,295                 | 705                                 | 12 %   |
| Clubhouse Facility Maintenance                                  | 12,000                     | 3,104                 | 8,896                               | 74 %   |
| Landscape Maintenance - Contract                                | 38,000                     | 9,762                 | 28,238                              | 74 %   |
| Landscape Maintenance - Other                                   | 3,000                      | 752                   | 2,248                               | 75 %   |
| Plant Replacement Program                                       | 2,000                      | 0                     | 2,000                               | 100 %  |
| Irrigation Maintenance  | 4,000                      | 94                    | 3,906                               | 98 %   |
| Pool Maintenance  | 9,000                      | 3,450                 | 5,550                               | 62 %   |
| Security System - Contract                                      | 2,000                      | 0                     | 2,000                               | 100 %  |
| Capital Outlay  | 12,000                     | 0                     | 12,000                              | 100 %  |
| <b>Total Expenditures</b>                                       | <u>181,980</u>             | <u>63,087</u>         | <u>118,893</u>                      | <u>65 %</u>                                  |
| Excess of Revenues Over/(Under) Expenditures                    | <u>0</u>                   | <u>114,151</u>        | <u>114,151</u>                      | <u>0 %</u>                                   |
| Excess of Revenue/Other Sources Over<br>Expenditures/Other Uses | <u>0</u>                   | <u>114,151</u>        | <u>114,151</u>                      | <u>0 %</u>                                   |
| <b>Fund Balance - Beginning of Period</b>                       |                            |                       |                                     |  |
| Fund Balance-Unreserved   | <u>0</u>                   | <u>44,811</u>         | <u>44,811</u>                       | <u>0 %</u>                                   |
| <b>Total Fund Balance - Beginning of Period</b>                 | <u>0</u>                   | <u>44,811</u>         | <u>44,811</u>                       | <u>0 %</u>                                   |
| <b>Fund Balance - End of Period</b>                             | <u>0</u>                   | <u>158,962</u>        | <u>158,962</u>                      | <u>0 %</u>                                   |

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2019 Through 2/29/2020  
 (In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Capital Improvements                      |                            |                       |                                     |  |
| DS Assmts - Tax Roll  | 130,950                    | 136,174               | 5,224                               | 4 %  |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | <u>0</u>                   | <u>1,183</u>          | <u>1,183</u>                        | <u>0 %</u>                                   |
| Total Revenues  | <u>130,950</u>             | <u>137,357</u>        | <u>6,407</u>                        | <u>5 %</u>                                   |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| Debt Service Payments   |                            |                       |                                     |  |
| Interest-Series 2013  | 105,950                    | 53,900                | 52,050                              | 49 %   |
| Principal-Series 2013   | <u>25,000</u>              | <u>30,000</u>         | <u>(5,000)</u>                      | <u>(20)%</u>                                 |
| Total Expenditures  | <u>130,950</u>             | <u>83,900</u>         | <u>47,050</u>                       | <u>36 %</u>                                  |
| Excess of Revenues Over/(Under) Expenditures                    | <u>0</u>                   | <u>53,457</u>         | <u>53,457</u>                       | <u>0 %</u>                                   |
| Excess of Revenue/Other Sources Over<br>Expenditures/Other Uses | <u>0</u>                   | <u>53,457</u>         | <u>53,457</u>                       | <u>0 %</u>                                   |
| <b>Fund Balance - Beginning of Period</b>                       |                            |                       |                                     |  |
| Fund Balance-All Other Reserves                                 | <u>0</u>                   | <u>244,136</u>        | <u>244,136</u>                      | <u>0 %</u>                                   |
| Total Fund Balance - Beginning of Period                        | <u>0</u>                   | <u>244,136</u>        | <u>244,136</u>                      | <u>0 %</u>                                   |
| Fund Balance - End of Period                                    | <u>0</u>                   | <u>297,593</u>        | <u>297,593</u>                      | <u>0 %</u>                                   |

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2019 Through 2/29/2020  
 (In Whole Numbers)

|   | Total Budget -<br>Original | Current Period Actual | Total Budget<br>Variance - Original | Percent Total Budget<br>Remaining - Original |
|---|----------------------------|-----------------------|-------------------------------------|--|
| <b>Revenues</b>   |                            |                       |                                     |  |
| Special Assessments - Capital Improvements                              |                            |                       |                                     |  |
| DS Assmts - Tax Roll  | 22,580                     | 22,463                | (117)                               | (1)%   |
| Interest Earnings   |                            |                       |                                     |  |
| Interest Earnings   | 0                          | 159                   | 159                                 | 0 %  |
| <b>Total Revenues</b>   | <b>22,580</b>              | <b>22,622</b>         | <b>42</b>                           | <b>0 %</b>                                   |
| <b>Expenditures</b>   |                            |                       |                                     |  |
| Debt Service Payments   |                            |                       |                                     |  |
| Interest-Series 2015  | 17,580                     | 8,910                 | 8,670                               | 49 %   |
| Principal-Series 2015   | 5,000                      | 4,500                 | 500                                 | 10 %   |
| Prepayments   | 0                          | 500                   | (500)                               | 0 %  |
| <b>Total Expenditures</b>   | <b>22,580</b>              | <b>13,910</b>         | <b>8,670</b>                        | <b>38 %</b>                                  |
| <b>Excess of Revenues Over/(Under) Expenditures</b>                     | <b>0</b>                   | <b>8,712</b>          | <b>8,712</b>                        | <b>0 %</b>                                   |
| <b>Excess of Revenue/Other Sources Over<br/>Expenditures/Other Uses</b> | <b>0</b>                   | <b>8,712</b>          | <b>8,712</b>                        | <b>0 %</b>                                   |
| <b>Fund Balance - Beginning of Period</b>                               |                            |                       |                                     |  |
| Fund Balance-All Other Reserves   | 0                          | 28,477                | 28,477                              | 0 %  |
| <b>Total Fund Balance - Beginning of Period</b>                         | <b>0</b>                   | <b>28,477</b>         | <b>28,477</b>                       | <b>0 %</b>                                   |
| <b>Fund Balance - End of Period</b>                                     | <b>0</b>                   | <b>37,189</b>         | <b>37,189</b>                       | <b>0 %</b>                                   |

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
 From 10/1/2019 Through 2/29/2020  
 (In Whole Numbers)

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

Mirabella  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 02/29/20  
Reconciliation Date: 2/29/2020  
Status: Locked

|                                  |                    |
|----------------------------------|--------------------|
| Bank Balance                     | 156,890.36         |
| Less Outstanding Checks/Vouchers | 189.99             |
| 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          | 156,700.37         |
| Balance Per Books                | <u>156,700.37</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: 02/29/20  
Reconciliation Date: 2/29/2020  
Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u>      | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>                            |
|-----------------------------|----------------------|-----------------------------------|------------------------|---|
| 1997                        | 6/1/2019             | System Generated<br>Check/Voucher | 100.00                 | Southeastern Tax<br>Professionals, Inc. |
| 2144                        | 2/20/2020            | System Generated<br>Check/Voucher | 89.99                  | Bright House Networks                   |
| Outstanding Checks/Vouchers |                      |                                   | 189.99                 |   |

**Mirabella**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

**Cleared Checks/Vouchers**

| <u>Document Number</u>  | <u>Document Date</u> | <u>Document Description</u>      | <u>Document Amount</u> | <u>Payee</u>                  |
|-------------------------|----------------------|----------------------------------|------------------------|-------------------------------|
| 2126                    | 1/8/2020             | Series 2015 FY20 Tax Dist ID 454 | 203.50                 | Mirabella CDD                 |
| 2134                    | 2/3/2020             | System Generated Check/Voucher   | 78.82                  | BOCC                          |
| 2135                    | 2/3/2020             | System Generated Check/Voucher   | 2,255.00               | Meritus Districts             |
| 2136                    | 2/3/2020             | System Generated Check/Voucher   | 90.00                  | Suzanna M. Kimball            |
| 2137                    | 2/6/2020             | System Generated Check/Voucher   | 166.50                 | Straley Robin Vericker        |
| 2138                    | 2/6/2020             | System Generated Check/Voucher   | 45.00                  | Suzanna M. Kimball            |
| 2139                    | 2/6/2020             | System Generated Check/Voucher   | 2,440.50               | Yellowstone Landscape         |
| 2140                    | 2/13/2020            | System Generated Check/Voucher   | 729.15                 | Meritus Districts             |
| 2141                    | 2/13/2020            | System Generated Check/Voucher   | 602.60                 | R&R Property Maintenance LLC  |
| 2142                    | 2/13/2020            | System Generated Check/Voucher   | 115.00                 | Suzanna M. Kimball            |
| 2143                    | 2/20/2020            | System Generated Check/Voucher   | 183.00                 | Solitude Lake Management, LLC |
| 2145                    | 2/20/2020            | System Generated Check/Voucher   | 45.00                  | Suzanna M. Kimball            |
| 2146                    | 2/20/2020            | System Generated Check/Voucher   | 2,275.57               | Tampa Electric                |
| 2147                    | 2/20/2020            | System Generated Check/Voucher   | 2,825.50               | Yellowstone Landscape         |
| 2148                    | 2/20/2020            | System Generated Check/Voucher   | 650.00                 | Zebra Cleaning Team, Inc      |
| Cleared Checks/Vouchers |                      |                                  | 12,705.14              |                               |
|                         |                      |                                  | 12,705.14              |                               |