

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 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 3/31/2020  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>							
Cash-Operating Account	150,920	0	0	0	0	0	150,920
Investment-Revenue 2013 (3900)	0	146,103	0	0	0	0	146,103
Investment-Sinking 2013 (3901)	0	3	0	0	0	0	3
Investment-Interest 2013 (3902)	0	251	0	0	0	0	251
Investment-Prepayment 2013 (3905)	0	272	0	0	0	0	272
Investment-Reserve 2013 (3907)	0	151,226	0	0	0	0	151,226
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	15	0	0	0	15
Investment-Reserve 2015 (5004)	0	0	11,325	0	0	0	11,325
Investment-Revenue 2015 (5005)	0	0	25,884	0	0	0	25,884
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>	<b>153,940</b>	<b>297,855</b>	<b>37,224</b>	<b>0</b>	<b>1,603,075</b>	<b>1,832,000</b>	<b>3,924,094</b>
<b>Liabilities</b>							
Accounts Payable	8,948	0	0	0	0	0	8,948
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>	<b>8,948</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,832,000</b>	<b>1,840,948</b>

**Mirabella**  
**Balance Sheet**

As of 3/31/2020  
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	Capital Projects - Series 2013	General Fixed Assets Account Group	General 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	100,181	53,719	8,747	0	0	0	162,647
Total Fund Equity & Other Credits	<u>144,991</u>	<u>297,855</u>	<u>37,224</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,083,146</u>
Total Liabilities & Fund Equity	<u><u>153,940</u></u>	<u><u>297,855</u></u>	<u><u>37,224</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,832,000</u></u>	<u><u>3,924,094</u></u>

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

001 - General Fund  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget 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	13,500	13,500	50 %
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	30	271	90 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	769	731	49 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	577	(402)	(230)%
Office Supplies	100	16	84	84 %
Website Administration	1,750	2,375	(625)	(36)%
Legal Counsel				
District Counsel	5,000	2,453	2,547	51 %
Electric Utility Services				
Electric Utility Services	30,500	12,640	17,860	59 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	547	1,453	73 %
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	3,704	8,296	69 %
Landscape Maintenance - Contract	38,000	12,643	25,358	67 %
Landscape Maintenance - Other	3,000	2,739	261	9 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	94	3,906	98 %
Pool Maintenance	9,000	4,200	4,800	53 %
Security System - Contract	2,000	0	2,000	100 %
Capital Outlay	12,000	2,326	9,674	81 %
<b>Total Expenditures</b>	<u>181,980</u>	<u>77,058</u>	<u>104,922</u>	<u>58 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>100,181</u>	<u>100,181</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>100,181</u>	<u>100,181</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>144,991</u>	<u>144,991</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2019 Through 3/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget 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>1,445</u>	<u>1,445</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>137,619</u>	<u>6,669</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>53,719</u>	<u>53,719</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>53,719</u>	<u>53,719</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>297,855</u>	<u>297,855</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2019 Through 3/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,580	22,463	(117)	(1)%
Interest Earnings				
Interest Earnings	0	194	194	0 %
<b>Total Revenues</b>	<b>22,580</b>	<b>22,657</b>	<b>77</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>8,747</b>	<b>8,747</b>	<b>0 %</b>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<b>0</b>	<b>8,747</b>	<b>8,747</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>37,224</b>	<b>37,224</b>	<b>0 %</b>

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
 From 10/1/2019 Through 3/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget 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 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: 03/31/20  
Reconciliation Date: 3/31/2020  
Status: Locked

Bank Balance	151,019.52
Less Outstanding Checks/Vouchers	100.00
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	150,919.52
Balance Per Books	<u>150,919.52</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: 03/31/20  
Reconciliation Date: 3/31/2020  
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 Check/Voucher	100.00	Southeastern Tax Professionals, Inc.
Outstanding Checks/Vouchers			100.00	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2144	2/20/2020	System Generated Check/Voucher	89.99	Bright House Networks
2149	3/1/2020	System Generated Check/Voucher	148.53	BOCC
2150	3/1/2020	System Generated Check/Voucher	2,401.83	Meritus Districts
2151	3/1/2020	System Generated Check/Voucher	260.00	R&R Property Maintenance LLC
2152	3/1/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2153	3/5/2020	System Generated Check/Voucher	60.00	Straley Robin Vericker
2154	3/5/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2155	3/5/2020	System Generated Check/Voucher	2,534.50	Yellowstone Landscape
2156	3/12/2020	System Generated Check/Voucher	89.99	Bright House Networks
2157	3/12/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2158	3/19/2020	System Generated Check/Voucher	151.00	R&R Property Maintenance LLC
Cleared Checks/Vouchers			5,870.84	
			5,870.84	