

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2020



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775  
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**Mirabella**  
**Balance Sheet**

As of 5/31/2020  
(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	124,436	0	0	0	0	0	124,436
Investment-Revenue 2013 (3900)	0	96,089	0	0	0	0	96,089
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	150,802	0	0	0	0	150,802
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	11,325	0	0	0	11,325
Investment-Revenue 2015 (5005)	0	0	17,054	0	0	0	17,054
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	1,457	0	0	0	0	0	1,457
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	1,560,239	1,560,239
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>128,913</b>	<b>247,418</b>	<b>28,379</b>	<b>0</b>	<b>1,603,075</b>	<b>1,831,500</b>	<b>3,839,284</b>
<b>Liabilities</b>							
Accounts Payable	2,580	0	0	0	0	0	2,580
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	291,500	291,500
<b>Total Liabilities</b>	<b>2,580</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,831,500</b>	<b>1,834,080</b>

**Mirabella**  
**Balance Sheet**

As of 5/31/2020  
(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	81,522	3,281	(98)	0	0	0	84,705
Total Fund Equity & Other Credits	<u>126,333</u>	<u>247,418</u>	<u>28,379</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>2,005,205</u>
Total Liabilities & Fund Equity	<u><u>128,913</u></u>	<u><u>247,418</u></u>	<u><u>28,379</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,831,500</u></u>	<u><u>3,839,284</u></u>

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

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(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	179,711	(2,269)	(1)%
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>180,351</u>	<u>(1,629)</u>	<u>(1)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	27,000	18,000	9,000	33 %
District Engineer	2,100	254	1,846	88 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	3,656	1,999	35 %
Auditing Services	5,100	0	5,100	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	41	260	87 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	1,869	(369)	(25)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	852	(677)	(387)%
Office Supplies	100	16	84	84 %
Website Administration	1,750	2,667	(917)	(52)%
Legal Counsel				
District Counsel	5,000	3,634	1,366	27 %
Electric Utility Services				
Electric Utility Services	30,500	17,239	13,261	43 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	746	1,254	63 %
Other Physical Environment				
Waterway Management Program	4,000	1,464	2,536	63 %
Property & Casualty Insurance	6,000	5,295	705	12 %
Clubhouse Facility Maintenance	12,000	5,634	6,366	53 %
Landscape Maintenance - Contract	38,000	18,603	19,397	51 %
Landscape Maintenance - Other	3,000	2,739	261	9 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	788	3,212	80 %
Pool Maintenance	9,000	5,700	3,300	37 %
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>98,829</u>	<u>83,151</u>	<u>46 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>81,522</u>	<u>81,522</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>81,522</u>	<u>81,522</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>126,333</u>	<u>126,333</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2019 Through 5/31/2020  
 (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	138,574	7,624	6 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,608</u>	<u>1,608</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>140,181</u>	<u>9,231</u>	<u>7 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2013	105,950	106,900	(950)	(1)%
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>136,900</u>	<u>(5,950)</u>	<u>(5)%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>3,281</u>	<u>3,281</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>3,281</u>	<u>3,281</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>247,418</u>	<u>247,418</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2019 Through 5/31/2020  
 (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	22,859	279	1 %
Interest Earnings				
Interest Earnings	0	213	213	0 %
<b>Total Revenues</b>	<b>22,580</b>	<b>23,072</b>	<b>492</b>	<b>2 %</b>
<b>Expenditures</b>				
Debt Service Payments				
Interest-Series 2015	17,580	17,670	(90)	(1)%
Principal-Series 2015	5,000	4,500	500	10 %
Prepayments	0	1,000	(1,000)	0 %
<b>Total Expenditures</b>	<b>22,580</b>	<b>23,170</b>	<b>(590)</b>	<b>(3)%</b>
Excess of Revenues Over/(Under) Expenditures	0	(98)	(98)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(98)	(98)	0 %
<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>28,379</b>	<b>28,379</b>	<b>0 %</b>

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
From 10/1/2019 Through 5/31/2020  
(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: 05/31/20  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	125,609.03
Less Outstanding Checks/Vouchers	1,173.38
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	124,435.65
Balance Per Books	<u>124,435.65</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: 05/31/20  
Reconciliation Date: 5/31/2020  
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.
2186	5/21/2020	System Generated Check/Voucher	1,073.38	Owens Electric, Inc.
Outstanding Checks/Vouchers			1,173.38	

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

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 05/31/20**

**Reconciliation Date: 5/31/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2178	5/1/2020	System Generated Check/Voucher	2,400.33	Meritus Districts
2179	5/1/2020	System Generated Check/Voucher	2,454.39	South Shore Landscape & Lawn, Inc.
2180	5/1/2020	System Generated Check/Voucher	750.00	Zebra Cleaning Team, Inc
2181	5/5/2020	System Generated Check/Voucher	614.00	Times Publishing Company
2182	5/11/2020	Series 2013 FY20 Tax Dist ID 470	1,148.04	Mirabella CDD
2183	5/11/2020	Series 2015 FY20 Tax Dist ID 470	189.38	Mirabella CDD
2184	5/15/2020	System Generated Check/Voucher	89.99	Bright House Networks
2185	5/21/2020	System Generated Check/Voucher	82.20	BOCC
2187	5/21/2020	System Generated Check/Voucher	527.00	R&R Property Maintenance LLC
2188	5/21/2020	System Generated Check/Voucher	183.00	Solitude Lake Management, LLC
2189	5/21/2020	System Generated Check/Voucher	1,760.00	South Shore Landscape & Lawn, Inc.
2190	5/21/2020	System Generated Check/Voucher	765.95	Straley Robin Vericker
2191	5/21/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2192	5/21/2020	System Generated Check/Voucher	2,324.45	Tampa Electric
Cleared Checks/Vouchers			13,333.73	
			13,333.73	

Mirabella  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 05/31/20  
Reconciliation Date: 5/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR126	5/4/2020	Tax Distribution - 05.04.20	<u>2,826.28</u>
Cleared Deposits				<u>2,826.28</u>