

# Mirabella Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2020  
(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	93,437	0	0	0	0	0	93,437
Investment-Revenue 2013 (3900)	0	98,241	0	0	0	0	98,241
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	150,806	0	0	0	0	150,806
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	17,409	0	0	0	17,409
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	2,119	0	0	0	0	0	2,119
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>98,576</b>	<b>249,573</b>	<b>28,734</b>	<b>0</b>	<b>1,603,075</b>	<b>1,831,500</b>	<b>3,811,458</b>
<b>Liabilities</b>							
Accounts Payable	10,398	0	0	0	0	0	10,398
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>10,398</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,831,500</b>	<b>1,841,898</b>

**Mirabella**  
**Balance Sheet**

As of 8/31/2020  
(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	43,368	5,436	257	0	0	0	49,061
Total Fund Equity & Other Credits	<u>88,179</u>	<u>249,573</u>	<u>28,734</u>	<u>0</u>	<u>1,603,075</u>	<u>0</u>	<u>1,969,560</u>
Total Liabilities & Fund Equity	<u><u>98,576</u></u>	<u><u>249,573</u></u>	<u><u>28,734</u></u>	<u><u>0</u></u>	<u><u>1,603,075</u></u>	<u><u>1,831,500</u></u>	<u><u>3,811,458</u></u>

Mirabella  
**Statement of Revenues and Expenditures**

001 - General Fund  
 From 10/1/2019 Through 8/31/2020  
 (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	182,497	517	0 %
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>183,137</u>	<u>1,157</u>	<u>1 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	400	(400)	0 %
Financial & Administrative				
District Manager	27,000	25,150	1,850	7 %
District Engineer	2,100	254	1,846	88 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	5,149	506	9 %
Auditing Services	5,100	5,000	100	2 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	64	237	79 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	5,368	(3,868)	(258)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	852	(677)	(387)%
Office Supplies	100	131	(31)	(31)%
Website Administration	1,750	3,104	(1,354)	(77)%
Legal Counsel				
District Counsel	5,000	4,482	518	10 %
Electric Utility Services				
Electric Utility Services	30,500	23,750	6,750	22 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	1,559	441	22 %
Other Physical Environment				
Waterway Management Program	4,000	2,013	1,987	50 %
Property & Casualty Insurance	6,000	5,295	705	12 %
Clubhouse Facility Maintenance	12,000	7,610	4,390	37 %
Landscape Maintenance - Contract	38,000	23,883	14,117	37 %
Landscape Maintenance - Other	3,000	2,739	261	9 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	838	3,162	79 %
Pool Maintenance	9,000	8,584	416	5 %
Security System - Contract	2,000	0	2,000	100 %
Capital Outlay	12,000	6,238	5,762	48 %
<b>Total Expenditures</b>	<u>181,980</u>	<u>139,769</u>	<u>42,211</u>	<u>23 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>43,368</u>	<u>43,368</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>43,368</u>	<u>43,368</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	44,811	44,811	0 %
Fund Balance - End of Period	<u>0</u>	<u>88,179</u>	<u>88,179</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

202 - Debt Service - Series 2013  
 From 10/1/2019 Through 8/31/2020  
 (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	140,722	9,772	7 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1,614</u>	<u>1,614</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>142,336</u>	<u>11,386</u>	<u>9 %</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>5,436</u>	<u>5,436</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>5,436</u>	<u>5,436</u>	<u>0 %</u>
Fund Balance - Beginning of Period	0	244,136	244,136	0 %
Fund Balance - End of Period	<u>0</u>	<u>249,573</u>	<u>249,573</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

203 - Debt Service - Series 2015  
 From 10/1/2019 Through 8/31/2020  
 (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	23,213	633	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>213</u>	<u>213</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>22,580</u>	<u>23,427</u>	<u>847</u>	<u>4 %</u>
<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	<u>0</u>	<u>1,000</u>	<u>(1,000)</u>	<u>0 %</u>
<b>Total Expenditures</b>	<u>22,580</u>	<u>23,170</u>	<u>(590)</u>	<u>(3)%</u>
<b>Excess of Revenues Over/(Under) Expenditures</b>	<u>0</u>	<u>257</u>	<u>257</u>	<u>0 %</u>
<b>Excess of Revenue/Other Sources Over Expenditures/Other Uses</b>	<u>0</u>	<u>257</u>	<u>257</u>	<u>0 %</u>
<b>Fund Balance - Beginning of Period</b>	0	28,477	28,477	0 %
<b>Fund Balance - End of Period</b>	<u>0</u>	<u>28,734</u>	<u>28,734</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

302 - Capital Projects - Series 2013  
From 10/1/2019 Through 8/31/2020  
(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	0	0	0	0 %
Fund Balance - End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Mirabella  
**Statement of Revenues and Expenditures**

900 - General Fixed Assets Account Group  
From 10/1/2019 Through 8/31/2020  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance - Beginning of Period	0	1,603,075	1,603,075	0 %
Fund Balance - End of Period	<u>0</u>	<u>1,603,075</u>	<u>1,603,075</u>	<u>0 %</u>



Mirabella  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/20  
Reconciliation Date: 8/31/2020  
Status: Locked

Bank Balance	93,876.46
Less Outstanding Checks/Vouchers	439.51
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	93,436.95
Balance Per Books	<u>93,436.95</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: 08/31/20  
Reconciliation Date: 8/31/2020  
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.
2220	7/9/2020	System Generated Check/Voucher	339.51	R&R Property Maintenance LLC
Outstanding Checks/Vouchers			439.51	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2232	7/23/2020	System Generated Check/Voucher	1,049.34	Zebra Cleaning Team, Inc
2233	8/1/2020	System Generated Check/Voucher	19.50	Brandon Lock & Safe, Inc.
2234	8/1/2020	System Generated Check/Voucher	2,404.33	Meritus Districts
2235	8/1/2020	System Generated Check/Voucher	325.00	Spearem Enterprises LLC
2235	8/1/2020	System Generated Check/Voucher	(325.00)	Spearem Enterprises LLC
2236	8/1/2020	System Generated Check/Voucher	498.50	Straley Robin Vericker
2237	8/1/2020	System Generated Check/Voucher	3,038.00	Times Publishing Company
2238	8/6/2020	System Generated Check/Voucher	90.00	Suzanna M. Kimball
2239	8/6/2020	System Generated Check/Voucher	2,155.00	U.S. Bank
2240	8/13/2020	System Generated Check/Voucher	200.00	Mindy Robyn Jacobson
2241	8/13/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2242	8/20/2020	System Generated Check/Voucher	89.99	Bright House Networks
2243	8/20/2020	System Generated Check/Voucher	45.00	Suzanna M. Kimball
Cleared Checks/Vouchers			9,634.66	
			9,634.66	