

**Mira Lago West Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2016

**Mira Lago West Community Development District
ANNUAL FINANCIAL REPORT**

Fiscal Year Ended September 30, 2016

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Mira Lago West Community Development District as of and for the year ended September 30, 2016, and the related notes to financial statements as listed in the table of contents, and the notes to financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Mira Lago West Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Mira Lago West Community Development District as of September 30, 2016, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 7, 2017 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Mira Lago West Community Development District's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 7, 2017

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

Management's discussion and analysis of Mira Lago West Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2016.

- ◆ The District's total liabilities exceeded total assets by (\$908,194) (net position). Net investment in capital assets for the District was (\$14,475). Restricted net position was \$35,482.
- ◆ Governmental activities revenues totaled \$479,116 while governmental activities expenses totaled \$578,477.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2016	2015
Current assets	\$ 179,774	\$ 143,003
Deferred Amount of Refunding	114,816	-
Restricted assets	167,602	297,423
Capital assets	2,408,157	2,609,147
Total Assets and Deferred Outflows	2,870,349	3,049,573
Current liabilities	193,543	188,406
Non-current liabilities	3,585,000	3,670,000
Total Liabilities	3,778,543	3,858,406
Net Position		
Net investment in capital assets	14,475	147,225
Restricted for debt service	35,482	70,275
Unrestricted	(958,151)	(1,026,333)
Total Net Position	\$ (908,194)	\$ (808,833)

The increase in current assets is the result of the increase in cash from the collection of assessments.

The decrease in capital assets is related to current year depreciation.

The decrease in noncurrent liabilities is the result of the refunding of the old bond with a new bond during the current year.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2016	2015
Program Revenues		
Charges for services	\$ 478,705	\$ 468,072
General Revenues		
Investment earnings	411	267
Total Revenues	<u>479,116</u>	<u>468,339</u>
Expenses		
General government	77,883	73,236
Physical environment	262,842	276,346
Interest on long-term debt	237,752	205,638
Total Expenses	<u>578,477</u>	<u>555,220</u>
Change in Net Position	(99,361)	(86,881)
Net Position -Beginning of Year	<u>(808,833)</u>	<u>(721,952)</u>
Net Position - End of Year	<u>\$ (908,194)</u>	<u>\$ (808,833)</u>

The decrease in physical environment is the result of a reduction on repair and maintenance expenses during current year.

The increase in interest expenses was the result of the refunding of long term bonds during the current year.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2016 and 2015:

	<u>Governmental Activities 2016</u>	<u>Governmental Activities 2015</u>
Land and improvements	\$ 3,179,885	\$ 3,179,885
Improvements other than building	925,886	925,886
Equipment	24,800	24,800
Less: accumulated depreciation	<u>(1,722,414)</u>	<u>(1,521,424)</u>
Governmental Activities Capital Assets	<u>\$ 2,408,157</u>	<u>\$ 2,609,147</u>

The activity for the year consisted of \$200,990 in depreciation.

General Fund Budgetary Highlights

Actual governmental expenditures were less than budgeted amounts primarily due to the reduction in physical environment, repairs and maintenance expenditures during current year.

Debt Management

Governmental Activities debt includes the following:

- ◆ In April 2016, the District issued \$3,710,000 of Capital Improvement Revenue Refunding Bonds Series 2016 maturing in May 2036. The Bonds were issued to refinance the Series 2005 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2016 was \$3,710,000. More detailed information about the District's debt is presented in the accompanying notes to the financial statements.

**Mira Lago West Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2016**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Mira Lago West Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2016.

Request for Information

The financial report is designed to provide a general overview of Mira Lago West Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Mira Lago West Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mira Lago West Community Development District
STATEMENT OF NET POSITION
September 30, 2016

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 65,387
Investments	105,262
Prepaid expenses	7,515
Deposits	1,610
Total Current Assets	179,774
Non-Current Assets	
Restricted Assets	
Investments	167,602
Capital Assets, Being Depreciated	
Land and improvements	3,179,885
Improvements other than buildings	925,886
Equipment	24,800
Less: accumulated depreciation	(1,722,414)
Total Non-Current Assets	2,575,759
Total Assets	2,755,533
Deferred Outflows of Resources:	
Deferred amount of refunding	114,816
Total Assets and Deferred Outflows	2,870,349
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	4,649
Bonds payable	125,000
Accrued interest payable	63,894
Total Current Liabilities	193,543
Non-Current Liabilities	
Bonds payable	3,585,000
Total Liabilities	3,778,543
 NET POSITION	
Net investment in capital assets	14,475
Restricted for debt service	35,482
Unrestricted	(958,151)
Total Net Position	\$ (908,194)

See accompanying notes to financial statements.

Mira Lago West Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2016

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 65,387	\$ -	\$ 65,387
Investments	105,262	-	105,262
Prepaid expenses and deposits	9,125	-	9,125
Restricted assets			
Investments, at fair value	-	167,602	167,602
Total Assets	\$ 179,774	\$ 167,602	\$ 347,376
 LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 4,649	\$ -	\$ 4,649
 FUND BALANCES			
Nonspendable - prepaid expenses and deposits	9,125	-	9,125
Restricted:			
Debt service	-	167,602	167,602
Unassigned	166,000	-	166,000
Total Fund Balances	175,125	167,602	342,727
Total Liabilities and Fund Balances	\$ 179,774	\$ 167,602	\$ 347,376

See accompanying notes to financial statements.

Mira Lago West Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2016

Total Governmental Fund Balances	\$	342,727
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, Land and Improvements (\$3,179,885), Improvements Other Than Buildings (\$925,886), and Equipment (\$24,800), net of accumulated depreciation (\$(200,990)) used in governmental activities are not financial resources, and therefore, are not reported in the funds.		2,408,157
Long-term liabilities, bonds payable (\$(3,710,000)), are not due and payable in the current period, and therefore, are not reported in the funds.		(3,710,000)
Deferred Amount of Refunding is not a financial use; therefore, is not reported in the funds.		114,816
Accrued interest expense for long-term debt is not a financial use, and therefore, is not reported in the funds.		<u>(63,894)</u>
Net Position of Governmental Activities	\$	<u><u>(908,194)</u></u>

See accompanying notes to financial statements.

Mira Lago West Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2016

	General	Debt Service	Capital Projects	Totals Governmental Funds
Revenues				
Special assessments	\$175,749	\$ 302,956	\$ -	\$ 478,705
Investment income	82	317	12	411
Total Revenues	<u>175,831</u>	<u>303,273</u>	<u>12</u>	<u>479,116</u>
Expenditures				
Current				
General government	78,873	-	-	78,873
Physical environment	60,862	-	-	60,862
Debt service				
Principal	-	3,770,000	-	3,770,000
Interest	-	101,319	-	101,319
Other debt service	-	271,787	-	271,787
Total Expenditures	<u>139,735</u>	<u>4,143,106</u>	<u>-</u>	<u>4,282,841</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>36,096</u>	<u>(3,839,833)</u>	<u>12</u>	<u>(3,803,725)</u>
Other Financing Sources (Uses)				
Transfers In	-	13,301	-	13,301
Transfers Out	-	-	(13,301)	(13,301)
Proceeds from refunding debt	-	3,710,000	-	3,710,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>3,723,301</u>	<u>(13,301)</u>	<u>3,710,000</u>
Net Change in Fund Balance	36,096	(116,532)	(13,289)	(93,725)
Fund Balances - Beginning of Year	<u>139,029</u>	<u>284,134</u>	<u>13,289</u>	<u>436,452</u>
Fund Balances - End of Year	<u>\$175,125</u>	<u>\$ 167,602</u>	<u>\$ -</u>	<u>\$ 342,727</u>

See accompanying notes to financial statements.

**Mira Lago West Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2016**

Net Change in Fund Balances -Total Governmental Funds	\$	(93,725)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation expense. This is the current year depreciation (\$200,990).		(200,990)
Bond refunding proceeds are reported as an other financing source in the fund level statements, but are reported as an increase to a liability in the Statement of Net Position. Issuance of Bond Refunding (\$3,710,000), and principal payments (\$3,770,000).		60,000
The deferred amount of refunding (\$117,757) is reported as an other debt service cost in the funds level statements but is treated as a deferred outflow net of the current year amortization \$(2,441) at the government wide level.		114,816
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		<u>20,538</u>
Change in Net Position of Governmental Activities	\$	<u><u>(99,361)</u></u>

See accompanying notes to financial statements.

Mira Lago West Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2016

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 159,900	\$ 159,900	175,749	\$ 15,849
Investment income	-	-	82	82
Miscellaneous	-	-	-	-
Total Revenues	<u>159,900</u>	<u>159,900</u>	<u>175,831</u>	<u>15,931</u>
Expenditures				
Current				
General government	71,249	71,249	78,873	(7,624)
Physical Environment	<u>88,651</u>	<u>88,651</u>	<u>60,862</u>	<u>27,789</u>
Total Expenditures	<u>159,900</u>	<u>159,900</u>	<u>139,735</u>	<u>20,165</u>
Net Change in Fund Balances	-	-	36,096	36,096
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>139,029</u>	<u>139,029</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 175,125</u>	<u>\$ 175,125</u>

See accompanying notes to financial statements.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on December 21, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #04-49 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Mira Lago West Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by resident electors of the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Mira Lago West Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy - For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund - The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund - Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Special Assessment Revenues and pledged Funds.

Capital Projects Fund – The Capital Projects Funds account for construction of infrastructure improvements within the boundaries of the district. This fund was discontinued during the current fiscal year.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include buildings, infrastructure, and construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 5 to 25 years.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

NOTE B - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2016, the District's bank balance was \$76,390 and carrying value was \$65387. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2016, the District had the following investments and maturities:

Investment	Maturities	Cost Value
U S Bank Managed Money Market	N/A	\$ 167,602

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The managed money market fund is considered a mutual fund asset type for applying the criteria noted in the paragraph above and is considered a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE B - CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in money markets and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Managed Money Markets are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2016 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2016 was as follows:

	Balance October 1, 2015	Additions	Disposals	Balance September 30, 2016
<u>Governmental activities:</u>				
Capital assets, being depreciated:				
Land and Improvements	\$ 3,179,885	\$ -	\$ -	\$ 3,179,885
Improvements other than buildings	925,886	-	-	925,886
Equipment	24,800	-	-	24,800
Total Capital Assets, Being Depreciated	<u>4,130,571</u>	<u>-</u>	<u>-</u>	<u>4,130,571</u>
Less accumulated depreciation for:				
Land and Improvements	(1,217,895)	(158,995)	-	(1,376,890)
Improvements other than buildings	(283,689)	(37,035)	-	(320,724)
Equipment	(19,840)	(4,960)	-	(24,800)
Total Accumulated Depreciation	<u>(1,521,424)</u>	<u>(200,990)</u>	<u>-</u>	<u>(1,722,414)</u>
Total Capital Assets Depreciated, Net	<u>2,609,147</u>	<u>(200,990)</u>	<u>-</u>	<u>2,408,157</u>
Governmental Activities Capital Assets	<u>\$ 2,609,147</u>	<u>\$ (200,990)</u>	<u>\$ -</u>	<u>\$ 2,408,157</u>

Current year depreciation of \$200,990 was charged to physical environment.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE D – LONG-TERM DEBT

Capital Improvement Revenue Bonds – Series 2005

In September 2005, the District issued \$4,470,000 of Capital Improvement Revenue Bonds, Series 2005 due on May 1, 2036 with a fixed interest rate of 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was to be paid semiannually on each May 1 and November 1. Principal on the bonds was to be paid serially commencing May 1, 2007 through May 1, 2036.

The bonds were subject to redemption at the option of the District prior to maturity. The bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

These bonds were refunded in April 2016.

Capital Improvement Revenue Refunding Bonds – Series 2016

In April 2016, the District refunded the Series 2005 bond and issued \$3,710,000 Capital Improvement Revenues Refunding Bonds, Series 2016 due on May 1, 2036 with a fixed interest rate of 4%. The Bonds are issued to refinance the debt issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1.

The bonds are subject to redemption at the option of the District prior to maturity. The bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

Changes in long-term liability activity for the Fiscal year ended September 30, 2016 were as follows:

	Year Ending September 30,	Additions	Reductions	Total
Government activities				
Series 2005	\$ 3,770,000	\$ -	\$(3,770,000)	\$ -
Series 2016	-	3,710,000	-	3,710,000
Totals	\$ 3,770,000	\$3,710,000	\$(3,770,000)	\$3,710,000
		Bonds Payable	\$ 3,710,000	

The aggregate cash flow difference between the refunded debt and the refunding debt amounts to \$897,644. The economic loss is \$(60,772) for the series 2016 Bond. The total deferred amount on refunding is \$117,757.

Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016

NOTE D – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Capital Improvement Revenue Refunding Bonds Series 2016

\$3,710,000 Series 2016 Capital Improvement Revenue Refunding Bonds, fixed interest rate of 4%, maturing May 1, 2036, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. \$ 3,710,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2016 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 125,000	\$ 151,286	\$ 276,286
2018	130,000	145,392	275,392
2019	135,000	140,119	275,119
2020	140,000	135,013	275,013
2021	145,000	128,967	273,967
2022-2026	810,000	552,670	1,362,670
2027-2031	1,000,000	373,540	1,373,540
2032-2036	<u>1,225,000</u>	<u>153,263</u>	<u>1,378,263</u>
Totals	<u>\$ 3,710,000</u>	<u>\$ 1,780,250</u>	<u>\$ 5,490,250</u>

Bonds Payable \$ 3,710,000

Significant Bond Resolution Terms and Covenants

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2016.

**Mira Lago West Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2016**

NOTE D – LONG-TERM DEBT (CONTINUED)

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2016

Reserve Fund - The 2016 Reserve Account is funded from the proceeds of the Series 2016 Bonds in an amount equal to a certain 25 percent of the maximum annual debt service requirement of the 2016 bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Capital Improvement Bonds	
	Reserve Balance	Reserve Requirement
Series 2016 Capital Improvement Revenue Refunding Bonds	\$ 68,226	\$ 68,226

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

NOTE F – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the cost of these risks, coverage may not extend to all situations. The District has not filed any claims under this commercial coverage during the last three years.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Mira Lago West Community Development District, as of and for the year ended September 30, 2016, and the related notes to the financial statements, and have issued our report thereon dated March 7, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Mira Lago West Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Mira Lago West Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Mira Lago West Community Development District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Mira Lago West Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

March 7, 2017



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MANAGEMENT LETTER

To the Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

We have audited the financial statements of the Mira Lago West Community Development District, Florida as of and for the year ended September 30, 2016, and have issued our report thereon dated March 7, 2017.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedules

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports which are dated March 7, 2017 should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. This is the initial year of operation.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we report the results of our determination as to whether or not Mira Lago West Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Mira Lago West Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures. It is management's responsibility to monitor Mira Lago West Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart

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Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for Mira Lago West Community Development District for the fiscal year ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 7, 2017



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Mira Lago West Community Development District
Hillsborough County, Florida

We have examined Mira Lago West Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2016. Management is responsible for Mira Lago West Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Mira Lago West Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Mira Lago West Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Mira Lago West Community Development District's compliance with the specified requirements.

In our opinion, Mira Lago West Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2016.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 7, 2017