

Mira Lago West  
Community Development District

Financial Statements  
(Unaudited)

November 30, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Mira Lago West Community Development District**

Balance Sheet

As of 11/30/2014

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	190,371	0	0	0	190,371	0	0
Investments	8,369	0	180,219	13,121	201,709	0	0
Investments - Reserves	0	25,115	0	0	25,115	0	0
Accounts Receivable	114,154	0	216,280	0	330,434	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	1,610	0	0	0	1,610	0	0
Due From Other Funds	0	0	86,676	0	86,676	0	0
Amount Available in Debt Service	0	0	0	0	0	0	483,175
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,386,825
Fixed Assets	0	0	0	0	0	4,130,571	0
<b>Total Assets</b>	<u>314,504</u>	<u>25,115</u>	<u>483,175</u>	<u>13,121</u>	<u>835,915</u>	<u>4,130,571</u>	<u>3,870,000</u>
<b>Liabilities</b>							
Accounts Payable	2,160	0	0	0	2,160	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Due To Other Funds	86,676	0	0	0	86,676	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	3,870,000
<b>Total Liabilities</b>	<u>88,836</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>88,836</u>	<u>0</u>	<u>3,870,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	97,134	25,107	289,225	13,121	424,587	4,130,571	0
Net Change in Fund Balance	128,534	8	193,950	0	322,492	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>225,668</u>	<u>25,115</u>	<u>483,175</u>	<u>13,121</u>	<u>747,079</u>	<u>4,130,571</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>314,504</u>	<u>25,115</u>	<u>483,175</u>	<u>13,121</u>	<u>835,915</u>	<u>4,130,571</u>	<u>3,870,000</u>

See Notes to Unaudited Financial Statements

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	3	3	0.00%
Special Assessments					
Tax Roll	159,900	159,900	162,381	2,481	(1.55)%
<b>Total Revenues</b>	<b>159,900</b>	<b>159,900</b>	<b>162,384</b>	<b>2,484</b>	<b>(1.55)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	6,000	1,000	1,000	0	83.33%
Financial & Administrative					
Administrative Services	5,624	937	937	0	83.33%
District Management	21,630	3,605	3,605	0	83.33%
District Engineer	3,500	583	1,500	(917)	57.14%
Disclosure Report	500	83	0	83	100.00%
Trustees Fees	3,500	2,963	2,963	0	15.33%
Financial Consulting Services	6,211	5,202	5,202	0	16.24%
Accounting Services	12,329	2,055	2,055	0	83.33%
Auditing Services	3,400	567	0	567	100.00%
Public Officials Liability Insurance	2,330	2,330	2,500	(170)	(7.29)%
Legal Advertising	250	42	0	42	100.00%
Bank Fees	0	0	30	(30)	0.00%
Dues, Licenses & Fees	775	275	268	7	65.36%
Miscellaneous Fees	1,000	167	0	167	100.00%
Website Development Maintenance	1,374	229	0	229	100.00%
Legal Counsel					
District Counsel	3,000	500	0	500	100.00%
Electric Utility Services					
Utility Services	6,000	1,000	1,163	(163)	80.62%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	1,333	0	1,333	100.00%
Fountain Service Repairs & Maintenance	1,000	167	0	167	100.00%
Aquatic Maintenance	7,000	1,167	645	522	90.78%
Mitigation Area Monitoring & Maintenance	6,100	1,017	0	1,017	100.00%
Aquatic Plant Replacement	4,000	667	0	667	100.00%
Other Physical Environment					
Property Insurance	8,005	8,005	5,382	2,623	32.76%
Landscape Maintenance	40,800	6,800	6,600	200	83.82%
Miscellaneous Expense	1,000	167	0	167	100.00%
Contingency					

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	1,572	262	0	262	100.00%
Total Expenditures	154,900	41,121	33,850	7,271	78.15%
Excess of Revenue Over (Under) Expenditures	5,000	118,779	128,534	9,755	(2,470.67)%
Other Financing Sources (Uses)					
Transfer of Reserves	(5,000)	(5,000)	0	5,000	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	113,779	128,534	14,755	0.00%
Fund Balance, Beginning of Period	0	0	97,134	97,134	0.00%
Fund Balance, End of Period	0	113,779	225,668	111,889	0.00%

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	5,000	0	5,000	100.00%
Total Expenditures	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>100.00%</u>
Excess Of Revenue Over (Under) Expenditures	<u>(5,000)</u>	<u>8</u>	<u>5,008</u>	<u>(100.16)%</u>
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	5,000	0	(5,000)	(100.00)%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	25,107	25,107	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>25,115</u></u>	<u><u>25,115</u></u>	<u><u>0.00%</u></u>

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Special Assessments				
Tax Roll	302,956	302,956	0	0.00%
Total Revenues	<u>302,956</u>	<u>302,956</u>	<u>0</u>	<u>0.00%</u>
<b>Expenditures</b>				
Debt Service				
Interest	95,000	104,006	(9,006)	(9.48)%
Principal	207,956	5,000	202,956	97.59%
Total Expenditures	<u>302,956</u>	<u>109,006</u>	<u>193,950</u>	<u>64.02%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>193,950</u>	<u>193,950</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>193,950</u>	<u>193,950</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	289,225	289,225	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>483,175</u></u>	<u><u>483,175</u></u>	<u><u>0.00%</u></u>

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2014 Through 11/30/2014

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	13,121	13,121	0.00%
Fund Balance, End of Period	<u>0</u>	<u>13,121</u>	<u>13,121</u>	<u>0.00%</u>

**Mira Lago West CDD  
Investment Summary  
November 30, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2014</u>
State Board of Administration SunTrust Bank	Local Government Investment Pool Money Market Account	\$ 3,379 4,990
	<b>Total General Fund Investments</b>	<b>\$ 8,369</b>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 25,115
	<b>Total Reserve Fund Investments</b>	<b>\$ 25,115</b>
US Bank Series 2005 Revenue US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z First American Treasury Obligation Fund Class Z	\$ 49,084 131,135
	<b>Total Debt Service Fund Investments</b>	<b>\$ 180,219</b>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 13,121
	<b>Total Capital Project Fund Investments</b>	<b>\$ 13,121</b>



**Mira Lago West Community Development District**

Summary A/R Ledger

From 11/1/2014 Through 11/30/2014

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2014	Tax Collector	FY14-15	<u>330,434.06</u>
Report Balance			<u><u>330,434.06</u></u>

**Mira Lago West Community Development District**

Summary A/P Ledger

001 - General Fund

From 11/1/2014 Through 11/30/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Remson Aquatics LLC	1/31/2014	85694	Lake Maintenance 01/14	645.00
Schappacher Engineering, LLC	12/8/2014	S14061	Engineer Services 11/14	900.00
Tampa Electric Co.	11/28/2014	19760712610 11/14	402 19 St NW 11/14	503.57
Tampa Electric Co.	11/28/2014	19760739470 11/14	704 York Dale Dr PMP #B - 11/14	111.87
			Total 001 - General Fund	2,160.44
Report Balance				2,160.44

**Mira Lago West Community Development District**  
**Notes to Unaudited Financial Statements**  
**November 30, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/14.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$25,115 of the General Fund Balance is reserved for future Capital Expenditures as appropriated from the General Fund Budget and is reflected in the Reserve Fund. Current YTD funding is \$0.

**Summary A/R Ledger**

4. Payment terms for landowner assessments are (a) defined in the FY14-15 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
5. Payment for Invoice #FY14-15 for \$223,164.73 was received in December 2014.