

Mira Lago West  
Community Development District

Financial Statements  
(Unaudited)

June 30, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Mira Lago West Community Development District**

Balance Sheet

As of 6/30/2015

(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	40,960	0	0	0	40,960	0	0
Investments	100,016	0	284,133	13,291	397,440	0	0
Investments - Reserves	0	30,145	0	0	30,145	0	0
Accounts Receivable	0	0	0	0	0	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	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	284,133
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,485,867
Fixed Assets	0	0	0	0	0	4,130,571	0
<b>Total Assets</b>	<u>142,586</u>	<u>30,145</u>	<u>284,133</u>	<u>13,291</u>	<u>470,154</u>	<u>4,130,571</u>	<u>3,770,000</u>
<b>Liabilities</b>							
Accounts Payable	2,413	0	0	0	2,413	0	0
Accrued Expenses Payable	645	0	0	0	645	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable - Long Term	0	0	0	0	0	0	3,770,000
<b>Total Liabilities</b>	<u>3,058</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,058</u>	<u>0</u>	<u>3,770,000</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	42,394	5,037	(5,092)	169	42,509	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>139,528</u>	<u>30,145</u>	<u>284,133</u>	<u>13,291</u>	<u>467,096</u>	<u>4,130,571</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>142,586</u>	<u>30,145</u>	<u>284,133</u>	<u>13,291</u>	<u>470,154</u>	<u>4,130,571</u>	<u>3,770,000</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 6/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	34	34	0.00%
Special Assessments					
Tax Roll	159,900	159,900	165,115	5,215	(3.26)%
<b>Total Revenues</b>	<b>159,900</b>	<b>159,900</b>	<b>165,149</b>	<b>5,249</b>	<b>(3.28)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	6,000	4,500	5,000	(500)	16.66%
Financial & Administrative					
Administrative Services	5,624	4,218	4,218	0	25.00%
District Management	21,630	16,223	16,223	0	25.00%
District Engineer	3,500	2,625	5,980	(3,355)	(70.85)%
Disclosure Report	500	375	0	375	100.00%
Trustees Fees	3,500	2,963	2,963	0	15.33%
Financial Consulting Services	6,211	5,908	5,908	0	4.87%
Accounting Services	12,329	9,247	9,247	0	25.00%
Auditing Services	3,400	2,550	3,300	(750)	2.94%
Public Officials Liability Insurance	2,330	2,330	2,500	(170)	(7.29)%
Legal Advertising	250	187	0	187	100.00%
Dues, Licenses & Fees	775	625	584	41	24.66%
Miscellaneous Fees	1,000	750	0	750	100.00%
Website Development Maintenance	1,374	1,031	0	1,031	100.00%
Legal Counsel					
District Counsel	3,000	2,250	0	2,250	100.00%
Electric Utility Services					
Utility Services	6,000	4,500	5,058	(558)	15.70%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	6,000	13,097	(7,097)	(63.71)%
Fountain Service Repairs & Maintenance	1,000	750	0	750	100.00%
Aquatic Maintenance	7,000	5,250	6,700	(1,450)	4.28%
Mitigation Area Monitoring & Maintenance	6,100	4,575	1,895	2,680	68.93%
Aquatic Plant Replacement	4,000	3,000	0	3,000	100.00%
Other Physical Environment					
Property Insurance	8,005	8,005	5,382	2,623	32.76%
Landscape Maintenance	40,800	30,600	29,700	900	27.20%
Miscellaneous Expense	1,000	750	0	750	100.00%
Contingency					

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	1,572	1,179	0	1,179	100.00%
Total Expenditures	<u>154,900</u>	<u>120,391</u>	<u>117,755</u>	<u>2,636</u>	<u>23.98%</u>
Excess of Revenue Over (Under) Expenditures	5,000	39,509	47,394	7,885	(847.88)%
Other Financing Sources (Uses)					
Transfer of Reserves	(5,000)	(5,000)	(5,000)	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	34,509	42,394	7,885	0.00%
Fund Balance, Beginning of Period	0	0	97,134	97,134	0.00%
Fund Balance, End of Period	<u>0</u>	<u>34,509</u>	<u>139,528</u>	<u>105,018</u>	<u>0.00%</u>

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 6/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	37	37	0.00%
Total Revenues	<u>0</u>	<u>37</u>	<u>37</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	(5,000)	37	5,037	(100.74)%
<b>Other Financing Sources (Uses)</b>				
Transfer of Reserves	5,000	5,000	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>5,037</u>	<u>5,037</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>30,145</u></u>	<u><u>30,145</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 6/30/2015

(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	207,956	207,878	78	0.03%
Principal	95,000	100,000	(5,000)	(5.26)%
Total Expenditures	<u>302,956</u>	<u>307,878</u>	<u>(4,922)</u>	<u>(1.62)%</u>
Excess Of Revenue Over (Under) Expenditures	<u>0</u>	<u>(4,922)</u>	<u>(4,922)</u>	<u>0.00%</u>
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(169)	(169)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(5,092)</u>	<u>(5,092)</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>284,133</u></u>	<u><u>284,133</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 6/30/2015

(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	0	0	0	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	169	169	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	169	169	0.00%
Fund Balance, Beginning of Period	0	13,121	13,121	0.00%
Fund Balance, End of Period	<u>0</u>	<u>13,291</u>	<u>13,291</u>	<u>0.00%</u>

**Mira Lago West CDD  
Investment Summary  
June 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2015</u>
SunTrust Bank	Money Market Account	\$ 100,016
	<b>Total General Fund Investments</b>	<b>\$ 100,016</b>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,145
	<b>Total Reserve Fund Investments</b>	<b>\$ 30,145</b>
US Bank Series 2005 Revenue	First American Treasury Obligation Fund Class Z	\$ 153,168
US Bank Series 2005 Reserve	First American Treasury Obligation Fund Class Z	130,965
	<b>Total Debt Service Fund Investments</b>	<b>\$ 284,133</b>
US Bank Series 2005 Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 13,291
	<b>Total Capital Project Fund Investments</b>	<b>\$ 13,291</b>



**Mira Lago West Community Development District**

Summary A/P Ledger

001 - General Fund

From 6/1/2015 Through 6/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Remson Aquatics LLC	6/24/2015	86440	Mitigation Maintenance	1,895.00
Tampa Electric Co.	6/29/2015	19760712610 06/15	402 19 St NW 06/15	421.41
Tampa Electric Co.	6/29/2015	19760739470 06/15	704 York Dale Dr PMP #B - 06/15	96.88
			Total 001 - General Fund	2,413.29
Report Balance				2,413.29

**Mira Lago West Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2015**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$30,145 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 \$5,000.