

Mira Lago West  
Community Development District

Financial Statements  
(Unaudited)

September 30, 2015

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Mira Lago West Community Development District**

Balance Sheet

As of 9/30/2015

(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	13,156	0	0	0	13,156	0	0
Investments	90,199	0	284,133	13,291	387,623	0	0
Investments - Reserves	0	30,156	0	0	30,156	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	7,882	0	0	0	7,882	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>112,848</u>	<u>30,156</u>	<u>284,133</u>	<u>13,291</u>	<u>440,427</u>	<u>4,130,571</u>	<u>3,770,000</u>
<b>Liabilities</b>							
Accounts Payable	1,192	0	0	0	1,192	0	0
Accrued Expenses Payable	2,269	0	0	0	2,269	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>3,462</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,462</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	12,252	5,049	(5,092)	169	12,379	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>109,386</u>	<u>30,156</u>	<u>284,133</u>	<u>13,291</u>	<u>436,966</u>	<u>4,130,571</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>112,848</u>	<u>30,156</u>	<u>284,133</u>	<u>13,291</u>	<u>440,427</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 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	218	218	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>165,332</b>	<b>5,432</b>	<b>(3.40)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	6,000	6,000	6,000	0	0.00%
Financial & Administrative					
Administrative Services	5,624	5,624	5,624	0	0.00%
District Management	21,630	21,630	21,630	0	0.00%
District Engineer	3,500	3,500	7,648	(4,148)	(118.50)%
Disclosure Report	500	500	1,500	(1,000)	(200.00)%
Trustees Fees	3,500	3,500	3,233	268	7.64%
Financial Consulting Services	6,211	6,211	6,211	0	0.00%
Accounting Services	12,329	12,329	12,329	0	0.00%
Auditing Services	3,400	3,400	3,300	100	2.94%
Public Officials Liability Insurance	2,330	2,330	2,500	(170)	(7.29)%
Legal Advertising	250	250	165	85	33.91%
Dues, Licenses & Fees	775	775	584	191	24.66%
Miscellaneous Fees	1,000	1,000	0	1,000	100.00%
Website Fees & Maintenance	1,374	1,374	2,000	(626)	(45.56)%
Legal Counsel					
District Counsel	3,000	3,000	0	3,000	100.00%
Electric Utility Services					
Utility Services	6,000	6,000	6,748	(748)	(12.46)%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	8,000	13,097	(5,097)	(63.71)%
Fountain Service Repairs & Maintenance	1,000	1,000	0	1,000	100.00%
Aquatic Maintenance	7,000	7,000	8,635	(1,635)	(23.35)%
Mitigation Area Monitoring & Maintenance	6,100	6,100	1,895	4,205	68.93%
Aquatic Plant Replacement	4,000	4,000	0	4,000	100.00%
Other Physical Environment					
Property Insurance	8,005	8,005	5,382	2,623	32.76%
Landscape Maintenance	40,800	40,800	39,600	1,200	2.94%
Miscellaneous Expense	1,000	1,000	0	1,000	100.00%
Contingency					
Miscellaneous Contingency	1,572	1,572	0	1,572	100.00%
<b>Total Expenditures</b>	<b>154,900</b>	<b>154,900</b>	<b>148,080</b>	<b>6,820</b>	<b>4.40%</b>

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenue Over (Under) Expenditures	5,000	5,000	17,252	12,252	(245.04)%
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	0	12,252	12,252	0.00%
Fund Balance, Beginning of Period	0	0	97,134	97,134	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>109,386</u>	<u>109,386</u>	<u>0.00%</u>

**Mira Lago West Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2014 Through 9/30/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	49	49	0.00%
Total Revenues	<u>0</u>	<u>49</u>	<u>49</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)	49	5,049	(100.97)%
<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>5,049</u>	<u>5,049</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>30,156</u></u>	<u><u>30,156</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 9/30/2015

(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 9/30/2015

(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  
September 30, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2015</u>
State Board of Administration	Local Government Investment Pool	\$ 174
SunTrust Bank	Money Market Account	90,025
	<b>Total General Fund Investments</b>	<b>\$ 90,199</b>
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The Bank of Tampa Capital Reserve	Money Market Account	\$ 30,156
	<b>Total Reserve Fund Investments</b>	<b>\$ 30,156</b>
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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>
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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>
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**Mira Lago West Community Development District**

Summary A/P Ledger

001 - General Fund

From 9/1/2015 Through 9/30/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Remson Aquatics LLC	9/28/2015	86840	Lake Maintenance 09/15	645.00
Tampa Electric Co.	9/28/2015	19760712610 09/15	402 19 St NW 09/15	441.43
Tampa Electric Co.	9/28/2015	19760739470 09/15	704 York Dale Dr PMP #B - 09/15	105.91
			Total 001 - General Fund	1,192.34
Report Balance				1,192.34

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

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. \$30,156 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.