



Rizzetta & Company

Mira Lago West Community Development District

Financial Statements (Unaudited)

July 31, 2017

Prepared by: Rizzetta & Company, Inc.

Riverview Office
9428 Camden Field Parkway
Riverview, Florida 33578
813-533-2950

rizzetta.com

Mira Lago West Community Development District

Balance Sheet

As of 7/31/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	111,443	0	0	111,443	0	0
Investments	70,077	0	160,314	230,391	0	0
Investments - Reserves	0	40,256	0	40,256	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	2,200	0	0	2,200	0	0
Deposits	1,610	0	0	1,610	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	160,314
Amount To Be Provided Debt Service	0	0	0	0	0	3,424,686
Fixed Assets	0	0	0	0	4,130,571	0
Total Assets	185,330	40,256	160,314	385,900	4,130,571	3,585,000
Liabilities						
Accounts Payable	2,017	0	0	2,017	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable - Long Term	0	0	0	0	0	3,585,000
Total Liabilities	2,017	0	0	2,017	0	3,585,000
Fund Equity & Other Credits						
Beginning Fund Balance	139,916	35,208	167,603	342,726	4,130,571	0
Net Change in Fund Balance	43,397	5,049	(7,288)	41,158	0	0
Total Fund Equity & Other Credits	183,313	40,256	160,314	383,884	4,130,571	0
Total Liabilities & Fund Equity	185,330	40,256	160,314	385,900	4,130,571	3,585,000

See Notes to Unaudited Financial Statements

Mira Lago West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	23	23	0.00%
Special Assessments					
Tax Roll	154,900	154,900	158,453	3,553	(2.29)%
Total Revenues	154,900	154,900	158,477	3,577	(2.31)%
Expenditures					
Legislative					
Supervisor Fees	6,000	4,500	4,000	500	33.33%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	19,294	16,078	16,078	0	16.66%
District Engineer	3,500	2,917	5,428	(2,511)	(55.07)%
Disclosure Report	500	417	0	417	100.00%
Trustees Fees	3,500	3,500	1,571	1,929	55.10%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	5,000	4,167	4,167	0	16.66%
Accounting Services	12,000	10,000	10,000	0	16.66%
Auditing Services	4,000	4,000	3,180	820	20.50%
Public Officials Liability Insurance	2,750	2,750	2,500	250	9.09%
Legal Advertising	500	417	1,530	(1,113)	(206.00)%
Dues, Licenses & Fees	775	675	175	500	77.41%
Website Hosting, Maintenance, Backup (and Email)	1,200	1,000	1,750	(750)	(45.83)%
Legal Counsel					
District Counsel	2,000	1,667	3,834	(2,167)	(91.67)%
Electric Utility Services					
Utility Services	7,000	5,833	4,825	1,009	31.07%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	6,667	0	6,667	100.00%
Fountain Service Repairs & Maintenance	1,220	1,017	2,305	(1,288)	(88.93)%
Aquatic Maintenance	8,100	6,750	13,467	(6,717)	(66.25)%
Mitigation Area Monitoring & Maintenance	6,100	5,083	0	5,083	100.00%
Aquatic Plant Replacement	2,000	1,667	0	1,667	100.00%
Other Physical Environment					
Property Insurance	5,789	5,789	5,015	774	13.37%
Landscape Maintenance	39,600	33,000	26,430	6,570	33.25%
Contingency					
Miscellaneous Contingency	6,572	5,477	75	5,402	98.85%
Total Expenditures	154,900	132,119	115,079	17,040	25.71%

Mira Lago West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenue Over (Under) Expenditures	0	22,781	43,397	20,617	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	22,781	43,397	20,617	0.00%
Fund Balance, Beginning of Period	0	0	139,916	139,916	0.00%
Fund Balance, End of Period	<u>0</u>	<u>22,781</u>	<u>183,313</u>	<u>160,532</u>	<u>0.00%</u>

Mira Lago West Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	49	49	0.00%
Special Assessments				
Tax Roll	5,000	5,000	0	0.00%
Total Revenues	<u>5,000</u>	<u>5,049</u>	<u>49</u>	<u>0.97%</u>
Expenditures				
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	0	5,049	5,049	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,049	5,049	0.00%
Fund Balance, Beginning of Period	0	35,208	35,208	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>40,256</u></u>	<u><u>40,256</u></u>	<u><u>0.00%</u></u>

Mira Lago West Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 7/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	284	284	0.00%
Special Assessments				
Tax Roll	<u>272,904</u>	<u>273,963</u>	<u>1,059</u>	<u>0.38%</u>
Total Revenues	<u>272,904</u>	<u>274,247</u>	<u>1,343</u>	<u>0.49%</u>
Expenditures				
Legal Counsel				
Trustee Counsel	0	5,250	(5,250)	0.00%
Debt Service				
Interest	147,904	151,286	(3,381)	(2.28)%
Principal	<u>125,000</u>	<u>125,000</u>	<u>0</u>	<u>0.00%</u>
Total Expenditures	<u>272,904</u>	<u>281,536</u>	<u>(8,631)</u>	<u>(3.16)%</u>
Excess Of Revenue Over (Under) Expenditures	0	(7,288)	(7,288)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(7,288)	(7,288)	0.00%
Fund Balance, Beginning of Period	0	167,603	167,603	0.00%
Fund Balance, End of Period	<u>0</u>	<u>160,314</u>	<u>160,314</u>	<u>0.00%</u>

Mira Lago West CDD
Investment Summary
July 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2017</u>
SunTrust Bank	Money Market Account	\$ 70,077
	Total General Fund Investments	\$ 70,077
The Bank of Tampa Capital Reserve	Money Market Account	\$ 40,256
	Total Reserve Fund Investments	\$ 40,256
US Bank Series 2016 Revenue	US Bank Mmt 5 - Ct	\$ 92,088
US Bank Series 2016 Reserve	US Bank Mmt 5 - Ct	68,226
	Total Debt Service Fund Investments	\$ 160,314

Mira Lago West Community Development District

Aged Payables by Invoice Date

Aging Date - 7/1/2017

001 - General Fund

From 7/1/2017 Through 7/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc	7/21/2017	0000381114	Midge Fly Treatments	1,367.00
Times Publishing Company	7/21/2017	498299 07/21/17	Legal Advertising 7/21/17	274.00
Tampa Electric Co.	7/28/2017	211008707815 07/17	402 19 St NW 07/17	290.59
Tampa Electric Co.	7/28/2017	211008707989 07/17	704 York Dale Dr PMP #B 07/17	84.95
			Total 001 - General Fund	2,016.54
Report Total				2,016.54

Mira Lago West Community Development District
Notes to Unaudited Financial Statements
July 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 07/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.