



Rizzetta & Company

Mira Lago West Community Development District

**Financial Statements
(Unaudited)**

September 30, 2017

Prepared by: Rizzetta & Company, Inc.

miralagowestcdd.org
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Mira Lago West Community Development District

Balance Sheet

As of 9/30/2017

(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	81,357	0	0	81,357	0	0
Investments	70,082	0	160,369	230,450	0	0
Investments - Reserves	0	40,266	0	40,266	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	9,715	0	0	9,715	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	160,369
Amount To Be Provided Debt Service	0	0	0	0	0	3,424,631
Fixed Assets	0	0	0	0	4,130,571	0
Total Assets	<u>162,763</u>	<u>40,266</u>	<u>160,369</u>	<u>363,398</u>	<u>4,130,571</u>	<u>3,585,000</u>
Liabilities						
Accounts Payable	397	0	0	397	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	<u>397</u>	<u>0</u>	<u>0</u>	<u>397</u>	<u>0</u>	<u>3,585,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	139,916	35,208	167,603	342,726	4,130,571	0
Net Change in Fund Balance	22,450	5,059	(7,234)	20,275	0	0
Total Fund Equity & Other Credits	<u>162,366</u>	<u>40,266</u>	<u>160,369</u>	<u>363,001</u>	<u>4,130,571</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>162,763</u>	<u>40,266</u>	<u>160,369</u>	<u>363,398</u>	<u>4,130,571</u>	<u>3,585,000</u>

See Notes to Unaudited Financial Statements

Mira Lago West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	28	28	0.00%
Special Assessments					
Tax Roll	154,900	154,900	158,453	3,553	(2.29)%
Total Revenues	<u>154,900</u>	<u>154,900</u>	<u>158,481</u>	<u>3,581</u>	<u>(2.31)%</u>
Expenditures					
Legislative					
Supervisor Fees	6,000	6,000	5,000	1,000	16.66%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	19,294	19,294	19,294	0	0.00%
District Engineer	3,500	3,500	6,765	(3,265)	(93.28)%
Disclosure Report	500	500	0	500	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	5,000	5,000	(0)	0.00%
Accounting Services	12,000	12,000	12,000	0	0.00%
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	500	1,712	(1,212)	(242.40)%
Dues, Licenses & Fees	775	775	175	600	77.41%
Website Hosting, Maintenance, Backup (and Email)	1,200	1,200	2,100	(900)	(75.00)%
Legal Counsel					
District Counsel	2,000	2,000	3,954	(1,954)	(97.67)%
Electric Utility Services					
Utility Services	7,000	7,000	5,592	1,408	20.11%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	8,000	3,350	4,650	58.12%
Fountain Service Repairs & Maintenance	1,220	1,220	2,305	(1,085)	(88.93)%
Aquatic Maintenance	8,100	8,100	15,817	(7,717)	(95.27)%
Mitigation Area Monitoring & Maintenance	6,100	6,100	0	6,100	100.00%
Aquatic Plant Replacement	2,000	2,000	0	2,000	100.00%
Other Physical Environment					
Property Insurance	5,789	5,789	5,015	774	13.37%
Landscape Maintenance	39,600	39,600	31,056	8,544	21.57%
Contingency					
Miscellaneous Contingency	6,572	6,572	145	6,427	97.79%
Total Expenditures	<u>154,900</u>	<u>154,900</u>	<u>136,031</u>	<u>18,869</u>	<u>12.18%</u>

Mira Lago West Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess of Revenue Over (Under) Expenditures	0	0	22,450	22,450	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	22,450	22,450	0.00%
Fund Balance, Beginning of Period	0	0	139,916	139,916	0.00%
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>162,366</u>	<u>162,366</u>	<u>0.00%</u>

Mira Lago West Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	59	59	0.00%
Special Assessments				
Tax Roll	5,000	5,000	0	0.00%
Total Revenues	<u>5,000</u>	<u>5,059</u>	<u>59</u>	<u>1.17%</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	5,059	5,059	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,059	5,059	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>40,266</u></u>	<u><u>40,266</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 9/30/2017

(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	338	338	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>274,302</u>	<u>1,397</u>	<u>0.51%</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	(7,234)	(7,234)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(7,234)	(7,234)	0.00%
Fund Balance, Beginning of Period	0	167,603	167,603	0.00%
Fund Balance, End of Period	<u>0</u>	<u>160,369</u>	<u>160,369</u>	<u>0.00%</u>

Mira Lago West CDD
Investment Summary
September 30, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2017</u>
SunTrust Bank	Money Market Account	\$ 70,082
	Total General Fund Investments	\$ 70,082
The Bank of Tampa Capital Reserve	Money Market Account	\$ 40,266
	Total Reserve Fund Investments	\$ 40,266
US Bank Series 2016 Revenue	US Bank Mmt 5 - Ct	\$ 92,142
US Bank Series 2016 Reserve	US Bank Mmt 5 - Ct	68,227
	Total Debt Service Fund Investments	\$ 160,369

Mira Lago West Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Tampa Electric Co.	9/28/2017	211008707815 09/17	402 19 St NW 09/17	312.02
Tampa Electric Co.	9/28/2017	211008707989 09/17	704 York Dale Dr PMP #B 09/17	85.14
			Total 001 - General Fund	397.16
Report Total				397.16

Mira Lago West Community Development District
Notes to Unaudited Financial Statements
September 30, 2017

Balance Sheet

1. Trust statement activity has been recorded through 09/30/17.
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.