

**Mira Lago West**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved Preliminary Budget

Prepared by:



**Mira Lago West**  
Community Development District

**Budget Overview**  
Fiscal Year 2026

**Mira Lago West**  
Community Development District

**Operating Budget**  
Fiscal Year 2026

**Mira Lago West**  
Community Development District

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## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 5,951	\$ -	\$ 5,951	0%	\$ -
Interest - Tax Collector	-	566	-	\$ 566	0%	-
Special Assmnts- Tax Collector	214,197	205,065	9,132	\$ 214,197	0%	214,197
Other Miscellaneous Revenue	-	-	-	\$ -	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 214,197</b>	<b>\$ 211,582</b>	<b>\$ 9,132</b>	<b>\$ 220,714</b>		<b>\$ 214,197</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
P/R-Board of Supervisors	\$ 4,000	\$ 1,800	\$ 2,200	\$ 4,000	0%	\$ 4,000
ProfServ-Engineering	5,000		5,000	5,000	0%	5,000
ProfServ-Legal Services	3,500	943	2,557	3,500	0%	3,500
ProfServ-Mgmt Consulting	39,500	19,752	19,748	39,500	0%	39,500
ProfServ-Trustee Fees	3,800	-	3,800	3,800	0%	3,800
Auditing Services	3,250	-	3,250	3,250	0%	3,250
Insurance - General Liability	3,804	3,596	208	3,804	0%	4,046
Legal Advertising	3,075		3,075	3,075	0%	2,000
Misc-Assessment Collection Cost	-	-	-	-	0%	-
Misc-Web Hosting	2,500	1,300	1,200	2,500	0%	2,500
Annual District Filing Fee	175	175	-	175	0%	175
Public Officials Liability Insurance	3,458	3,270	188	3,458	0%	3,679
<b>Total Financial and Administrative</b>	<b>\$ 72,062</b>	<b>\$ 30,836</b>	<b>\$ 41,226</b>	<b>\$ 72,062</b>		<b>\$ 71,450</b>
<b>Field</b>						
Contracts-Landscape	\$ 29,800	\$ 15,000	\$ 14,800	\$ 29,800	0%	\$ 31,500
Electricity - General	11,600	3,746	7,854	11,600	0%	11,600
R&M-Fountain	1,500	-	1,500	1,500	0%	1,500
R&M Lake & Pond Bank	6,000	7,122	-	7,122	19%	8,000
Mitigation Area Monitoring & Maintenance	2,700		2,700	2,700	0%	2,700
Aquatic Maintenance	16,470	7,746	8,724	16,470	0%	16,470
Aquatic Plant Replacement	2,000		2,000	2,000	0%	2,000
Misc-Contingency	72,065	3	72,062	72,065	0%	68,477
Insurance Crime			-	-	0%	500
<b>Total Field</b>	<b>\$ 142,135</b>	<b>\$ 33,617</b>	<b>\$ 109,640</b>	<b>\$ 143,257</b>		<b>\$ 142,747</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 214,197</b>	<b>\$ 64,453</b>	<b>\$ 150,866</b>	<b>\$ 215,319</b>		<b>\$ 214,197</b>
Excess (deficiency) of revenues	\$ -	\$ 147,129	\$ (141,734)	\$ 5,395		\$ -
Net change in fund balance	\$ -	\$ 147,129	\$ (141,734)	\$ 5,395		\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 322,654</b>	<b>\$ 322,654</b>	<b>\$ 469,783</b>	<b>\$ 322,654</b>		<b>\$ 328,049</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 322,654</b>	<b>\$ 469,783</b>	<b>\$ (141,734)</b>	<b>\$ 328,049</b>		<b>\$ 328,049</b>

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	328,049
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		5,395
Estimated Funds Available - 9/30/2025		333,444

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	333,444
Less: First Quarter Operating Reserve		(53,549) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		279,895

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest – Investments**

The District earns interest income on their operating and investment accounts

**Interest – Tax Collector**

The District earns interest income on the assessments collected by Hillsborough county.

**Special Assessments - Tax Collector**

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

**EXPENDITURES - Administrative****P/R - Board of Supervisors**

The Florida Statutes allow for each Board member to receive \$200 per meeting, not to exceed \$6,000 paid to each Supervisor for the time devoted to District business and meetings. It is anticipated that there will be twelve meetings per year with five Supervisors and one liaison receiving compensation.

**Professional Services - Engineering**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings, review of invoices, and other specifically requested assignments.

**Professional Services - Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Professional Services - Management Consulting Services**

The District has contracted with Inframark - Infrastructure Management Services to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording, and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

**Professional Services - Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2022 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. The fees are based on contract amount.

**Insurance - General Liability & Property**

The District's General Liability Insurance policy is with EGIS Insurance Advisors. EGIS specializes in providing insurance coverage to governmental agencies.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES – Administrative (continued)****Legal Advertising**

Board meetings and other services are required to be advertised, such as public bidding advertisements, assessment resolutions, meeting notices, and any other advertising that may be required.

**Misc-Web Hosting**

The costs related to keeping the District's Website ADA compliant.

**Annual District Filling Fee**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

**Insurance – Public Officials Liability Insurance**

The District's Public Officials Liability Insurance policy is with EGIS Insurance Advisors. EGIS specializes in providing insurance coverage to governmental agencies.

**EXPENDITURES – Field****Contracts - Landscape**

Annual contract with Pine Lake Nursery for landscaping services.

**Electricity - General**

Electricity for accounts with TECO-Tampa Electric for street lighting, front entry features & fountains.

**R&M - Fountain**

Repair and maintenance of the district's fountains.

**R&M – Lake & Pond Bank**

Scheduled maintenance consists of monthly inspections and treatment of lakes and maintaining of the lake & pond banks.

**Bank Mitigation Area Monitoring & Maintenance**

Scheduled inspections & maintenance of designated areas of the district to reduce risk of loss from the occurrences of any undesirable events.

**Aquatic Maintenance**

Ensure all pumps, filters and lights are working properly and observe fish for any diseases.

**Aquatic Plant Replacement**

Replacement of aquatic plants in lakes and ponds when needed.

**Misc - Contingency**

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.



Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Reserves

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Special Assmnts- Tax Collector	11,684	-	11,684	11,684	0%	11,684
TOTAL REVENUES	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
EXPENDITURES						
Contingency						
Capital Reserve	\$ 11,684	\$ -	11,684	\$ 11,684	0%	\$ 11,684
Total Contingency	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
TOTAL EXPENDITURES	\$ 11,684	\$ -	\$ 11,684	\$ 11,684		\$ 11,684
Excess (deficiency) of revenues	\$ -	\$ -	\$ -	\$ -		\$ -
Net change in fund balance	\$ -	\$ -	\$ -	\$ -		\$ -
FUND BALANCE, BEGINNING	\$ 21,948	\$ 21,948	\$ 21,948	\$ 21,948		\$ 21,948
FUND BALANCE, ENDING	\$ 21,948	\$ 21,948	\$ -	\$ 21,948		\$ 21,948

# **Mira Lago West**

Community Development District

## **Debt Service Budgets**

Fiscal Year 2026

## Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2022 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	259,890	-	259,890	259,890	259,890
Special Assmnts- Discounts	(10,396)	-	(10,396)	(10,396)	(10,396)
<b>TOTAL REVENUES</b>	<b>\$ 249,494</b>	<b>\$ -</b>	<b>\$ 249,494</b>	<b>\$ 249,494</b>	<b>\$ 249,494</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	5,198	-	5,198	5,198	5,198
<b>Total Administrative</b>	<b>\$5,198</b>	<b>\$0</b>	<b>\$5,198</b>	<b>\$5,198</b>	<b>\$5,198</b>
<i>Debt Service</i>					
Principal Debt Retirement	\$ 185,000	\$ -	\$ 185,000	185,000	\$ 189,000
Interest Expense	61,722	-	61,722	61,722	54,930
<b>Total Administrative</b>	<b>\$ 246,722</b>	<b>\$ -</b>	<b>\$ 246,722</b>	<b>\$ 246,722</b>	<b>\$ 243,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 251,920</b>	<b>\$ -</b>	<b>\$ 251,920</b>	<b>\$ 251,920</b>	<b>\$ 249,128</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,426)	-	(2,426)	(2,426)	366
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$ (2,426)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ (2,426)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net change in fund balance</b>	<b>\$ (4,852)</b>	<b>\$ -</b>	<b>\$ (2,426)</b>	<b>\$ (2,426)</b>	<b>\$ 366</b>
FUND BALANCE, BEGINNING	\$ 52,053	\$ 52,053	\$ 52,053	\$ 52,053	\$ 49,627
<b>FUND BALANCE, ENDING</b>	<b>\$ 47,201</b>	<b>\$ 52,053</b>	<b>\$ 49,627</b>	<b>\$ 49,627</b>	<b>\$ 49,993</b>

**Budget Narrative**  
Fiscal Year 2025**REVENUES****Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES - Administrative****Misc. - Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Expenditures- Debt Service****Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

# **Mira Lago West**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2026

Assessment Summary  
Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION												
Assessment Area One- Series 2016												
Product	OM Units	DS Units	General Fund			Debt Service Series 2016			Total Assessments per Unit			
			FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
SF 50'	343	343	\$ 396.53	\$ 396.53	\$ 0.00	\$ 394.61	\$ 394.61	\$ -	\$ 791.14	\$ 791.14	\$ 0.00	0%
SF 60'	263	263	\$ 396.53	\$ 396.53	\$ 0.00	\$ 473.53	\$ 473.53	\$ -	\$ 870.06	\$ 870.06	\$ 0.00	0%
	606	606										