

STATEMENT 1
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2024 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 ACTUAL 03.31.2023	FY 2024 PROPOSED	VARIANCE FY 2023-2024
I. REVENUE					
GENERAL FUND REVENUES ASSESSMENTS ON ROLL	\$ 879,947	\$ 2,314,402	\$ 1,857,144	\$ 2,558,540	\$ 244,138
DEVELOPER FUNDING	1,335,608	-	266,554	-	-
INTEREST	-	-	-	-	-
MISCELLANEOUS	327	-	-	-	-
TOTAL REVENUE	2,215,882	2,314,402	2,123,698	2,558,540	244,138
II. EXPENDITURES					
GENERAL ADMINISTRATIVE					
SUPERVISORS COMPENSATION	4,069	4,800	3,887	12,000	7,200
PAYROLL TAXES	168	367	291	918	551
PAYROLL PROCESSING	200	450	554	450	-
MANAGEMENT CONSULTING SERVICES	21,000	25,000	10,500	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	7,500	4,500	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	15,000	36,000	-
ADMINISTRATIVE SERVICES	3,500	3,500	1,750	3,500	-
BANK FEES	3	300	-	300	-
MISCELLANEOUS	-	500	-	500	-
AUDITING SERVICES	3,765	3,200	-	4,200	1,000
TRAVEL PER DIEM	557	100	89	100	-
MEETING ROOM RENTAL	-	720	97	720	-
INSURANCE	22,664	25,673	24,888	65,641	39,968
REGULATORY AND PERMIT FEES	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,677	10,000	158	1,500	(8,500)
ENGINEERING SERVICES	3,035	6,000	2,341	12,000	6,000
LEGAL SERVICES	26,502	12,000	7,504	14,000	2,000
WEBSITE HOSTING	1,411	2,015	2,015	2,015	-
TOTAL GENERAL ADMINISTRATIVE	134,726	135,300	76,749	183,519	48,219
DEBT ADMINISTRATION:					
DISSEMINATION AGENT	6,500	6,500	5,000	6,500	-
TRUSTEE FEES	20,652	18,050	3,705	15,085	(2,965)
ARBITRAGE	-	1,800	475	1,900	100
TOTAL DEBT ADMINISTRATION	27,152	26,350	9,180	23,485	(2,865)

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	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 ACTUAL 03.31.2023	FY 2024 PROPOSED	VARIANCE FY 2023-2024
PHYSICAL ENVIRONMENT EXPENDITURES					
SECURITY					
COMPREHENSIVE FIELD TECH SERVICES	13,408	18,000	7,500	18,000	-
STREETPOLE LIGHTING	229,347	389,250	124,751	474,050	84,800
ELECTRICITY (IRRIGATION & POND PUMPS)	119,576	108,000	77,592	108,000	-
WATER	279,708	72,000	11,312	72,000	-
WATER PURSUANT TO SETTLEMENT AGREEMENT	-	80,860	80,859	80,860	-
TRAIL MAINTENANCE	19,950	21,000	3,000	21,000	-
LANDSCAPING MAINTENANCE	951,901	971,330	515,225	999,626	28,296
LANDSCAPE MISCELLANEOUS	10,469	25,000	28,280	50,000	25,000
IRRIGATION MAINTENANCE	16,633	25,000	19,200	40,000	15,000
ENVIRONMENTAL MITIGATION & MAINTENANCE		30,000	-	15,000	(15,000)
POND MAINTENANCE	46,012	66,312	71,130	57,040	(9,272)
NPDES MONITORING		15,000	-	7,500	(7,500)
AMENITY MANAGEMENT	2,750	3,000	1,500	3,000	-
ENTRANCE FOUNTAINS MAINTENANCE & REPAIRS	141,707	200,000	155,736	256,000	56,000
PET WASTE MANAGEMENT	-	-	-	3,400	3,400
CONTINGENCY FOR PHYSICAL ENVIRONMENT	18,837	128,000	44,297	146,060	18,060
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	1,850,298	2,152,752	1,140,382	2,351,536	198,784
TOTAL EXPENDITURES	2,012,176	2,314,402	1,226,311	2,558,540	244,138
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	203,706	-	897,387	-	-
FUND BALANCE - BEGINNING	5,820				-
FUND BALANCE - NONSPENDABLE	(44,613)				
FUND BALANCE - ENDING	\$ 164,913	\$ -	\$ 897,387	\$ -	\$ -

STATEMENT 2
MIRADA CDD
FY 2024 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
TH (Lagoon)	150	0.60	90.00	7.95%
35' (Lagoon)	142	0.70	99.40	8.78%
TH (23')	110	0.46	50.60	4.47%
35'	118	0.70	82.60	7.30%
40'	123	0.80	98.40	8.69%
50'	152	1.00	152.00	13.43%
60'	210	1.20	252.00	22.27%
TH (27') (AA - Ph 1)	154	0.60	92.40	8.16%
50' (AA - Ph1)	134	1.00	134.00	11.84%
60' (AA - Ph1)	67	1.20	80.40	7.10%
Total	1360		1131.80	100.00%

Product Type	Units	ERU	Total ERU	% ERU
TH (27') AA - Ph 2	226	0.60	135.60	29.97%
50' (AA - Ph2)	210	1.00	210.00	46.42%
60' (AA - Ph2)	89	1.20	106.80	23.61%
Total	525		452.40	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 2,558,540	
Plus: Early Payment Discount (4.0%)	\$ 108,874	
Plus: County Collection Charges (2.0%)	\$ 54,437	
Total Expenditures - GROSS	\$ 2,721,851	[a]
Total ERU:	\$ 1,584.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,718.12	[a] / [b]
Total AR / ERU - NET:	\$ 1,615.04	

3. Proposed FY 2024 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	150	0.60	\$969	\$145,353	\$1,031	\$154,631
35' (Lagoon)	142	0.70	\$1,131	\$160,535	\$1,203	\$170,781
TH (23')	110	0.46	\$743	\$81,721	\$790	\$86,937
35'	118	0.70	\$1,131	\$133,402	\$1,203	\$141,917
40'	123	0.80	\$1,292	\$158,920	\$1,374	\$169,063
50'	152	1.00	\$1,615	\$245,485	\$1,718	\$261,155
60'	210	1.20	\$1,938	\$406,989	\$2,062	\$432,967
TH (27') (AA - Ph 1)	154	0.60	\$969	\$149,229	\$1,031	\$158,755
50' (AA - Ph1)	134	1.00	\$1,615	\$216,415	\$1,718	\$230,229
60' (AA - Ph1)	67	1.20	\$1,938	\$129,849	\$2,062	\$138,137
TH (27') AA - Ph 2	226	0.60	\$969	\$218,999	\$1,030.87	\$232,978
50' (AA - Ph2)	210	1.00	\$1,615	\$339,158	\$1,718.12	\$360,806
60' (AA - Ph2)	89	1.20	\$1,938	\$172,486	\$2,062	\$183,496
Total	1885			\$2,558,540		\$2,721,851

STATEMENT 2
MIRADA CDD
FY 2024 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

4. FY 2023 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$893	\$89,348	\$951	\$95,051
35' (Lagoon)	142	0.70	\$1,042	\$148,019	\$1,109	\$157,467
TH (23')	110	0.46	\$685	\$75,350	\$729	\$80,159
35'	118	0.70	\$1,042	\$123,002	\$1,109	\$130,853
40'	123	0.80	\$1,191	\$146,530	\$1,267	\$155,883
50'	152	1.00	\$1,489	\$226,347	\$1,584	\$240,795
60'	210	1.20	\$1,787	\$375,260	\$1,901	\$399,213
TH (27') (AA - Ph 1)	154	0.60	\$893	\$137,595	\$951	\$146,378
50' (AA - Ph1)	134	1.00	\$1,489	\$199,543	\$1,584	\$212,280
60' (AA - Ph1)	67	1.20	\$1,787	\$119,726	\$1,901	\$127,368
TH (27') AA - Ph 2	214	0.60	\$893	\$191,204	\$951	\$203,409
50' (AA - Ph2)	204	1.00	\$1,489	\$303,782	\$1,584	\$323,172
60' (AA - Ph2)	100	1.20	\$1,787	\$178,695	\$1,901	\$190,101
Total	1828			\$2,314,402		\$2,462,130

5. Difference between Adopted FY 2023 and FY 2024 /(a)

Product Type	Units	ERU	Difference	Total Difference	% Increase	Per mo. Increase
TH (Lagoon)	50	0.60	\$80	\$59,580	8.99%	\$6.70
35' (Lagoon)	0	0.70	\$94	\$13,314	8.99%	\$7.81
TH (23')	0	0.46	\$62	\$6,778	8.99%	\$5.13
35'	0	0.70	\$94	\$11,064	8.99%	\$7.81
40'	0	0.80	\$107	\$13,180	8.99%	\$8.93
50'	0	1.00	\$134	\$20,360	8.99%	\$11.16
60'	0	1.20	\$161	\$33,754	8.99%	\$13.39
TH (27')	0	0.60	\$80	\$12,377	8.99%	\$6.70
50' (AA - Ph1)	0	1.00	\$134	\$17,949	8.99%	\$11.16
60' (AA - Ph1)	0	1.20	\$161	\$10,769	8.99%	\$13.39
TH (27') AA - Ph 2	12	0.60	\$80	\$29,569	8.99%	\$6.70
50' (AA - Ph2)	6	1.00	\$134	\$37,634	8.99%	\$11.16
60' (AA - Ph2)	-11	1.20	\$161	(\$6,606)	8.99%	\$13.39
Total	57			\$259,721		

Footnote:

Developer will enter into an O&M deficit funding agreement for the FY 2023/2024 budget to cover any shortfalls in the FY 2023/2024 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

STATEMENT 3 MIRADA CDD FY 2024 BUDGET - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		\$ 12,000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 12 Meetings Considered.
PAYROLL TAXES		\$ 918	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 450	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	\$ 25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	BREEZE	\$ 4,500	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	\$ 36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.
ADMINISTRATIVE SERVICES	BREEZE	\$ 3,500	The District receives administrative services as part of the agreement
BANK FEES	BANK UNITED	\$ 300	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		\$ 500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	Dibartolomeo	\$ 4,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		\$ 100	Reimbursement to Board Supervisors for travel to District Meetings
MEETING ROOM RENTAL	Hilton Garden Inn	\$ 720	Room rental in Pasco County for Board of Supervisor meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 65,641	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS. An additional amount of \$10,000 is being incorporated for infrastructure being added such as awnings, vehicle gates, fencing and a perimeter wall
REGULATORY AND PERMIT FEES	State of Florida	\$ 175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	Business Observer	\$ 1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	\$ 12,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	\$ 14,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager
WEBSITE HOSTING	Campus Suite	\$ 2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
EXPENDITURES DEBT ADMINISTRATION:			
DISSEMINATION AGENT		\$ 6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	\$ 15,085	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee
ARBITRAGE	LLS SOLUTIONS	\$ 1,900	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the outstanding Series

STATEMENT 3 MIRADA CDD FY 2024 BUDGET - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
PHYSICAL ENVIRONMENT EXPENDITURES:			
COMPREHENSIVE FIELD TECH SERVICES	Breeze	\$ 18,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
STREETPOLE LIGHTING		\$ 474,050	It is anticipated that in FY 2023 there will be approximately 515 Streetleaf lights and 219 WREC & TECO lights for total 734 lights. In FY 2024 it is anticipated that an additional 62 streetlights will be installed. An additional \$6,200 will be required for deposit
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ 108,000	Electricity is averaging \$9,000 monthly for District operations
WATER		\$ 72,000	Water is averaging approximately \$6,000 per month for District operations
WATER PURSUANT TO SETTLEMENT AGREEMENT		\$ 80,860	Based on an agreement with Pasco County
TRAIL MAINTENANCE	Grandview	\$ 21,000	Maintenance of the wilderness trail - 7x annually during the months of March, May, June, July, August, September, and December.
LANDSCAPING MAINTNANCE	Grandview	\$ 999,626	Contract provides for base services at \$754,776. Addendum 1 provides for maintenance of Cabana Rye and the Bridge on Bay Court is \$20,350 annually, Addendum 2 provides for one additional retention ponds at the end of Kenton Road for \$3,000 on an annual basis, Addendum 3 provides for additional retention ponds and common area turf at \$36,000 annually, Fertilization is contracted for \$120,500 on an annual basis. Mulch is contracted for \$35,000 annually. An additional \$30,000 is estimated for pond bank mowing related to 5 new ponds that will brought online for service
LANDSCAPE MISCELLANEOUS		\$ 50,000	Maintenance of misc. common area and any minor tree trimming. Amount also considers replenishment of \$25,000
IRRIGATION MAINTENANCE		\$ 40,000	Maintenance and repair of the District irrigation system - contracted irrigation service at \$30,000 annually and an additional \$10,000 is incorporated for the parts and labor related to any necessary repairs
ENVIRONMENTAL MITIGATION & MAINTENANCE		\$ 15,000	The District is estimating amounts to be appropriated at \$30,000
POND MAINTENANCE	Steadfast	\$ 57,040	Current contract provides for pond maintenance of areas 1- 75 at a annual cost of \$50,040 for 75,684 linear feet . Adding 5 new ponds in FY 2024 and maintenance is estimated at \$7,000 annually
NPDES MONITORING		\$ 7,500	The District is estimating amounts to be appropriated at \$15,000
AMENITY MANAGEMENT		\$ 3,000	
ENTRANCE FOUNTAINS MAINTENANCE & REPAIRS		\$ 256,000	Cleaning and water treatment \$206,000. Equipment maintenance & repair for 8 fountain features and 2 a small fountains \$50,000.
PET WASTE MANAGEMENT	POOP 911	\$ 3,400	The District has contracted for pet waste removal of 8 stations for an annual appropriation of \$3,400
CONTINGENCY FOR PHYSICAL ENVIRONMENT		\$ 146,060	Miscellaneous expenditures not allocated in the above line items

STATEMENT 4
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2023-2024 PROPOSED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2018A-1	SERIES 2018A-2 (AA1)	SERIES 2018A-2 (AA2)	SERIES 2019 BAN*	SERIES 2021	TOTAL FY24 BUDGET
REVENUE						
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	703,125	CLOSED				703,125
SPECIAL ASSESSMENTS - OFF-ROLL - NET	-		96,481	12,270,000	303,713	12,670,194
LESS: EARLY PAYMENT DISCOUNT	(28,125)					(28,125)
TOTAL REVENUE	675,000	-	96,481	12,270,000	303,713	13,041,481
EXPENDITURES						
COUNTY - ASSESSMENT COLLECTION FEES	14,063					14,063
INTEREST EXPENSE						-
May 1, 2024	242,969		48,241	270,000	151,856	713,066
November 1, 2024	242,969		48,241	-	151,856	443,066
PRINCIPAL RETIREMENT						
November 1, 2024	175,000		-	12,000,000		12,175,000
TOTAL EXPENDITURES	675,000	-	96,481	12,270,000	303,713	13,041,481
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-		-	-	-	-
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ -	\$ -	\$ -	\$ -		\$ -

*May 1, 2024 Principal Retirement

Table 1. Series 2018A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (23s)	110	0.46	50.6	8.1%	\$56,743	\$516
35'	112	0.70	78.4	12.5%	\$87,919	\$785
40'	118	0.80	94.4	15.1%	\$105,861	\$897
50'	148	1.00	148.0	23.6%	\$165,969	\$1,121
60'	213	1.20	255.6	40.8%	\$286,633	\$1,346
Total	701		627.0	100.0%	\$703,125	

Table 2. Series 2018A-2 (AA1) Allocation of Maximum Annual Debt Service (NET MADS)
CLOSED

Table 3. Series 2018A-2 (AA2) Allocation of Maximum Annual Debt Service (NET MADS)

OFF ROLL

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (27s)	154	0.60	91.6	30.0%	\$28,908	\$188
50'	135	1.00	135.0	44.1%	\$42,588	\$315
60'	66	1.20	79.2	25.9%	\$24,985	\$379
Total	355		305.8	100.0%	\$96,481	

Table 4. Series 2019 BAN Allocation of Maximum Annual Debt Service (NET MADS)

OFF ROLL

O&M On roll for PH 1

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	398	0.60	238.8	53.2%	\$6,528,690	\$16,404
35'	300	0.70	210.0	46.8%	\$5,741,310	\$19,138
Total	698		448.8	100.0%	\$12,270,000	

Table 5. Series 2021 (AA4) Allocation of Maximum Annual Debt Service (NET MADS)

OFF ROLL

O&M On roll for remaining lots

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (27s)	202	0.54	109.1	40.1%	\$121,851	\$603
50'	122	1.00	122.0	44.9%	\$136,284	\$1,117
60'	34	1.20	40.8	15.0%	\$45,577	\$1,340
Total	358		271.88	100.0%	303,713	