

**MIRADA  
COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
August 23, 2018***

***9:00 a.m.***

***Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# MIRADA COMMUNITY DEVELOPMENT DISTRICT AGENDA.

Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida

|                                      |   |   |
|--------------------------------------|---|---|
| <b>District Board of Supervisors</b> | Mike Lawson<br>Doug Draper<br>Lori Price<br>Ted Sanders | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | Paul Cusmano  | DPFG  |
| <b>District Attorney</b>             | Vivek Babbar  | Straley ,Robin & Vericker   |
| <b>District Engineer</b>             | Tonja Stewart   | Stantec Consulting Services, Inc.                                       |

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of seven different sections:**

The meeting will begin promptly with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

## **MIRADA COMMUNITY DEVELOPMENT DISTRICT**

Thursday, August 23, 2018

Time: 9:00 a.m.

Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida, 33558

Conference Call No.: (563) 999-2090

Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Consent Agenda**

- |  |                  |
|--|------------------|
| <b>A. Approval of Minutes from July 10, 2018 Meeting</b>   | <b>Exhibit 1</b> |
| <b>B. Acceptance of the July 2018 Financial Statements</b> | <b>Exhibit 2</b> |

#### **IV. Business Matters**

- |  |                  |
|--|------------------|
| <b>A. Fiscal Year 2018/2019 Budget Hearing</b>   |                  |
| 1. Open Public Hearing   |                  |
| 2. Review Budget   |                  |
| 3. Audience Comments   |                  |
| 4. Close Public Hearing  |                  |
| <b>B. Consideration and Adoption of Resolution 2018-08<br/>Adopting the FY 2018/2019 Budget</b>                        | <b>Exhibit 3</b> |
| <b>C. Acceptance of the Budget Funding Agreement</b>   | <b>Exhibit 4</b> |
| <b>D. Consideration and Adoption of Resolution 2018-09<br/>Imposing Special Assessments</b>                            | <b>Exhibit 5</b> |
| <b>E. Consideration and Adoption of Resolution 2018-10<br/>Setting Forth of the Final Terms of Special Assessments</b> | <b>Exhibit 6</b> |
| 1. Report of District Engineer dated Aril 20, 2018   |                  |
| 2. Second Supplemental Assessment Methodology Report   |                  |
| <b>F. Consideration and Adoption of Resolution 2018-12<br/>FY 2019 Meeting Schedule</b>                                | <b>Exhibit 7</b> |
| <b>G. Consideration and Adoption of Resolution 2018- 11<br/>Re-Designating Officers</b>                                | <b>Exhibit 8</b> |

#### **V. Staff Reports**

- |                            |  |
|----------------------------|--|
| <b>A. District Manager</b> |  |
|----------------------------|--|

**B. Attorney**

**C. District Engineer**

**VI. Supervisors Requests**

**VII. Audience Questions and Comments on Other Items**

**VIII. Adjournment**

## **Exhibit 1**

**MINUTES OF MEETING  
MIRADA  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Mirada Community Development District was held on Tuesday, July 10, 2018 at 9:00 a.m. at the Residence Inn 2101 Northpointe Parkway, Lutz, Florida 33558.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

|             |                                       |
|-------------|---------------------------------------|
| Mike Lawson | Board Supervisor, Chairman            |
| Doug Draper | Board Supervisor, Vice Chairman       |
| Lori Price  | Board Supervisor, Assistant Secretary |

Also present were:

|              |   |
|--------------|---|
| Paul Cusmano | District Manager, DPFG  |
| Vivek Babbar | District Attorney, Straley, Robin & Vericker ( <i>via phone</i> ) |
| Lore Yeira   | Assistant District Manager, DPFG                                  |

*The following is a summary of the discussions and actions taken at the June 12, 2018 Mirada CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Consent Agenda**

Mr. Cusmano presented the meeting minutes from the May 1, 2018 meeting and the financial statements for April 2018 and asked for comments, questions, or corrections.

- A. Exhibit 1:** Approval of the Minutes from the June 12, 2018 Regular Meeting
- B. Exhibit 2:** Acceptance of the May 2018 Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved **Items A & B** for the meeting for the Mirada Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

- A.** Consideration and Adoption of Resolution 2018-07 Electronic Records Policy

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2018-07** Electronic Records Policy for the Mirada Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Manager**

There being none, next item followed.

**B. Attorney**

There being none, next item followed.

**C. District Engineer**

There being none, next item followed.

**SIXTH ORDER OF BUSINESS – Supervisors Requests**

There being none, next item followed.

**SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

There being none, next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

|   |
|---|
| On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Mirada Community Development District. |
|---|

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**   ☐ Secretary   ☐ Assistant Secretary

\_\_\_\_\_  
**Printed Name**

**Title:**   ☐ Chairman   ☐ Vice Chairman

## **Exhibit 2**



# **Mirada CDD**

## **Community Development District**

Financial Statements  
Unaudited

Period ending  
June 30, 2018

**MIRADA CDD  
BALANCE SHEET  
June 30, 2018**

|   | <b><u>FY2018</u></b><br><b><u>GEN FUND</u></b> | <b><u>2017</u></b> | <b><u>2018A-1 (AA1)</u></b> | <b><u>2018A-2 (AA1)</u></b> | <b><u>2018A-2 (AA2)</u></b> | <b><u>2017</u></b><br><b><u>CONSTRUCTION</u></b> | <b><u>2018</u></b><br><b><u>CONSTRUCTION</u></b> | <b><u>2018A-2 (AA2)</u></b><br><b><u>CONSTRUCTION</u></b> | <b><u>CONSOLIDATED</u></b><br><b><u>TOTAL</u></b> |
|---|--|--------------------|-----------------------------|-----------------------------|-----------------------------|--|--|---|---|
| <b><u>ASSETS:</u></b>                       |  |                    |                             |                             |                             |  |  |   |   |
| CASH  | \$ 124,644                                     | \$ -               | \$ -                        | \$ -                        | \$ -                        | \$ -   | \$ -   | \$ -  | \$ 124,644  |
| DEBT SERVICE RESERVE FUND                   | -  | -                  | 330,469                     | 411,188                     | 513,850                     | -  | -  | -   | 1,255,507   |
| CAP INTEREST                                | -  | 145                | 219,489                     | 756,214                     | 729,382                     | -  | -  | -   | 1,705,230   |
| COST OF ISSUANCE                            | -  | -                  | 1,847                       | 2,846                       | 1,861                       | -  | -  | -   | 6,554   |
| ACQ/CONSTRUCTION FUND                       | -  | -                  | -                           | -                           | -                           | 44,351   | 13,862,259                                       | 4,667,444   | 18,574,054  |
| ACCOUNTS RECEIVABLE                         | 550  | -                  | -                           | -                           | -                           | -  | -  | -   | 550   |
| DEPOSIT                                     | -  | -                  | -                           | -                           | -                           | -  | -  | -   | -   |
| <b>TOTAL ASSETS</b>                         | <b>\$ 125,194</b>                              | <b>\$ 145</b>      | <b>\$ 551,805</b>           | <b>\$ 1,170,248</b>         | <b>\$ 1,245,093</b>         | <b>\$ 44,351</b>                                 | <b>\$ 13,862,259</b>                             | <b>\$ 4,667,444</b>                                       | <b>\$ 21,666,539</b>                              |
| <b><u>LIABILITIES:</u></b>                  |  |                    |                             |                             |                             |  |  |   |   |
| ACCOUNTS PAYABLE                            | \$ 8,463                                       | \$ -               | \$ 445,123                  | \$ -                        | \$ 956,749                  | \$ 2,216,511                                     | \$ 491,701                                       | \$ -  | \$ 4,118,547                                      |
| RETAINAGE PAYABLE                           | -  | -                  | -                           | -                           | -                           | -  | -  | -   | -   |
| <b><u>FUND BALANCE:</u></b>                 |  |                    |                             |                             |                             |  |  |   |   |
| RESTRICTED FOR:                             |  |                    |                             |                             |                             |  |  |   |   |
| ASSIGNED:                                   | -  | -                  | -                           | -                           | -                           | -  | -  | -   | -   |
| UNASSIGNED:                                 | 116,731  | 145                | 106,682                     | 1,170,248                   | 288,344                     | (2,172,160)                                      | 13,370,558                                       | 4,667,444   | 17,547,992  |
| <b>TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 125,194</b>                              | <b>\$ 145</b>      | <b>\$ 551,805</b>           | <b>\$ 1,170,248</b>         | <b>\$ 1,245,093</b>         | <b>\$ 44,351</b>                                 | <b>\$ 13,862,259</b>                             | <b>\$ 4,667,444</b>                                       | <b>\$ 21,666,539</b>                              |

**MIRADA CDD  
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE  
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <b>FY2018<br/>ADOPTED<br/>BUDGET</b> | <b>BUDGET<br/>YEAR-TO-DATE</b> | <b>ACTUAL<br/>YEAR-TO-DATE</b> | <b>VARIANCE<br/>FAVORABLE<br/>(UNFAVORABLE)</b> |
|--|--------------------------------------|--------------------------------|--------------------------------|---|
| <b>I. REVENUE</b>                          |                                      |                                |                                |   |
| SPECIAL ASSESSMENTS - OFF ROLL             | -                                    | -                              | 151,621                        | 151,621   |
| DEVELOPER FUNDING                          | 362,105                              | 135,789                        | 68,058                         | (67,731)  |
| MISCELLANEOUS REVENUE                      | -                                    | -                              | 134                            | 134   |
| INTEREST                                   | -                                    | -                              | 6                              | (6)   |
| <b>TOTAL REVENUE</b>                       | <b>362,105</b>                       | <b>135,789</b>                 | <b>219,819</b>                 | <b>84,018</b>                                   |
| <b>II. EXPENDITURES</b>                    |                                      |                                |                                |   |
| <b>ADMINISTRATIVE:</b>                     |                                      |                                |                                |   |
| SUPERVISORS COMPENSATION                   | 12,000                               | 9,000                          | 6,000                          | 3,000   |
| PAYROLL TAXES                              | 918                                  | 689                            | 495                            | 194   |
| PAYROLL PROCESSING                         | 660                                  | 495                            | 481                            | 14  |
| MANAGEMENT CONSULTING SERVICES             | 21,000                               | 15,750                         | 20,750                         | (5,000)   |
| CONSTRUCTION ACCOUNTING SERVICES           | 9,000                                | 9,000                          | 9,000                          | -   |
| PLANNING AND COORDINATING SERVICES         | 36,000                               | 27,000                         | 27,000                         | -   |
| ADMINISTRATIVE SERVICES                    | 3,500                                | 2,625                          | 2,628                          | (3)   |
| BANK FEES                                  | 300                                  | 225                            | 127                            | 98  |
| MISCELLANEOUS                              | 500                                  | 375                            | 150                            | 225   |
| AUDITING SERVICES                          | 4,500                                | 3,375                          | 2,850                          | 525   |
| TRAVEL PER DIEM                            | -                                    | -                              | 41                             | (41)  |
| INSURANCE                                  | 4,000                                | 4,000                          | 5,300                          | (1,300)   |
| REGULATORY AND PERMIT FEES                 | 175                                  | 175                            | 175                            | -   |
| LEGAL ADVERTISEMENTS                       | 2,000                                | 1,500                          | 685                            | 815   |
| ENGINEERING SERVICES                       | 4,000                                | 3,000                          | 3,874                          | (874)   |
| LEGAL SERVICES                             | 7,500                                | 5,625                          | 9,578                          | (3,953)   |
| PERFORMANCE & WARRANTY BOND PREM.          | -                                    | -                              | -                              | -   |
| WEBSITE HOSTING                            | 720                                  | 540                            | 540                            | -   |
| ADMINISTRATIVE CONTINGENCY                 | -                                    | -                              | -                              | -   |
| <b>TOTAL ADMINISTRATIVE</b>                | <b>106,773</b>                       | <b>83,374</b>                  | <b>89,674</b>                  | <b>(6,301)</b>                                  |
| <b>DEBT SERVICE ADMINISTRATION:</b>        |                                      |                                |                                |   |
| DISSEMINATION AGENT                        | 1,000                                | 1,000                          | 2,000                          | (1,000)   |
| TRUSTEE FEES                               | 8,000                                | 4,500                          | 5,000                          | (500)   |
| ARBITRAGE                                  | 750                                  | 750                            | -                              | 750   |
| <b>TOTAL DEBT SERVICE ADMINISTRATION</b>   | <b>9,750</b>                         | <b>6,250</b>                   | <b>7,000</b>                   | <b>(1,500)</b>                                  |
| <b>PHYSICAL ENVIRONMENT:</b>               |                                      |                                |                                |   |
| FIELD MANAGER                              | 8,781                                | 6,586                          | 336                            | 6,250   |
| FIELD TRAVEL                               | 1,400                                | 1,050                          | -                              | 1,050   |
| ELECTRICITY (IRRIGATION & PUMPS)           | -                                    | -                              | 421                            | (421)   |
| CONTINGENCY FOR PHYSICAL ENVIRONMENT       | 235,401                              | 176,551                        | 7,525                          | 169,026   |
| <b>TOTAL FIELD OPERATIONS</b>              | <b>245,582</b>                       | <b>184,187</b>                 | <b>8,282</b>                   | <b>175,905</b>                                  |
| <b>TOTAL EXPENDITURES</b>                  | <b>362,105</b>                       | <b>273,810</b>                 | <b>104,956</b>                 | <b>168,104</b>                                  |
| <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | -                                    | (138,021)                      | 114,863                        | 252,122   |
| <b>FUND BALANCE - BEGINNING</b>            | -                                    | -                              | 1,869                          | 1,869   |
| <b>FUND BALANCE - ENDING</b>               | <b>\$ -</b>                          | <b>(138,021)</b>               | <b>116,732</b>                 | <b>253,991</b>                                  |

# MIRADA CDD

SERIES 2017

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                             |                                |
| BOND PROCEEDS                              | 9,981,588                      |
| INTEREST                                   | 76                             |
| <b>TOTAL REVENUE</b>                       | <u><b>9,981,664</b></u>        |
| <br><b>EXPENDITURES</b>                    |                                |
| PRINCIPAL RETIREMENT                       | 10,665,000                     |
| INTEREST EXPENSE                           | 559,913                        |
| MISC. ISSUANCE COSTS                       | 1,250                          |
| LEGAL FEES                                 | -                              |
| <b>TOTAL EXPENDITURES</b>                  | <u><b>11,226,163</b></u>       |
| <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | (1,244,499)                    |
| TRANSFER OUT                               | (206)                          |
| TRANSFER IN                                | 1,093,428                      |
| FUND BALANCE - BEGINNING                   | 151,422                        |
| <br>FUND BALANCE - ENDING                  | <u><u><b>146</b></u></u>       |

**MIRADA CDD**  
**SERIES 2018A-1 (AA1)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                                 |                                |
| BOND PROCEEDS                                  | 603,145                        |
| INTEREST                                       | 41                             |
| <b>TOTAL REVENUE</b>                           | <u><b>603,186</b></u>          |
| <br><b>EXPENDITURES</b>                        |                                |
| UNDERWRITERS COUNSEL FEES                      | 30,158                         |
| CONSULTING FEES                                | 5,637                          |
| TRUSTEE FEES                                   | 5,580                          |
| LEGAL FEES                                     | 10,006                         |
| REQUISITION EXPENSES                           | 445,124                        |
| <b>TOTAL EXPENDITURES</b>                      | <u><b>496,505</b></u>          |
| <br><b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 106,681                        |
| TRANSFER IN                                    | -                              |
| <br>FUND BALANCE - BEGINNING                   | -                              |
| <br>FUND BALANCE - ENDING                      | <u><u><b>106,681</b></u></u>   |

**MIRADA CDD**  
**SERIES 2018A-2 (AA1)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                             |                                |
| BOND PROCEEDS                              | 1,249,318                      |
| INTEREST                                   | 86                             |
| <b>TOTAL REVENUE</b>                       | <u><b>1,249,404</b></u>        |
| <br><b>EXPENDITURES</b>                    |                                |
| UNDERWRITERS COUNSEL FEES                  | 49,066                         |
| CONSULTING FEES                            | 8,684                          |
| TRUSTEE FEES                               | 5,992                          |
| <b>TOTAL EXPENDITURES</b>                  | <u><b>63,742</b></u>           |
| <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 1,185,662                      |
| TRANSFER OUT                               | (15,415)                       |
| <br>FUND BALANCE - BEGINNING               | <br>-                          |
| <br>FUND BALANCE - ENDING                  | <br><u><b>1,170,247</b></u>    |

**MIRADA CDD**  
**SERIES 2018A-2 (AA2)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                                 |                                |
| BOND PROCEEDS                                  | 1,296,852                      |
| INTEREST                                       | -                              |
| <b>TOTAL REVENUE</b>                           | <u><b>1,296,852</b></u>        |
| <br><b>EXPENDITURES</b>                        |                                |
| UNDERWRITERS COUNSEL FEES                      | 30,381                         |
| CONSULTING FEES                                | 5,679                          |
| TRUSTEE FEES                                   | 5,621                          |
| REQUISITION EXPENSES                           | 956,749                        |
| <b>TOTAL EXPENDITURES</b>                      | <u><b>998,430</b></u>          |
| <br><b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 298,422                        |
| TRANSFER OUT                                   | (10,080)                       |
| <br>FUND BALANCE - BEGINNING                   | -                              |
| <br>FUND BALANCE - ENDING                      | <u><u><b>288,342</b></u></u>   |

**MIRADA CDD**  
**2017 CAPITAL PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u>   |
|--|----------------------------------|
| <b>REVENUE</b>                             |                                  |
| DEVELOPER FUNDING                          | -                                |
| BOND PROCEEDS                              | -                                |
| INTEREST                                   | 34,046                           |
| <b>TOTAL REVENUE</b>                       | <u><b>34,046</b></u>             |
| <br><b>EXPENDITURES</b>                    |                                  |
| CONSTRUCTION IN PROGRESS                   | 7,483,132                        |
| <b>TOTAL EXPENDITURES</b>                  | <u><b>7,483,132</b></u>          |
| <b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | (7,449,086)                      |
| TRANSFER IN                                | 206                              |
| TRANSFER OUT                               | (1,093,428)                      |
| FUND BALANCE - BEGINNING                   | 6,370,148                        |
| <br>FUND BALANCE - ENDING                  | <u><u><b>(2,172,160)</b></u></u> |



**MIRADA CDD**  
**2018 CAPITAL PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                                 |                                |
| DEVELOPER FUNDING                              | -                              |
| BOND PROCEEDS                                  | 14,306,026                     |
| INTEREST                                       | 1,055                          |
| <b>TOTAL REVENUE</b>                           | <u><b>14,307,081</b></u>       |
| <br><b>EXPENDITURES</b>                        |                                |
| BOND CLOSING PROCEDURES                        | 25,000                         |
| CONSTRUCTION IN PROGRESS                       | 911,523                        |
| <br><b>TOTAL EXPENDITURES</b>                  | <u><b>936,523</b></u>          |
| <br><b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 13,370,558                     |
| TRANSFER IN                                    | -                              |
| <br>FUND BALANCE - BEGINNING                   | -                              |
| <br>FUND BALANCE - ENDING                      | <u><b>13,370,558</b></u>       |

**MIRADA CDD**  
**2018A-2 (AA2) CAPITAL PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE**  
**FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

|  | <u>ACTUAL<br/>YEAR-TO-DATE</u> |
|--|--------------------------------|
| <b>REVENUE</b>                                 |                                |
| DEVELOPER FUNDING                              | -                              |
| BOND PROCEEDS                                  | 5,029,671                      |
| INTEREST                                       | 371                            |
| <b>TOTAL REVENUE</b>                           | <u><b>5,030,042</b></u>        |
| <br><b>EXPENDITURES</b>                        |                                |
| REQUISITION EXPENSES                           | 362,598                        |
| <br><b>TOTAL EXPENDITURES</b>                  | <u><b>362,598</b></u>          |
| <br><b>EXCESS REVENUE OVER (UNDER) EXPEND.</b> | 4,667,444                      |
| TRANSFER IN                                    | -                              |
| <br>FUND BALANCE - BEGINNING                   | -                              |
| <br>FUND BALANCE - ENDING                      | <u><b>4,667,444</b></u>        |

**MIRADA CDD**  
**Cash Reconciliation - General Fund**  
**June 30, 2018**

|   |                             |
|---|-----------------------------|
| <b>Balance Per Bank Statement</b>       | \$ 125,026.16               |
| Less: Outstanding Checks                | (382.52)                    |
| <b><i>Adjusted Bank Balance</i></b>     | <b><u>\$ 124,643.64</u></b> |
|   |                             |
| <b>Beginning Cash Balance Per Books</b> | \$ 82,317.84                |
| Cash Receipts                           | 50,540.43                   |
| Cash Disbursements                      | (8,214.63)                  |
| <b><i>Balance Per Books</i></b>         | <b><u>\$ 124,643.64</u></b> |

**Mirada CDD  
Check Register  
FY 2018**

| DATE              | CHECK NO.   | PAYEE                             | TRANSACTION                       | DEPOSIT          | DISBURSEMT       | BALANCE         |
|-------------------|-------------|-----------------------------------|-----------------------------------|------------------|------------------|-----------------|
| <b>9/30/2017</b>  | <b>EOY</b>  | <b>TOTALS</b>                     |                                   | <b>1,283.47</b>  | <b>1,624.70</b>  | <b>499.89</b>   |
| 10/03/2017        |             | Developer Funding                 | GF 2017-26                        | 5,300.00         |                  | 5,799.89        |
| 10/04/2017        | 1087        | Egis Insurance & Risk Advisors    | Insurance FY 2018                 |                  | 5,300.00         | 499.89          |
| 10/20/2017        | 1088        | TECO                              | 8/22-9/19 - 31126 SR 52           |                  | 27.56            | 472.33          |
| 10/25/2017        | 1089        | Venturesin.com, Inc.              | Web Site Hosting - August         |                  | 60.00            | 412.33          |
| 10/25/2017        |             | Developer Funding                 | GF 2017-25, 2018-01               | 22,066.46        |                  | 22,478.79       |
| 10/26/2017        | 1090        | DPFG MANAGEMENT & CONSULTING, LLC |                                   |                  | 18,792.00        | 3,686.79        |
| 10/26/2017        | 1091        | Stantec Consulting Services, Inc. | Engineering Svcs thru 8/18/17     |                  | 308.72           | 3,378.07        |
| 10/26/2017        | 1092        | Straley Robin Vericker            | Legal Svcs thru 8/15/17           |                  | 1,518.69         | 1,859.38        |
| <b>10/31/2017</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>27,366.46</b> | <b>26,006.97</b> | <b>1,859.38</b> |
| 11/02/2017        | 1093        | Steve Faison                      | Severence                         |                  | 336.00           | 1,523.38        |
| 11/02/2017        |             | Developer Funding                 | GF 2017-27/GF 2018-02             | 163.48           |                  | 1,686.86        |
| 11/03/2017        | 1094        | Business Observer                 | Legal Ad                          |                  | 65.88            | 1,620.98        |
| 11/03/2017        | 1095        | Straley Robin Vericker            | Legal Svcs thru 9/15/17           |                  | 37.60            | 1,583.38        |
| 11/03/2017        | 1096        | Venturesin.com, Inc.              | Web Site Hosting - October        |                  | 60.00            | 1,523.38        |
| 11/10/2017        | ACH111017   | Paychex                           | Payroll Invoice                   |                  | 35.00            | 1,488.38        |
| 11/17/2017        | 80020       | Ira Draper                        | BOS Mtgs - 5/2 & 6/6/17           |                  | 385.45           | 1,102.93        |
| 11/17/2017        | 80022DD     | Lori Price                        | BOS Mtgs - 5/2 & 6/6/17           |                  | 348.57           | 754.36          |
| 11/17/2017        | 80021       | Michael Lawson                    | BOS Mtg- 5/2/17                   |                  | 184.70           | 569.66          |
| 11/17/2017        | ACH11172017 | Paychex                           | BOS Mtgs - 5/2 & 6/6/17           |                  | 211.63           | 358.03          |
| 11/17/2017        | 80023       | Theodore Sanders                  | BOS Mtg - 6/6/17                  |                  | 184.70           | 173.33          |
| 11/17/2017        | ACH11117    | Paychex                           | EIB Invoice                       |                  | 96.99            | 76.34           |
| 11/22/2017        |             | Developer Funding                 | GF 2018-03                        | 15,143.52        |                  | 15,219.86       |
| 11/22/2017        | 1097        | Business Observer                 | Legal Ads                         |                  | 129.63           | 15,090.23       |
| 11/22/2017        | 1098        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - November         |                  | 5,042.00         | 10,048.23       |
| 11/22/2017        | 1099        | FLORIDA DEPT OF ECONOMIC          | Annual Filing - FY 2018           |                  | 175.00           | 9,873.23        |
| 11/22/2017        | 1100        | Lerner Reporting Services, Inc.   | Arbitrage                         |                  | 7,000.00         | 2,873.23        |
| 11/22/2017        | 1101        | Stantec Consulting Services, Inc. | Engineering Svcs thru 10/13/17    |                  | 126.00           | 2,747.23        |
| 11/22/2017        | 1102        | Straley Robin Vericker            | Legal Svcs                        |                  | 343.60           | 2,403.63        |
| 11/22/2017        | 1103        | TECO                              | Electricity                       |                  | 117.05           | 2,286.58        |
| 11/22/2017        | 1104        | Venturesin.com, Inc.              | Web Site Hosting - November       |                  | 60.00            | 2,226.58        |
| 11/22/2017        | 80024       | Ira Draper                        | BOS Mtgs - 8/8, 10/3 & 11/7/17    |                  | 557.84           | 1,668.74        |
| 11/22/2017        | 80026DD     | Lori Price                        | BOS Mtgs - 8/8, 10/3 & 11/7/17    |                  | 513.27           | 1,155.47        |
| 11/22/2017        | 80025       | Michael Lawson                    | BOS Mtgs - 8/8, 10/3 & 11/7/17    |                  | 554.10           | 601.37          |
| 11/22/2017        | ACH11222017 | Paychex                           | BOS Mtgs - 8/8, 10/3 & 11/7/17    |                  | 327.03           | 274.34          |
| <b>11/30/2017</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>15,307.00</b> | <b>16,892.04</b> | <b>274.34</b>   |
| 12/07/2017        |             | Developer Funding                 | GF 2018-04                        | 334.01           |                  | 608.35          |
| 12/08/2017        | 1105        | Stantec Consulting Services, Inc. | Engineering Svcs thru 11/10/17    |                  | 214.00           | 394.35          |
| 12/08/2017        | 1106        | TECO                              | 10/20-11/16 - 31126 St Rd 52      |                  | 120.01           | 274.34          |
| 12/14/2017        |             | Developer Funding                 | GF 2018-05                        | 5,102.00         |                  | 5,376.34        |
| 12/15/2017        | 1107        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt -                  |                  | 5,042.00         | 334.34          |
| 12/15/2017        | 1108        | Venturesin.com, Inc.              | Web Site Hosting - December       |                  | 60.00            | 274.34          |
| 12/22/2017        |             | Paychex                           | Fee refunded                      | 55.50            |                  | 329.84          |
| 12/22/2017        | ACH122217   | Paychex                           | Payroll Fee                       |                  | 71.99            | 257.85          |
| <b>12/31/2017</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>5,491.51</b>  | <b>5,508.00</b>  | <b>257.85</b>   |
| 01/10/2018        | ACH01102018 | Paychex                           | Payroll Fee                       |                  | 25.00            | 232.85          |
| 01/31/2018        | 1109        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - January          |                  | 5,042.00         | -4,809.15       |
| 01/31/2018        |             | Developer Funding                 | GF 2018-06                        | 6,178.93         |                  | 1,369.78        |
| <b>1/31/2018</b>  | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>6,178.93</b>  | <b>5,067.00</b>  | <b>1,369.78</b> |
| 02/01/2018        | 1110        | Business Observer                 | Legal Ad                          |                  | 170.00           | 1,199.78        |
| 02/01/2018        | 1111        | Stantec Consulting Services, Inc. | Engineering Svcs thru 12/8/17     |                  | 322.00           | 877.78          |
| 02/01/2018        | 1112        | Straley Robin Vericker            | Legal Services                    |                  | 470.00           | 407.78          |
| 02/01/2018        | 1113        | TECO                              | 11/17-12/15 - 31126 State Road 52 |                  | 114.93           | 292.85          |
| 02/01/2018        | 1115        | Venturesin.com, Inc.              | Web Site Hosting - January        |                  | 60.00            | 232.85          |
| 02/06/2018        | 1116        | Ira Draper                        | BOS Mtg - 2/6/18 - Travel         |                  | 4.36             | 228.49          |
| 02/12/2018        | ACH02122018 | Paychex                           | Payroll Fees                      |                  | 157.00           | 71.49           |
| 02/22/2018        |             | Developer Funding                 | CF 2018-07                        | 5,102.00         |                  | 5,173.49        |
| 02/22/2018        | 1117        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - February         |                  | 5,042.00         | 131.49          |
| 02/22/2018        | 1118        | Venturesin.com, Inc.              | Web Site Hosting - February       |                  | 60.00            | 71.49           |
| 02/23/2018        |             | TECO                              | Refund                            | 84.47            |                  | 155.96          |
| <b>2/28/2018</b>  | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>5,186.47</b>  | <b>6,400.29</b>  | <b>155.96</b>   |
| 03/01/2018        |             | Developer Funding                 | GF 2018-08                        | 5,890.00         |                  | 6,045.96        |

**Mirada CDD  
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FY 2018**

| DATE             | CHECK NO.   | PAYEE                             | TRANSACTION                       | DEPOSIT          | DISBURSEMT       | BALANCE          |
|------------------|-------------|-----------------------------------|-----------------------------------|------------------|------------------|------------------|
| 03/02/2018       | 1119        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - March            |                  | 5,042.00         | 1,003.96         |
| 03/02/2018       | 1120        | Straley Robin Vericker            |                                   |                  | 848.00           | 155.96           |
| 03/09/2018       |             | TECO                              | Refund - Teco                     | 114.93           |                  | 270.89           |
| 03/12/2018       | ACH3122018  | Paychex                           | Payroll Fees                      |                  | 25.00            | 245.89           |
| 03/12/2018       |             | Paychex                           | Deposit                           | 157.00           |                  | 402.89           |
| 03/26/2018       |             | Developer Funding                 | GF 2018-09                        | 1,606.48         |                  | 2,009.37         |
| 03/27/2018       | 1121        | Ira Draper                        | Mileage - BOS Mtg 3/6-18          |                  | 7.08             | 2,002.29         |
| 03/27/2018       | 1122        | Stantec Consulting Services, Inc. | Engineering Svcs thru 1/12/18     |                  | 838.00           | 1,164.29         |
| 03/27/2018       | 1123        | Venturesin.com, Inc.              | Web Site Hosting - March          |                  | 60.00            | 1,104.29         |
| 03/29/2018       | ACH03292018 | Paychex                           | P/R Fee                           |                  | 80.50            | 1,023.79         |
| 03/29/2018       | 80027       | Ira Draper                        | BOS Mtg - 2/6/18                  |                  | 184.70           | 839.09           |
| 03/29/2018       | 80029DD     | Lori Price                        | BOS Mtg - 2/6/18                  |                  | 184.70           | 654.39           |
| 03/29/2018       | 80028       | Michael Lawson                    | BOS Mtg - 2/6/18                  |                  | 184.70           | 469.69           |
| 03/29/2018       | ACH03292018 | Paychex                           | BOS Mtg - 2/6/18                  |                  | 95.40            | 374.29           |
| <b>3/31/2018</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>7,768.41</b>  | <b>7,550.08</b>  | <b>374.29</b>    |
| 04/16/2018       |             | CR Pasco Development              | O & M Assessment                  | 35,822.88        |                  | 36,197.17        |
| 04/19/2018       | 1124        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - April            |                  | 5,042.00         | 31,155.17        |
| 04/26/2018       | 1125        | Pasco County BOCC                 | Boundary Amendment Petition       |                  | 7,525.00         | 23,630.17        |
| 04/26/2018       |             | Developer Funding                 | GF 2018-10                        | 8,645.27         |                  | 32,275.44        |
| 04/27/2018       | 1126        | Ira Draper                        | Mileage - BOS Mtg 4/3/18          |                  | 3.27             | 32,272.17        |
| 04/27/2018       | 1127        | Stantec Consulting Services, Inc. | Engineering Svcs                  |                  | 2,050.00         | 30,222.17        |
| 04/27/2018       | 1128        | Straley Robin Vericker            | Legal Svcs                        |                  | 550.00           | 29,672.17        |
| 04/27/2018       | 1129        | Tampa Bay Times                   | Legal Ad                          |                  | 238.50           | 29,433.67        |
| 04/27/2018       | 1130        | TECO                              | 12/16-1/18 - 31126 SR 52          |                  | 117.02           | 29,316.65        |
| 04/27/2018       | 1131        | Venturesin.com, Inc.              | Web Site Hosting - April          |                  | 60.00            | 29,256.65        |
| <b>4/30/2018</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>44,468.15</b> | <b>15,585.79</b> | <b>29,256.65</b> |
| 05/01/2018       | 1132        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - May              |                  | 5,042.00         | 24,214.65        |
| 05/01/2018       | ACH05012018 | BANK UNITED                       | Business Checks                   |                  | 127.43           | 24,087.22        |
| 05/02/2018       | ACH05022018 | Paychex                           | P/R Fee                           |                  | 72.58            | 24,014.64        |
| 05/02/2018       | 80030       | Ira Draper                        | BOS Mtg - 3/6/18                  |                  | 184.70           | 23,829.94        |
| 05/02/2018       | 80031       | Michael Lawson                    | BOS Mtg - 3/6/18                  |                  | 184.70           | 23,645.24        |
| 05/02/2018       | 80032DD     | Lori Price                        | BOS Mtg - 3/6/18                  |                  | 184.70           | 23,460.54        |
| 05/02/2018       | ACH05022018 | Paychex                           | BOS Mtg - 3/6/18                  |                  | 95.40            | 23,365.14        |
| 05/04/2018       |             | Paychex                           | Payroll Fee Refund                | 134.28           |                  | 23,499.42        |
| 05/08/2018       |             | CRCG Two LP                       | O & M Assessment (CRCG Two LP)    | 14,717.55        |                  | 38,216.97        |
| 05/09/2018       | 1133        | Ira Draper                        | Travel - BOS Mtg - 5/1/18         |                  | 3.27             | 38,213.70        |
| 05/09/2018       | 1134        | Stantec Consulting Services, Inc. | Engineering Svcs thru 4/13/18     |                  | 324.00           | 37,889.70        |
| 05/09/2018       | 1135        | Straley Robin Vericker            |                                   |                  | 1,198.00         | 36,691.70        |
| 05/10/2018       | ACH05102018 | Paychex                           | Payroll Fee                       |                  | 35.00            | 36,656.70        |
| 05/21/2018       | ACH05212018 | Paychex                           | P/R Fees                          |                  | 46.84            | 36,609.86        |
| 05/21/2018       | 80033       | Ira Draper                        | BOS Mtgs - 4/3 & 5/1              |                  | 369.40           | 36,240.46        |
| 05/21/2018       | 80034       | Michael Lawson                    | BOS Mtgs - 4/3 & 5/1              |                  | 369.40           | 35,871.06        |
| 05/21/2018       | 80035DD     | Lori Price                        | BOS Mtgs - 4/3 & 5/1              |                  | 360.23           | 35,510.83        |
| 05/21/2018       | ACH05212018 | Paychex                           | BOS Mtgs - 4/3 & 5/1              |                  | 199.97           | 35,310.86        |
| 05/21/2018       |             | Paychex                           | Payroll Fee Refund                | 25.00            |                  | 35,335.86        |
| 05/25/2018       |             | CR Pasco                          | O & M Assessemnts (CR Pasco)      | 35,822.86        |                  | 71,158.72        |
| 05/25/2018       |             | CRCG Two LP                       | O & M Assessment (CRCG Two LP)    | 14,717.57        |                  | 85,876.29        |
| 05/25/2018       | 1136        | Dibartolomeo, McBee, Hartley & B  | Audit FY 2017                     |                  | 2,850.00         | 83,026.29        |
| 05/25/2018       | 1137        | Straley Robin Vericker            | Legal Svcs thru 5/15/18           |                  | 648.45           | 82,377.84        |
| 05/25/2018       | 1138        | Venturesin.com, Inc.              | Web Site Hosting - May            |                  | 60.00            | 82,317.84        |
| <b>5/31/2018</b> | <b>EOM</b>  | <b>TOTALS</b>                     |                                   | <b>65,417.26</b> | <b>12,356.07</b> | <b>82,317.84</b> |
| 06/01/2018       | 1139        | DPFG MANAGEMENT & CONSU           | CDD/Field Mgmt - June             |                  | 5,042.00         | 77,275.84        |
| 06/12/2018       | 1140        | Pasco County Property Appraiser   | Tax Collection Assessment Fee     |                  | 150.00           | 77,125.84        |
| 06/21/2018       | 1141        | Ira Draper                        | Travel - BOS Mtg - 6/14/18        |                  | 3.27             | 77,122.57        |
| 06/21/2018       | 1142        | Straley Robin Vericker            | Legal Svcs thru 5/15/18           |                  | 2,156.85         | 74,965.72        |
| 06/21/2018       | 1143        | Tampa Bay Times                   | Legal Ad                          |                  | 80.80            | 74,884.92        |
| 06/21/2018       | 1144        | Venturesin.com, Inc.              | Web Site Hosting - June           |                  | 60.00            | 74,824.92        |
| 06/22/2018       | ACH06222018 | Paychex                           | P/R Fee                           |                  | 72.21            | 74,752.71        |
| 06/22/2018       | 80037       | Michael Lawson                    | BOS Mtg - 6/12/18                 |                  | 184.70           | 74,568.01        |
| 06/22/2018       | 80036       | Ira Draper                        | BOS Mtg - 6/12/18                 |                  | 184.70           | 74,383.31        |
| 06/22/2018       | 80038DD     | Lori Price                        | BOS Mtg - 6/12/18                 |                  | 184.70           | 74,198.61        |
| 06/22/2018       | ACH06222018 | Paychex                           | BOS Mtg - 6/12/18                 |                  | 95.40            | 74,103.21        |
| 06/29/2018       |             | CR Pasco                          | O & M Assessments (CR Pasco Devel | 35,822.86        |                  | 109,926.07       |

**Mirada CDD  
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| DATE       | CHECK NO. | PAYEE       | TRANSACTION                    | DEPOSIT   | DISBURSEMT | BALANCE    |
|------------|-----------|-------------|--------------------------------|-----------|------------|------------|
| 06/29/2018 |           | CRCG Two LP | O& M Assessments (CRCG Two LP) | 14,717.57 |            | 124,643.64 |
| 6/30/2018  | EOM       | TOTALS      |                                | 50,540.43 | 8,214.63   | 124,643.64 |

## Exhibit 3

## **RESOLUTION 2018-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (“**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 23, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Mirada Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on August 23, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                          |          |
|--------------------------|----------|
| TOTAL GENERAL FUND       | \$_____  |
| TOTAL DEBT SERVICE FUNDS | \$_____  |
| TOTAL ALL FUNDS          | \$_____* |

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

#### **Section 4. Budget Funding Agreement**

The form of the Budget Funding Agreement, attached as **Exhibit "B"** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2018/2019.

#### **Section 5. Effective Date.**

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Mirada Community Development District.

**PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2018.**

**ATTEST:**

**MIRADA COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit A:** 2018/2019 Budget  
**Exhibit B:** Budget Funding Agreement

**Exhibit A**

**Fiscal Year 2018-2019 Budget**

## Exhibit 4

**Exhibit B**

**Budget Funding Agreement**

**Budget Funding Agreement**  
Fiscal Year 2018/2019

This Agreement is made and entered into this 23rd day of August, 2018, by and between the **Mirada Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "**District**"), and **CR Pasco Development Company, LLC**, a Delaware limited liability company and **CRCG Two LP**, a Delaware limited partnership (collectively, hereinafter "**Landowner/Developer**").

**Recitals**

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Pasco County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Landowner/Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Landowner/Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A," and as may be amended from time to time by the District.

**NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:**

1. The Landowner/Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Landowner/Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future Landowner/Developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Landowner/Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Landowner/Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

*[Remainder of page intentionally left blank; signatures on following pages.]*



IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

**Attest:**

**MIRADA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**CR PASCO DEVELOPMENT COMPANY LLC,**  
a Delaware limited liability company

By: **CR Pasco Investors LLC,**  
a Delaware limited liability company  
its sole member

By: **SUBSTANTIA CANNON, LLC,**  
a Delaware limited liability company  
its managing member

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
John M. Ryan, as Manager

\_\_\_\_\_  
Witness

**CRCG TWO LP,**  
a Delaware limited partnership

By: **CRGP INC.,**  
a Delaware corporation  
its General Partner

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
John M. Ryan, President

\_\_\_\_\_  
Witness

**Exhibit “A” – Fiscal Year 2018/2019 General Fund Budget**

**Exhibit A**

**Fiscal Year 2018-2019 Budget**

## Exhibit 5

## RESOLUTION 2018-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Mirada Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”); and

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

**WHEREAS**, the District has approved an agreement with the Pasco County Property Appraiser (“**Property Appraiser**”) and Pasco County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the

District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Mirada Community Development District.

**PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2018.**

**ATTEST:**

**MIRADA COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit “A” – Fiscal Year 2018/2019 Budget**  
**Exhibit “B” – District Assessment Lien Roll**  
    **Assessment Roll (Uniform Method)**  
    **Assessment Roll (Direct Collect)**

**Exhibit A**

**Fiscal Year 2018-2019 Budget**



**Exhibit B**

**District Assessment Lien Roll**

**Assessment Roll**

**(Uniform Method) and (Direct Collect)**

| Parcel Number            | Tax Area | Appraised | Assessed | Taxable | CDD Assessment | Acres  |
|--------------------------|----------|-----------|----------|---------|----------------|--------|
| 09-25-20-0000-00500-0000 | 32MI     | 179017    | 8502     | 179017  | 0              | 24.29  |
| 09-25-20-0000-00500-0031 | 32MI     | 10684     | 9177     | 10684   | 0              | 1.57   |
| 09-25-20-0000-00500-0050 | 32MI     | 15624     | 742      | 15624   | 0              | 2.12   |
| 09-25-20-0000-00500-0060 | 32MI     | 32870     | 1561     | 32870   | 0              | 4.46   |
| 09-25-20-0000-00500-0070 | 32MI     | 2211      | 105      | 2211    | 0              | 0.3    |
| 09-25-20-0000-00500-00W0 | 32MI     | 4610      | 1204     | 4610    | 0              | 3.44   |
| 10-25-20-0000-00300-0011 | 32MI     | 43738     | 1904     | 43738   | 0              | 5.44   |
| 10-25-20-0000-00300-0012 | 32MI     | 7416      | 16848    | 7416    | 0              | 22.96  |
| 10-25-20-0000-00300-0020 | 32MI     | 880642    | 25778    | 880642  | 0              | 86.05  |
| 10-25-20-0000-00300-0051 | 32MI     | 79827     | 21208    | 79827   | 0              | 26.51  |
| 10-25-20-0000-00300-0052 | 32MI     | 47918     | 4085     | 47918   | 0              | 11.67  |
| 10-25-20-0000-00300-0060 | 32MI     | 116830    | 39352    | 116830  | 0              | 49.19  |
| 10-25-20-0000-00300-0070 | 32MI     | 7316      | 319      | 7316    | 0              | 0.91   |
| 10-25-20-0000-00300-0080 | 32MI     | 532       | 1216     | 532     | 0              | 1.52   |
| 10-25-20-0000-00300-0090 | 32MI     | 237460    | 10132    | 237460  | 0              | 32.49  |
| 10-25-20-0000-00300-00L0 | 32MI     | 22874     | 5975     | 22874   | 0              | 17.07  |
| 15-25-20-0000-00100-0011 | 32MI     | 1212374   | 79639    | 1212374 | 0              | 125.34 |
| 15-25-20-0000-00100-0013 | 32MI     | 998713    | 46941    | 998713  | 0              | 137.66 |
| 15-25-20-0000-00100-0030 | 32MI     | 12301     | 536      | 12301   | 0              | 1.53   |
| 15-25-20-0000-00100-0040 | 32MI     | 3457      | 151      | 3457    | 0              | 0.43   |
| 15-25-20-0000-00100-0050 | 32MI     | 132740    | 13208    | 132740  | 0              | 16.51  |
| 15-25-20-0000-00100-0071 | 32MI     | 78308     | 3479     | 78308   | 0              | 11.71  |
| 15-25-20-0000-00100-0080 | 32MI     | 157376    | 9548     | 157376  | 0              | 27.28  |
| 15-25-20-0000-00100-00H1 | 32MI     | 1045      | 46       | 1045    | 0              | 0.13   |
| 15-25-20-0000-00100-00L0 | 32MI     | 10050     | 2625     | 10050   | 0              | 7.5    |
| 15-25-20-0000-00100-0SW1 | 32MI     | 2533      | 662      | 2533    | 0              | 1.89   |
| 16-25-20-0000-00300-0010 | 32MI     | 12864     | 560      | 12864   | 0              | 1.6    |
| 16-25-20-0000-00300-0020 | 32MI     | 47831     | 2272     | 47831   | 0              | 6.49   |
| 16-25-20-0000-00300-0040 | 32MI     | 10834     | 515      | 10834   | 0              | 1.47   |
| 16-25-20-0000-00300-00H1 | 32MI     | 24214     | 1081     | 24214   | 0              | 3.78   |
| 16-25-20-0000-00300-00H2 | 32MI     | 262797    | 11446    | 262797  | 0              | 41.56  |
| 16-25-20-0000-00300-0SW0 | 32MI     | 0         | 0        | 0       | 0              | 0.32   |

| Name 1                       | Name 2 | Addr 1                         | Addr 2 |
|------------------------------|--------|--------------------------------|--------|
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CRCG ONE LP                  |        | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CRCG TWO LP                  |        | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CRCG TWO LP                  |        | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CRCG TWO LP                  |        | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CRCG TWO LP                  |        | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY | LLC    | 2502 N ROCKY POINT DR STE 1050 |        |
| CR PASCO DEVELOPMENT COMPANY |        | 2502 N ROCKY POINT DR STE 1050 |        |

[illegible]

## Exhibit 6

## RESOLUTION 2018-10

### A RESOLUTION OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE ITS CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Mirada Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer, dated July 26, 2016, (the “**Capital Improvement Plan**”); and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously indicated its intention to finance a portion of the Capital Improvement Plan through the issuance of one or more series of bonds, which bonds would be repaid by the imposition of special assessments on the benefited property within the District; and

**WHEREAS**, the District previously adopted Resolution 2016-27, equalizing, approving, confirming and levying special assessments on property within the District (the “**Assessment Resolution**”), still in full force and effect; and

**WHEREAS**, the District is constructing and/or acquiring a certain portion of the Capital Improvement Plan (the “**2018 Project**”) described in the Report of the District Engineer dated April 20, 2018 (the “**Engineer’s Report**”) and attached as **Exhibit A**; and

**WHEREAS**, the District issued its \$9,490,000 Capital Improvement Revenue Bonds, Series 2018A-1 (Assessment Area One) (the “**Series 2018A-1 AA1 Bonds**”), its \$14,620,000 Capital Improvement Revenue Bonds, Series 2018A-2 (Assessment Area One) (the “**Series 2018A-2 AA1 Bonds**”), and its \$9,560,000 Capital Improvement Revenue Bonds, Series 2018A-2 (Assessment Area Two) (the “**Series 2018A-2 AA2 Bonds**,” which, together with the Series 2018A-1 AA1 Bonds and the Series 2018A-2 AA1 Bonds, are referred to collectively herein as the “**Series 2018 Bonds**”) in accordance with the terms outline in the Second Supplemental Special Assessment Methodology Report dated May 16, 2018 (the “**Supplemental Report**”) and attached as **Exhibit B**; and

**WHEREAS**, the District desires to set forth the final terms outlined in the Supplemental Report.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Findings. The Board hereby finds and determines as follows:

- (a) The Engineer’s Report is hereby approved and adopted.

- (b) The 2018 Project serves a proper, essential, and valid public purpose.
- (c) The 2018 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Project financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Supplemental Report.
- (d) The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Project.
- (e) The Supplemental Report is hereby approved and adopted.

Section 3. Assessment Lien for the Series 2018 Bonds. The Series 2018 Special Assessments shall be allocated in accordance with the Supplemental Report.

Section 4. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 5. Conflicts. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 23rd day of August, 2018.

**Attest:**

**Mirada Community  
Development District**

---

Paul Cusmano  
Secretary

---

Mike Lawson  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Report of the District Engineer dated April 20, 2018

**Exhibit B:** Second Supplemental Special Assessment Methodology Report  
dated May 16, 2018

**Exhibit A**

**District Engineer Report**



**Mirada Community  
Development District**

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Special Assessment Revenue  
Bonds, Series 2018  
Report of the District Engineer



Prepared for:  
Board of Supervisors  
Mirada Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.,  
777 S Harbour Island Blvd.  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

April 20, 2018

## **1.0 INTRODUCTION**

The Mirada Community Development District (the "District") encompasses approximately 675.97 acres of land in central Pasco County, Florida. The District is located within portions of Sections 9, 10, 15, and 16, Township 25 South, Range 20 East, on the south side of SR 52 east of I-75.

See Exhibit A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

The District was established by Pasco County Ordinance No. 16-07 on April 26, 2016 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The Mirada Community Development District Board of Supervisors approved a Bond Anticipation Note, Report of the District Engineer, dated July 7, 2017, and those funds are being used to construct Mirada's first phases of construction including the demolition of the previously completed improvements, the excavation of the stormwater management ponds within Parcels 16-22 and Active Adult Area Phase 1, soils management of the on-site unsuitable clay material within Parcels 16-22 and Active Adult Area Phase 1, partial construction of the community collector roads and associated water/wastewater/reclaimed water/storm sewer systems needed to get services to Parcels 16 - 22 and Active Adult Area Phase 1.

The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the boundary of the District.

## **3.0 THE DEVELOPMENT AND DEVELOPER**

The property is part of the Connected City Master Planned Unit Development (Mirada CC-MPUD), Rezoning Petition Number PDD18-7261 in which CR Pasco Development Company LLC (the "Developer") plans to develop 3,450 single family detached units, 1,500 age restricted single family detached units, 850 single family attached units, 900 multi-family units, 421,000 s.f. of retail services, 287,200 s.f. of office/medical/hospital/university services, and 200 hotel rooms.

The current public improvements and community facilities includes a series of internal collector roads and subdivision streets and their associated, water and wastewater mains, and water management and control, for Parcels 16-22 and Active Adult Phases 1A-1F totaling 1056 single family units and landscaping/irrigation/amenities.

A Conceptual Site Plan is included in Exhibit B.

Master Water Management and Control systems, including future landscaped areas, as described in the Bond Anticipation Note Report of the District Engineer have been completed. Subdivision construction for the first phases of the development has started.

## **4.0 MASTER PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided as follows:

### **4.1 MASTER WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The Master Water Management and Control include stormwater ponds, storm sewer systems, and other conveyance systems related to Master District Roads.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the development during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Master Water Management and control will be designed in accordance with Pasco County's Land Development Code and technical standards. The District will be responsible for the operation and maintenance of the storm sewer and stormwater management systems that collectively make up the Master Water Management and Control.

### **4.2 MASTER DISTRICT ROADS**

Master District Roads includes the segments of the collector roads, Mirada Boulevard and Setter Palm Road, that are located within the boundary of the District and will connect to the future subdivision streets located within the boundary of the District.



Master District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.\

The northern segment of Mirada Boulevard located outside the boundary of the District is considered a master off-site improvement

All Master District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and all roads are currently planned to be owned and maintained by Pasco County

### **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Public Utilities service area which will provide Master Sewer and Wastewater Management service to the community. The Master Sewer and Wastewater Management improvements include a gravity sanitary sewer system within the Master District Roads' rights of way and pumping stations that will connect to existing facilities within Pasco County's SR 52 right of way. Any Master Sewer and Wastewater Management improvement that may extend beyond the boundary of the District is considered an off-site improvement.

Reclaimed water lines may also be constructed within Master District Roads rights of way and will be considered part of the Master Sewer and Wastewater Management system. Any reclaimed water lines extending beyond the boundary of the District is considered an off-site improvement.

All Master Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

### **4.4 MASTER WATER SUPPLY**

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection to the community. The Master Water Supply improvements include looped water mains within Master District Roads' rights of way. These systems will be connected to existing facilities within Pasco County's SR 52 right of way. Any Master Water Supply improvement that will extend beyond the District boundary is considered an off-site improvement.

The Master Water Supply systems will be designed in accordance with Pasco County technical standards, and constructed by the District and then transferred to Pasco County for operations and maintenance.

## **4.5 MASTER LANDSCAPING**

Master Landscaping will include soils management, filling, and grading of landscape berms along Master District Roads, as well as slope stabilization, landscaping, irrigation, and significant hardscaping/mounumentation.

## **4.6 MASTER PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews, as well, professional engineering, surveying, environmental and architecture services are needed for the community design and construction permitting. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. These fees associated with the Master Improvements are considered Master Professional Services and Permitting Fees.

## **5.0 SUBDIVISION IMPROVEMENTS AND COMMUNITY FACILITIES**

### **5.1 SUBDIVISION WATER MANAGEMENT AND CONTROL**

The design criteria for the District's Subdivision Water Management and Control is regulated by Pasco County and SWFWMD. The Subdivision Water Management and Control improvements include the stormwater ponds, storm sewer systems and conveyance systems located within Subdivision Roads rights of way within Phases 16-22 and Active Adult Phases 1A-1F and other Pasco County and/or District drainage easements.

The Subdivision Water Management and Control will be designed in accordance with Pasco County's Land Development Code and technical standards. The District will be responsible for the operation and maintenance of these systems within District owned rights of way, and Pasco County will be responsible for these systems constructed within County owned rights of way.

### **5.2 SUBDIVISION DISTRICT ROADS**

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service to the community. The Subdivision Sewer and Wastewater Management improvements include and



gravity and force main sanitary sewer systems and reclaimed water systems within the Subdivision District Roads rights of way and/or easements within Phases 16-22 and Active Adult Phases 1A-1F.

The Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

### **5.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service to the community. The Subdivision Sewer and Wastewater Management improvements include and gravity and force main sanitary sewer systems and reclaimed water systems within the Subdivision District Roads rights of way and/or easements within Phases 16-22 and Active Adult Phases 1A-1F.

The Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

### **5.4 SUBDIVISION WATER SUPPLY**

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection to the community. The Subdivision Water Supply improvements include water mains within the Subdivision District Roads rights of way and/or easements within Phases 16-22 and Active Adult Phases 1A-1F.

The Subdivision Water Supply systems will be designed in accordance with Pasco County technical standards, and constructed by the District and then transferred to Pasco County for operations and maintenance

### **5.5 SUBDIVISION UNDERGROUNDING OF ELECTRICAL POWER AND STREET LIGHTS**

The District lies within the area served by Withlacoochee River Electric Cooperative ("WREC") for electrical power service, and they will extend service into the District. There are fees to convert service from overhead to underground and the Subdivision Undergrounding of Electrical Power is considered any improvement within a Subdivision District Road right of way or within an abutting easement within Phases 16-22 and Active Adult Phases 1A-1F.

## **5.6 SUBDIVISION PROFESSIONAL SERVICES AND PERMITTING/CAPACITY FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews, as well, professional engineering, surveying, environmental and architecture services are needed for the community design and construction permitting. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. These fees associated with the Master Improvements are considered Master Professional Services and Permitting Fees.

Pasco County Utilities requires payment of Water and Wastewater Capacity Fees to guarantee service will be available at the time it is needed.

## **6.0 CONSTRUCTION PERMITTING**

Environmental Resource Permits have been issued by SWFWMD, and Pasco County has issued Incremental Approvals for the public improvements and community facilities included in this report, except for the construction of Setter Palm Drive and its associated water/wastewater/storm sewer systems. All wetland impacts associated with the Army Corps of Engineers' permit SAJ-2003-5739 covering impacts throughout the District have been completed. Setter Palm Drive construction permits are part of the construction plans for Parcels 16-22 and have been approved by SWFWMD and are in the process of being approved by Pasco County.

## **7.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Exhibit C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **8.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District, and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

Items of construction costs in this report are based on bids obtained by the developer. It is our professional opinion that the improvement plan described herein is feasible and

that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

Since the original costs were estimated, the region has experienced a construction boom resulting in increased construction pricing

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



Tonja L. Stewart  
District Engineer  
State of Florida Registration No. 47704

4/20/18

Date



## Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

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# DESCRIPTION:

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15, thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve for a POINT OF BEGINNING, thence Southwesterly 220.17 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 11°41'28", and a chord bearing and distance of S.53°55'08"W., 219.78 feet; thence S.48°04'24"W., a distance of 309.30 feet to a point of curvature; thence Westerly 730.58 feet along the arc of a curve to the right, said curve having a radius of 721.00 feet, a central angle of 56°03'25", and a chord bearing and distance of S.77°06'06"W., 699.72 feet to a non-tangent point of curvature; thence Southerly 1,097.54 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 56°08'40", and a chord bearing and distance of S.09°36'56"E., 1,054.15 feet; thence S.49°39'16"W., a distance of 1,201.42 feet; thence West, a distance of 1,046.19 feet; thence South, a distance of 241.44 feet; thence West, a distance of 486.01 feet; thence N.48°23'48"W., a distance of 801.74 feet; thence N.40°01'27"W., a distance of 1,524.08 feet; thence N.89°36'08"W., a distance of 784.31 feet; thence N.40°45'10"W., a distance of 618.56 feet; thence N.89°36'08"W., a distance of 674.28 feet; to the West boundary of the East 1/4 of said Section 16, thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16, thence along the West boundary of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Southeast 1/4 of said Section 9, thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.86 feet to the South boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.69 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, thence along the East boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.86°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 387.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°16'46"E., 412.67 feet; thence S.00°23'52"W., a distance of 698.08 feet; thence S.61°24'58"E., a distance of 1,240.66 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'06"E., a distance of 1,135.64 feet to a non-tangent point of curvature; thence Southerly 333.95 feet along the arc of a curve to the left, said curve having a radius of 530.00 feet, a central angle of 36°06'04", and a chord bearing and distance of S.06°57'35"W., 328.45 feet; thence S.11°05'27"E., a distance of 118.22 feet to a point of curvature; thence Southerly 705.82 feet along the arc of a curve to the right, said curve having a radius of 1,180.00 feet, a central angle of 34°16'17", and a chord bearing and distance of S.06°02'41"W., 695.34 feet to a point of reverse curvature; thence Southerly 1,075.31 feet along the arc of a curve to the S.31°49'44"E., a distance of 1,120.00 feet, a central angle of 55°00'34", and a chord bearing and distance of S.04°19'27"E., 1,084.48 feet; thence S.31°49'44"E., a distance of 1,120.00 feet to the POINT OF BEGINNING.

Containing 670.97 acres, more or less.

SHEET 1 OF 3  
SEE SHEET 3 FOR SKETCH



11911 South County Street  
San Antonio, Texas 78216  
(512) 368-2788 FAX: (512) 368-2713

We hereby certify that the above and right description of the land is a true and correct copy of the original survey and map as shown to us by the owner of the land, and that the same is a true and correct copy of the original survey and map as shown to us by the owner of the land, and that the same is a true and correct copy of the original survey and map as shown to us by the owner of the land.

Surveyed and mapped by  
JOHNSON ASSOCIATES  
Surveyors  
The above survey was made and mapped by the undersigned in accordance with the provisions of the laws of the State of Texas, and the provisions of the rules and regulations of the State Surveyor General.

DESCRIPTION OF THE LAND  
The land is located in the Township 25 South, Range 20 East, Pasco County, Florida, and is bounded by the following courses and distances: ...

Surveyed and mapped by  
JOHNSON ASSOCIATES  
Surveyors  
The above survey was made and mapped by the undersigned in accordance with the provisions of the laws of the State of Texas, and the provisions of the rules and regulations of the State Surveyor General.

Surveyed and mapped by  
JOHNSON ASSOCIATES  
Surveyors  
The above survey was made and mapped by the undersigned in accordance with the provisions of the laws of the State of Texas, and the provisions of the rules and regulations of the State Surveyor General.

Surveyed and mapped by  
JOHNSON ASSOCIATES  
Surveyors  
The above survey was made and mapped by the undersigned in accordance with the provisions of the laws of the State of Texas, and the provisions of the rules and regulations of the State Surveyor General.

CR Pasco Development  
Company, LLC

PREPARED FOR  
MARADA  
CDD

DATE: 05/12/2005 (CHRD BY: DCJ)

SEE DETAIL  
ON SHEET 3

DN  
TES  
SPRING  
176  
580-2713

WEST BOUNDARY OF THE  
EAST 800' OF THE SE  
1/4 OF THE SE 1/4 OF  
SECTION 9-25-20  
NORTH BOUNDARY OF  
THE SOUTH 110' OF THE  
SE 1/4 OF THE SE 1/4  
OF SECTION 9-25-20

NEW CORNER OF THE  
EAST 1/4 OF  
SECTION 9-25-20

WEST BOUNDARY OF  
THE EAST 1/4 OF  
SECTION 9-25-20

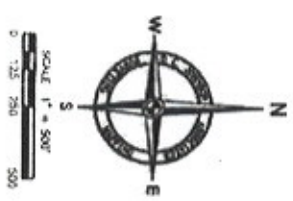
| CURVE | DELTA    |
|-------|----------|
| C1    | 114.128° |
| C2    | 88.0325° |
| C3    | 55.0848° |

at  
36 DCL





**JOHNSON ASSOCIATES**  
SURVEYING AND MAPPING  
1811 South Curry Street  
San Antonio, Texas 78206  
(512) 368-2768 FAX (512) 368-2713



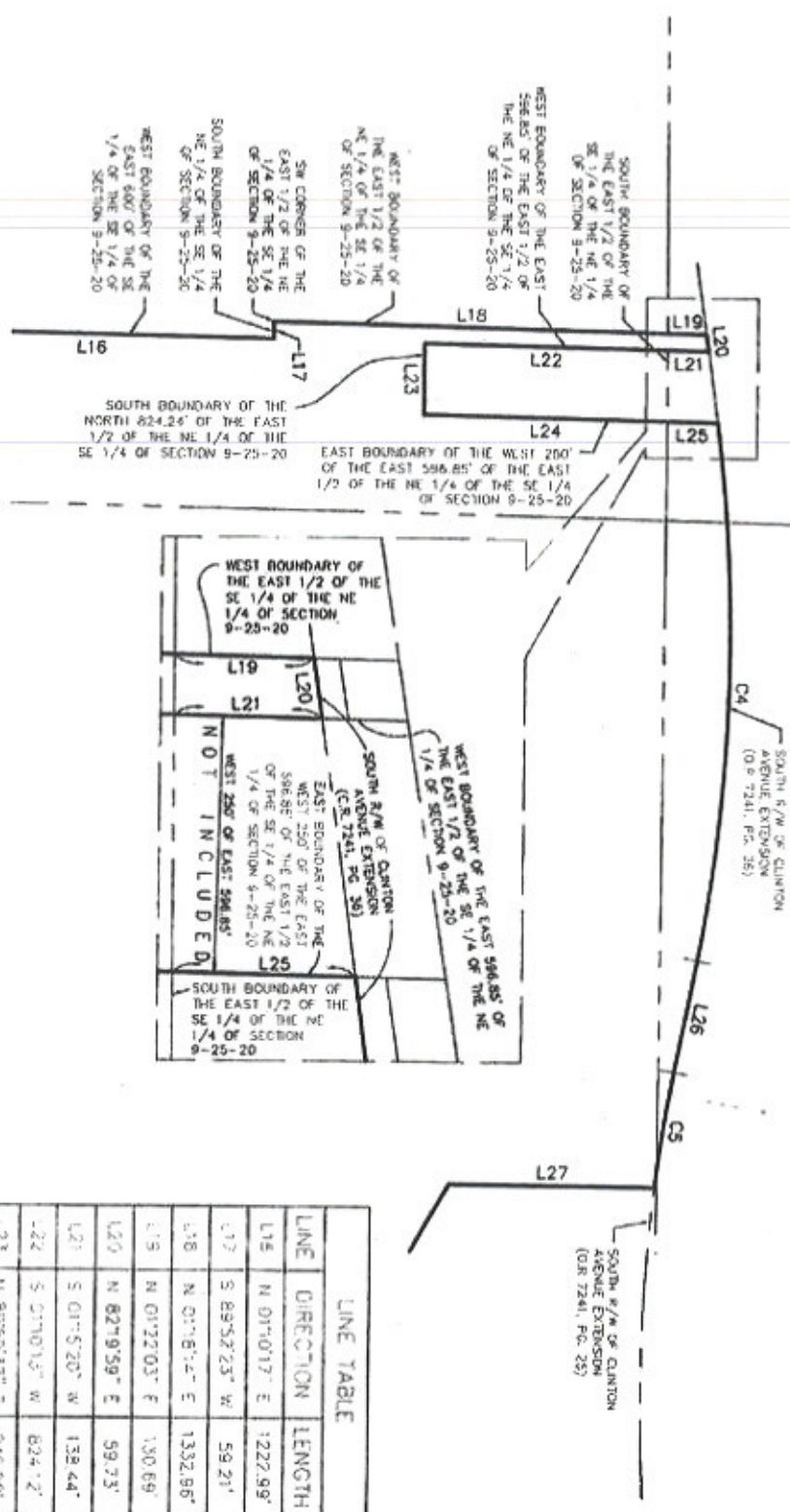
O.R. = OFFICIAL RECORDS BOOK  
P.C. = PAGE

**SHEET 3 OF 3**  
**SEE SHEET 1**  
**FOR DESCRIPTION**

|         |                       |    |
|---------|-----------------------|----|
| 1/11/18 | DISCRIPTION AND SKECH | RB |
| MRADA   |                       |    |
| ODD     |                       |    |

PREPARED FOR  
**CR Pasco Development Company, LLC**

JOB NO. 1865-057429.001 DWG BY: DCJ



**CURVE TABLE**

| CURVE | DELTA    | RADIUS   | ARC      | CHORD    | CHORD BEARING |
|-------|----------|----------|----------|----------|---------------|
| C4    | 1870.04° | 5912.50' | 1691.98' | 1683.92' | S 89°32'18" E |
| C5    | 3537.05° | 6007.50' | 417.76'  | 412.61'  | S 81°18'46" E |

**LINE TABLE**

| LINE | DIRECTION     | LENGTH   |
|------|---------------|----------|
| L15  | N 01°07' E    | 1222.99' |
| L17  | S 89°52'23" W | 59.21'   |
| L18  | N 01°16'14" E | 1332.96' |
| L19  | N 01°22'03" E | 100.69'  |
| L20  | N 82°19'59" E | 59.73'   |
| L21  | S 01°5'20" W  | 138.44'  |
| L22  | S 01°10'13" W | 624.12'  |
| L23  | N 89°50'37" E | 249.88'  |
| L24  | N 01°10'15" E | 624.35'  |
| L25  | N 01°15'20" E | 171.29'  |
| L26  | S 79°22'14" E | 397.25'  |
| L27  | S 05°23'52" W | 598.08'  |

**SKETCH ONLY**  
**NOT A FIELD SURVEY**

# Appendix B SITE PLAN

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**Assessment Area One**  
**2018 A1 and A2 Bonds**  
**701 Production Lots**



**Assessment Area Two**  
**2018 A2 Bonds**  
**355 Active Adult Lots**



## **Appendix C** **CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

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**MIRADA**  
2018 PROJECT COST

| ITEMS | DESCRIPTION                            | AREA ONE Parcels 16 through 22 |              |              | AREA TWO Active Adult Phases 1A thru 1 F |             |              | Combined<br>Total |
|-------|--|--------------------------------|--------------|--------------|--|-------------|--------------|-------------------|
|       |  | Master                         | Subdivision  | Total        | Master                                   | Subdivision | Total        |                   |
| 1     | District Roads                         | \$4,102,858                    | \$2,797,742  | \$6,900,600  | \$330,977                                | \$1,363,995 | \$1,694,972  | \$8,595,572       |
| 2     | Water Management and Control           | \$4,179,534                    | \$7,902,474  | \$12,082,008 | \$179,660                                | \$3,383,980 | \$3,563,640  | \$15,645,648      |
| 3     | Sanitary Sewer & Wastewater Management | \$1,213,694                    | \$1,847,223  | \$3,060,917  | \$14,342                                 | \$1,462,707 | \$1,477,049  | \$4,537,966       |
| 4     | Potable Water Supply                   | \$588,781                      | \$754,840    | \$1,343,621  | \$34,516                                 | \$518,540   | \$553,056    | \$1,896,677       |
| 5     | Reclaimed Water System                 | \$379,166                      | \$615,543    | \$994,709    | \$25,070                                 | \$427,783   | \$452,853    | \$1,447,562       |
| 6     | Off-Site Improvements                  | \$1,459,838                    |              | \$1,459,838  |  |             |              | \$1,459,838       |
| 7     | Undergrounding of Electrical Supply    | \$817,000                      | \$701,000    | \$1,518,000  | \$70,200                                 | \$355,000   | \$425,200    | \$1,943,200       |
| 8     | Landscaping/Irrigation/Hardscaping     | \$9,000,000                    |              | \$9,000,000  | \$1,000,000                              | \$997,000   | \$1,000,000  | \$10,000,000      |
| 9     | Profession Services/Fees/Perf. Bonds   | \$250,000                      | \$1,962,800  | \$2,212,800  | \$40,000                                 | \$761,830   | \$761,830    | \$3,249,800       |
| 10    | Water/Sewer Capacity Fees              |                                | \$1,504,346  | \$1,504,346  |  | \$357,850   | \$357,850    | \$2,266,176       |
| 11    | Contingency                            | \$596,194                      | \$695,891    | \$1,292,085  | \$29,228                                 |             | \$387,079    | \$1,679,163       |
|       | Total                                  | \$22,587,065                   | \$18,781,859 | \$41,368,924 | \$1,723,993                              | \$9,628,685 | \$11,352,679 | \$52,721,602      |

Number of Lots

701

355

1056

**Exhibit B**

**Second Supplemental Special Assessment Methodology  
Report**

**MIRADA  
COMMUNITY DEVELOPMENT DISTRICT**

**SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT  
FOR THE ISSUANCE OF**

**\$9,490,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 A-1  
(Production Lots)**

**\$14,620,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 A-2 (AA 1)  
(Production Lots)**

**\$9,560,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 A-2 (AA 2)  
(Active Adult Lots)**

**May 16, 2018**  
*(final pricing)*

**Prepared by**

**DPFG Management & Consulting LLC**

255 International Parkway  
Lake Mary, FL  
Phone: (321) 263-0132  
[www.dpfg.com](http://www.dpfg.com)

**SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT**  
**CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018**

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## A. OVERVIEW

The Mirada Community Development District (the “**CDD**” or “**District**”) is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the “**Act**”). The District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, storm water management, water supply, sewer and wastewater management, landscape/hardscape, community amenities, undergrounding of electrical power and professional services and permitting fees pursuant to the Act. To advance the development of the properties within the District, certain capital improvements have been planned, as described in the Mirada CDD Report of the District Engineer, dated July 26, 2016 (the “**District-wide CIP**”). To finance the construction of the District-wide CIP, the District plans to issue bonds in multiple series and levy Special Assessments to repay the bonds, including interest.

## B. MASTER ASSESSMENT ALLOCATION

The District determined to implement a portion of the District-wide CIP and to defray the cost thereof by levying special assessments on benefitted property and expressed an interest to issue bonds to provide the funds needed therefor prior to the collection of special assessments. The costs of the District-wide CIP are assessed against the benefitted property using the method described in the Master Assessment Methodology Report, dated August 2, 2016 (the “**Master AMR**”). This methodology results in special assessments set forth in the assessment roll, which is part of the Master AMR and included in the Appendix herein. The Special Assessments are initially levied over all Undeveloped Property within the District on an equal acreage basis anticipated for the development of all lots within the District. Subsequently, the Special Assessments attached to Developed Property on a “first platted, first assessed basis”.

## C. PRIOR BONDS

In July 2017, the District issued its \$10,665,000 Bond Anticipation Notes, Series 2017 (the “**2017 BAN**”) and pledged to repay the 2017 BAN with future bonds and the Series 2017 BAN Assessments in order to fund a portion of the District-wide CIP, which consists of master storm-water management and roadway improvements associated with the production lot phases and active adult lot phases (the “**Series 2017 Project**”).

The Series 2017 BAN Assessments were levied over all undeveloped property on an equal acreage basis within two separate phases anticipated for the development as follows:

**Table 1 – Series 2017 BAN Assessable Property**

| <b>Bond Series</b> | <b>Area</b>                    | <b>Prior to Plat Map Recordation and Development</b> | <b>Payable from, and Secured by</b> |
|--------------------|--------------------------------|--|-------------------------------------|
| 2017 BAN           | Production Lots, Parcels 16-22 | 354.908 Acres  | Series 2017 BAN Assessments         |
| 2017 BAN           | Active Adult Lots, Phase 1     | 145.788 Acres  | Series 2017 BAN Assessments         |

At the time of the 2017 BAN issuance, it was anticipated that the District will issue bonds in the future to redeem the 2017 BAN and provide additional funds to complete additional infrastructure elements consistent with the District-wide CIP.

#### **D. PURPOSE OF THIS REPORT**

This Second Supplemental Special Assessment Methodology Report relates to the issuance of the District’s Capital Improvement Revenue Bonds, Series 2018 (the “**2018 Bonds**”), which are being issued (i) to redeem the 2017 BAN in full and refinance the 2017 Project, and (ii) to fund additional portions of the District-wide CIP, as described in the Report of the District Engineer dated February 23, 2018, necessary to service production lot phases and active adult lot phases (the “**2018 Project**”). This report provides an assessment methodology for analyzing the benefits derived from the 2018 Project and determining a fair and equitable allocation of such benefits through the levy of the Special Assessments associated with the 2018 Bonds (the “**Series 2018 Assessments**”)

As described above, the District levied Special Assessments in the amount of not to exceed \$73.12 million pursuant to the Master AMR<sup>1</sup>, which report is supplemented by this report. Any capitalized terms not otherwise defined herein will have the meaning ascribed to such term in the Master AMR. Consistent with the Master AMR, this report utilizes Equivalent Residential Units (“**ERU**”) as a proxy value for benefit and allocating the special assessments. Each constructed unit on a fifty foot wide lot will be assigned an equal 1.0 ERU value and ranking. This ranking is the basis upon which the benefits to other lot sizes are measured.

While there is Undeveloped Property (defined below), the Series 2018 Assessments will remain levied against all 2018 Assessable Property (defined below) on an equal acreage basis.<sup>2</sup> As the 2018 Assessable Property becomes Developed Property (defined below), the Series 2018 Assessments

<sup>1</sup> Based on bond principal amount sized for funding of all Master and Subdivision improvement costs described in the Engineer’s Report, dated July 26, 2016, and adjusted for allowable bond financing costs including capitalized interest, reserves and cost of issuance.

<sup>2</sup> Refer to the Appendix for a Preliminary Assessment Roll for details and legal description and sketch of the areas.



will be re-allocated to those Lots constituting Developed Property based on its lot width category and assigned ERU.

#### **E. PROJECT BOND FINANCING PROGRAM**

As noted above, the District will construct a portion of the 2018 Project, redeem the 2017 BAN and refinance the 2017 Project with proceeds from the 2018 Bonds. The 2018 Bond principal amount has been determined based on an amount sufficient to redeem the outstanding 2017 BAN plus accrued interest in the amount of \$11,304,900, and portions of the cost of the 2018 Project, which is estimated to total \$52.721 million. The 2018 Bond principal plus interest is expected to be repaid by the Series 2018 Assessments levied on the 2018 Assessable Property as follows.

**Table 2 – 2018 Assessable Property**

| <b>Bond Series</b> | <b>Phase/CDD Area</b>          | <b>Prior to Plat Map Recordation and Development</b> | <b>After Plat Map Recordation and Development</b> | <b>Payable from, and Secured by</b> |
|--------------------|--------------------------------|--|---|-------------------------------------|
| 2018A-1            | Production Lots, Parcels 16-22 | 354.908 Acres  | 701 Lots  | Series 2018 A-1 Assessments         |
| 2018A-2 (AA 1)     | Production Lots, Parcels 16-22 | 354.908 Acres  | 701 Lots  | Series 2018 A-2 (AA 1) Assessments  |
| 2018A-2 (AA 2)     | Active Adult Lots, Phase 1     | 145.788 Acres  | 355 Lots  | Series 2018 A-2 (AA 2) Assessments  |

The following table summarizes the total debt and annual debt service for the 2018 Bonds:

**Table 3 - Total District Debt**

| <b>Bond Series</b> | <b>Total Units</b> | <b>Total ERU</b> | <b>Total Debt</b>   | <b>MADS <sup>3</sup></b> |
|--------------------|--------------------|------------------|---------------------|--------------------------|
| 2018 A-1           | 701                | 627.0            | \$9,490,000         | \$660,938                |
| 2018 A-2 (AA 1)    | 701                | 627.0            | \$14,620,000        | \$822,375                |
| 2018 A-2 (AA 2)    | 355                | 305.84           | \$9,560,000         | \$513,850                |
| <b>Total</b>       |                    |                  | <b>\$33,670,000</b> | <b>\$1,997,163</b>       |

<sup>3</sup> Amount excludes county collection charges and early payment discount.

### *Series 2018 Assessment Allocation*

Prior to the 2018 Assessable Property becoming Developed Property, the Series 2018 Assessments will be allocated to the 2018 Assessable Property on an equal acreage basis. Upon recordation of a plat map and completion of Lot development, the Series 2018 Assessments will be allocated to each Lot based on its assigned ERU.

Each fiscal year, the District will certify for collection the Series 2018 Assessments on all 2018 Assessable Property, apportioned proportionately to the various land uses identified in Appendix 1, until the aggregate amount of the Series 2018 Assessments equals the Special Assessment Requirement (defined below) for the 2018 Bonds.

### *Assessment Reallocation and True-Up*

In connection with the 2018 Project, as of this date, the Developer (defined below) has informed the District that it plans to construct a total of 701 lots in the production lot phase, which represents a total of 627.0 ERUs, and a total of 355 lots in the active adult phase, which represents a total of 305.84 ERUs. As development occurs, it is possible that the number of lots and lot mix may change. In order to ensure that the Series 2018 Assessment allocation is maintained in accordance with the methodology specified by this report, a true-up analysis may be necessary ("**True-Up Analysis**").

This True-Up Analysis is utilized to ensure that the principal amount of the Series 2018 Assessments on a per lot and per acre basis never exceeds the initially allocated amount as contemplated in the assessment methodology described herein. In accordance with the True-Up Agreement to be entered into by the Developer and the District at the issuance of the 2018 Bonds, prior to the time a parcel within the CDD is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement. As the lands within the District are developed, the allocation of the amounts assessed to and constituting a lien upon the 2018 Assessable Property will be calculated based upon certain density assumptions, which assumptions were provided by the Developer.

At such time as acreage is contained within a proposed plat, or a deed or assignment agreement between the Developer and a transferee that specifies the residential Lots or entitlements thereto being transferred to such transferee ("**Entitlement Transfer Document**"), the Developer agrees that such proposed plat or Entitlement Transfer Document shall be presented to the District in accordance with the terms of the True-Up Agreement. The District will allocate the Series 2018 Assessments to the 2018 Assessable Property reflected in such plat or Entitlement Transfer Document in accordance with the applicable land use classifications, and the remaining 2018 Assessable Property within the District, and such reallocation will be recorded in the District's lien book. This True-Up Analysis will ensure that 2018 Bond debt does not accumulate disproportionately on Undeveloped Property within the District. In the event that the density assumptions upon which this report is based change over time as determined by any True-Up Analysis such that fewer ERUs are being developed within the District than are contemplated by this report, the True-Up Analysis will determine the amount required to be paid by the Developer to the District in order to satisfy, in whole or in part, the Series 2018 Assessments and ensure that the

Series 2018 Assessments continue to be allocated ratably against the actual density within the District in accordance with the methodology set forth in this report (the “**True-Up Obligation**”). The True-Up Agreement shall further set forth the terms associated with the Developer’s satisfaction of the True-Up Obligation.

## **F. ALLOCATION OF BENEFITS OF ASSESSMENTS**

### *Assessment Standard*

Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits.

Section 170.02, Florida Statutes, states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the CIP, such benefits are incidental. The facilities in the CIP meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

### *Assessment Methodology*

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the District-wide CIP. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each District system and function.

An assessment methodology based on ERUs provides a way to quantify the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty foot wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates assessments on platted property proportionately based on lot size as indicated on the subject recorded plat map; assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on acreage basis. As noted above, the equal benefit and assessment allocation approach is a generally recognized and approved method of proportionally spreading assessments over benefited properties within a special district.

### *These Special Benefits and Allocation of Assessments*

In the present case, the financing program will enable the District to provide public improvements to the production lot phases and active adult phases of the District. Such improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties.

The District will apply the assessment methodology to the financing program relating to the 2018 Project. All residential units planned within the production lot phases and active adult phases of the District will proportionally benefit from the construction, purchase and maintenance of the public improvements included in the 2018 Project. A ranking and finding of 1.0 ERU per residential unit on a fifty foot lot applies, and for all other lots an ERU value will be assigned based on the lot size in proportion to such lot category. For example, a residential unit on a 60' lot would proportionally benefit more from the District's improvements, and so accordingly would be assigned a value and ranking of 1.20 ERU (60' divided by 50' equals 1.20). The assigned ERUs for townhome products are different in the production lot phases and active adult phases reflecting their different sizes and clusters in the phases.

### **G. RATE AND METHOD OF APPORTIONMENT**

A rate and method of apportionment of Series 2018 Assessments is attached in the Appendix.

### **H. PRELIMINARY ASSESSMENT ROLL AND COLLECTION**

A Preliminary Assessment Roll is attached in the Appendix. The District expects to place the Series 2018 Assessments for the 2018 Bonds on the Pasco County tax roll for collection upon the platting of lots.

### **I. CONCLUSION**

The acquisition and construction of the 2018 Project using 2018 Bond proceeds will be utilized for common District purposes. These Series 2018 Assessments will be levied over all 2018 Assessable Property on a fair and equitable basis as described herein. The 2018 Assessable Property will receive benefits in excess of the allocated Series 2018 Assessments. Accordingly, this is an appropriate District project that will significantly benefit 2018 Assessable Property and enhance the District.

### *Special Benefit*

The 2018 Project will provide special benefit to parcels within the District. The parcels will receive special benefit because the subject Master and Subdivision Improvements deliver interconnected structural improvement elements that provide a framework that supports and adds to the entire development. The Master and Subdivision Improvements yield benefits to parcel owners in terms of meeting development needs and increasing property values.

### *Assessment Apportionment*

The Series 2018 Assessments are fairly and equally apportioned over all the 2018 Assessable Property. The benefits are quantified and assigned to parcels based on lot size since larger lot areas consume proportionately greater benefits than smaller lots from the Master and Subdivision Improvements. The District has assigned proxy values to the various expected lot sizes on the basis that a fifty foot wide lot receives the value of 1.0 ERU, accordingly a sixty foot wide lot receives the value of 1.20 ERU.

### *Reasonableness of Assessment Apportionment*

It is reasonable, proper and just to assess the costs of the Master and Subdivision Improvements against lands in the District. As a result of the Master and Subdivision Improvements, properties in the CDD receive special benefit and increase in value. Based on the premise that the CDD's Master and Subdivision Improvements make the properties more valuable, in return it is reasonable for the District to levy the Series 2018 Assessments against the 2018 Assessable Property within the District. The benefits will be equal to or in excess of the Series 2018 Assessments thereon when allocated.

### *Best Interest*

The District provides for delivering the Master and Subdivision Improvements in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund Master and Subdivision Improvements at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

## **Appendix I. Rate and Method of Apportionment of Special Assessment**

A Series 2018 Assessment as hereinafter defined shall be levied on all 2018 Assessable Property within the District and collected each fiscal year commencing fiscal year 2018 in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

### **A. DEFINITIONS:**

The terms hereinafter set forth have the following meanings:

**“Administrative Expenses”** means any actual or reasonably estimated expenses of the District to carry out the administration of the District related to the determination of the amount of the Special Assessments, the collection of Special Assessments, and costs otherwise incurred in order to carry out the authorized purposes of the District.

**"2018 Assessable Property"** means for the Series 2018A-1 Assessments and Series 2018A-2 (AA 1) Assessments, all of the Tax Parcels comprising Production Lots, Parcels 16-22 of the District and for the Series 2018A-2 (AA 2) Assessments all of the Tax Parcels comprising Active Adult Lots, Phase 1, that are not exempt from the Special Assessment pursuant to law.

**“District Debt”** or **“Debt”** means any of the 2018 Bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District. As used herein, Debt may refer to the principal (present value) of the Special Assessments levied on property within the District, which corresponds to a like amount of Bond indebtedness.

**"Developed Property"** means all property within the District which is legally subdivided by a recorded subdivision plat into a Lot, has legal entitlements for development of a residential structure thereon, has been developed with a fine grade level pad contiguous to an asphalt paved road with utility laterals stubbed at the Lot, and as to which a building permit and certificate of occupancy for a residential structure may be issued by Pasco County.

**“Developer”** means CRCG One LP, CRCG Two LP, and CR Pasco Development Company LLC its successors and assignees.

**“ERU”** means a way to quantify different land use types in terms of their equivalence to a fifty foot (50’) wide Lot, which is defined as 1.0 ERU.

**"Fiscal Year"** means the period starting October 1 and ending on the following September 30.

**“Indenture”** means the Master Trust Indenture for Mirada Community Development District, the Second Supplemental Trust Indenture, Third Supplemental Trust Indenture and the Fourth Supplemental Indenture or any other collectively or as applicable as the context may require.

**"Lot"** means an individual residential lot, identified and numbered on a recorded final subdivision map as to which a building permit may be issued by Pasco County for construction of a residential unit without further subdivision of the Lot and for which no further subdivision of the Lot is anticipated and which qualifies as Developed Property.

**“Property Owner Association Property”** means any property within the CDD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

**"Public Property"** means any property within the CDD boundaries that is, at the time of the CDD formation, expected to be used for any public purpose and is or will be owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

**"Single Family Unit" or "Unit"** means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

**"Series 2018 Assessment"** means the special assessment levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each parcel of Developed Property and Undeveloped Property comprising the 2018 Assessable Property in the CDD to fund the Special Assessment Requirement.

**“Special Assessment Requirement”** means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled Debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt.

**"Tax Parcel"** means a Lot or parcel identified by the Pasco County Property Appraiser as a separate parcel for taxation purposes designated by a folio or parcel identification number.

**"Undeveloped Property"** means, for each Fiscal Year, all 2018 Assessable Property not constituting Developed Property.

## B. PROPERTY CLASIFICATION AND ASSIGNMENT OF ERU

Each Fiscal Year using the definitions above, all 2018 Assessable Property shall be classified as Developed Property or Undeveloped Property, and shall be subject to Series 2018 Assessment pursuant to Sections C and D below based on the following Lot types and ERU assignment.

**Table 4 - Lot Categories in the Production Lot Phase, Parcels 16-22**

| Lot Type           | Lot Count  | Assigned ERU | Total ERU     | % ERU          |
|--------------------|------------|--------------|---------------|----------------|
| TH (avg. size 23') | 110        | 0.46         | 50.6          | 8.07%          |
| 35'                | 112        | 0.70         | 78.4          | 12.50%         |
| 40'                | 118        | 0.80         | 94.4          | 15.06%         |
| 50'                | 148        | 1.00         | 148.0         | 23.60%         |
| 60'                | 213        | 1.20         | 255.6         | 40.77%         |
| <b>Total</b>       | <b>701</b> |              | <b>627.00</b> | <b>100.00%</b> |

**Table 5 - Lot Categories in the Active Adult Area, Phase 1**

| Lot Type           | Lot Count  | Assigned ERU | Total ERU     | % ERU          |
|--------------------|------------|--------------|---------------|----------------|
| TH (avg. size 27') | 154        | 0.60         | 91.64         | 30.0%          |
| 50'                | 135        | 1.00         | 135.00        | 44.1%          |
| 60'                | 66         | 1.20         | 79.20         | 25.9%          |
| <b>Total</b>       | <b>355</b> |              | <b>305.84</b> | <b>100.00%</b> |



### C. SERIES 2018 ASSESSMENT REQUIREMENT

The estimated Special Assessment Requirement for Fiscal Year 2018 is presented in the Table below.

**Table 6 - Estimated Special Assessment Debt Service Requirement in Fiscal Year 2018**

| Special Assessment Requirement | Amount (excl. County charges and early payment discount) | Par Amount   |
|--------------------------------|--|--------------|
| 2018 A-1 Bonds                 | \$660,938  | \$9,490,000  |
| 2018 A-2 (AA 1) Bonds          | \$822,375  | \$14,620,000 |
| 2018 A-2 (AA 2) Bonds          | \$513,850  | \$9,560,000  |

Refer to the Appendix for details on the preliminary 2018 Bond sizing. The table below summarizes the Series 2018 Bond par amount per ERU and MADS per ERU.

**Table 7 – Series 2018 Bond Par Amount per ERU and MADS per ERU**

|                                       | Series 2018 A-1 Bond | Series 2018 A-2 (AA 1) Bond | Series 2018 A-2 (AA 2) Bond |
|---------------------------------------|----------------------|-----------------------------|-----------------------------|
| Secured by and Payable from Total ERU | 627.0                | 627.0                       | 305.8                       |
| Total Par Amount                      | \$9,490,000          | \$14,620,000                | \$9,560,000                 |
| <b>Par Amount per 1.0 ERU</b>         | <b>\$15,136</b>      | <b>\$23,317</b>             | <b>\$31,259</b>             |
| Total MADS                            | \$660,938            | \$822,375                   | \$513,850                   |
| <b>MADS per 1.0 ERU</b>               | <b>\$1,054</b>       | <b>\$1,312</b>              | <b>\$1,680</b>              |

### D. SPECIAL ASSESSMENT RATE

#### 1. Developed Property

##### a) Assigned ERU, Bond Par Amount and Annual Assessment (MADS) Allocation

Par Amount and MADS per Lot for the Production Lot Phase, Parcels 16-22 is presented in the following table.

**Table 8 - Par Amount and MADS per Lot for Production Lot Phase, Parcels 16-22**

| Lot Width | Assigned ERU | Series 2018 A-1<br>Par Amount / Lot | MADS /Lot | Series 2018<br>A-2 (AA 1)<br>Par Amount /<br>Lot | MADS /Lot |
|-----------|--------------|-------------------------------------|-----------|--|-----------|
| TH        | 0.46         | \$6,962                             | \$485     | \$10,726   | \$603     |
| 35'       | 0.70         | \$10,595                            | \$738     | \$16,322   | \$918     |
| 40'       | 0.80         | \$12,108                            | \$843     | \$18,654   | \$1,049   |
| 50'       | 1.00         | \$15,136                            | \$1,054   | \$23,317   | \$1,312   |
| 60'       | 1.20         | \$18,163                            | \$1,265   | \$27,981   | \$1,574   |

Par Amount and MADS per Lot for the Active Adult Area, Phase 1 is presented in the following table.

**Table 9 - Par Amount and MADS per Lot for Active Adult Area, Phase 1**

| Lot Width          | Assigned ERU | Series 2018 A-2 (AA 2)<br>Par Amount / Lot | MADS /Lot |
|--------------------|--------------|--|-----------|
| TH (avg. size 27') | 0.60         | \$18,600                                   | \$1,163   |
| 50'                | 1.00         | \$31,259                                   | \$1,954   |
| 60'                | 1.20         | \$37,510                                   | \$2,344   |

## **2. Undeveloped Property**

Prior to the property, or portion thereof, becoming Developed Property, the Special Assessments and Debt will be allocated to each property, as described by Property Tax Appraiser parcel information or legal description, based on acreage. Upon recordation of a subdivision plat map, the Lot sizes are determinable, therefore, upon any portion of the property becoming Developed Property, the Special Assessments are then levied on the individual Lots based on Lot size by assigning ERUs to each Lot at the applicable Special Assessment rates for Developed Property described above.

### **a) District Debt Allocation**

The District Debt is allocated per acre based on ERU assignment and Adjustments. The District Debt principal amount for Fiscal Year 2018 is determined in the following table.

**Table 10 - District Debt Allocation**

| Bond Series     | Total Units | Total Acreage (Ac) | Par Amount   | Par / Ac |
|-----------------|-------------|--------------------|--------------|----------|
| 2018 A-1        | 701         | 354.908            | \$9,490,000  | \$26,739 |
| 2018 A-2 (AA 1) | 701         | 354.908            | \$14,620,000 | \$41,194 |
| 2018 A-2 (AA 2) | 355         | 145.788            | \$9,560,000  | \$65,575 |

**b) Assigned Annual Special Assessment Rate**

In the current Fiscal Year, all Tax Parcels are classified as Undeveloped Property within the District. Based on the ERU assignment, the assigned Special Assessment rate for Undeveloped Property within the District is presented in the following table.

**Table 11 - Annual Assessment Allocation**

| Bond            | Total Units | Total Acreage (Ac) | MADS <sup>4</sup> | MADS /Ac <sup>4</sup> |
|-----------------|-------------|--------------------|-------------------|-----------------------|
| 2018 A-1        | 701         | 354.908            | \$660,938         | \$1,862               |
| 2018 A-2 (AA 1) | 701         | 354.908            | \$822,375         | \$2,317               |
| 2018 A-2 (AA 2) | 355         | 145.788            | \$513,850         | \$3,525               |

Please refer to Appendix for details on property classification and land size.

**3. Exemptions**

No Special Assessment shall be levied on Public Property and Property Owner Association Property.

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<sup>4</sup> Represents interest only for Series 2018 A-2 and Series 2018 A-3.

## E. METHOD OF APPORTIONMENT OF THE SPECIAL ASSESSMENT

Commencing with Fiscal Year 2018 and for each following Fiscal Year, the CDD shall levy the Series 2018 Assessments as follows:

**First (Developed Property, All Phases):** The Series 2018 Assessments shall be levied proportionately on each Tax Parcel of Developed Property in an amount at the applicable assigned Series 2018 Assessment rate as determined pursuant to Section D.1.

**Second (Undeveloped Property, All Phases):** If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Series 2018 Assessment shall be levied proportionally on each Tax Parcel of Undeveloped Property at the assigned Series 2018 Assessment rate for Undeveloped Property.

## F. PROCESS OF ASSESSMENT REALLOCATION AND TRUE UP

The Series 2018 Assessments will be initially allocated in accordance with this methodology. All changes in the number of Lots and Lot mix within parcels will be permitted as long as the per-ERU assessment or the per acre assessment, as applicable, in the remaining Undeveloped Property does not exceed the initial level as established in the methodology. Any changes which increase the per-ERU assessments or the per acre assessments, as applicable, above the initial level will require a True-Up Payment by the Developer. Conversely, any changes that decrease the per-ERU assessments below the initial level will result in an automatic decrease in the per-ERU assessment in the remaining Undeveloped Property. The per-ERU assessments are presented in the table below.

**Table 12 - Debt per ERU**

| <b>Bond Series</b> | <b>Total Units</b> | <b>Total ERU</b> | <b>Total Debt</b>   | <b>Total Debt / ERU</b> |
|--------------------|--------------------|------------------|---------------------|-------------------------|
| 2018 A-1           | 701                | 627.00           | \$9,490,000         | \$15,136                |
| 2018 A-2 (AA 1)    | 701                | 627.00           | \$14,620,000        | \$23,317                |
| 2018 A-2 (AA 2)    | 355                | 305.84           | \$9,560,000         | \$31,259                |
| <b>Total</b>       |                    |                  | <b>\$33,670,000</b> |                         |

The land use and numbers of ERUs within each parcel will be certified by the Developer and the District Engineer. Refer to Appendix for a preliminary assessment roll presenting the Special Assessment levied for Fiscal Year 2018 in accordance with the method of apportionment described above.

## G. MANNER OF COLLECTION

The Series 2018 Assessments shall be collected as provided in the Indenture. The Series 2018A-2 (AA 1) Assessments and Series 2018A-2 (AA 2) Assessments are only collected directly from the Developer. It is anticipated that when or before the 2018 Assessable Property becomes Developed Property, the Series 2018A-1 Assessments levied to repay the 2018 Bonds will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that the CDD may collect the Series 2018 Assessments at a different time or in a different manner if necessary to meet its obligations under the applicable trust indenture for the 2018 Bonds.

## H. PREPAYMENT

The following definition applies to this Section H.

**“Outstanding District Debt”** means previously issued Bonds secured by the levy of Special Assessments, which remain outstanding, from time to time, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments.

The Special Assessment obligation of a Tax Parcel may be prepaid in full, or in part, and the obligation of the Tax Parcel to pay the Special Assessment permanently, or partially, satisfied; provided that a prepayment may be made only if there are no delinquent Special Assessments with respect to such Tax Parcel at time of prepayment. The Special Assessment Prepayment amount is calculated as follows:

### Outstanding District Debt amount allocated to the subject Tax Parcel

**Plus:** Accrued interest on principal amount to be prepaid, calculated to next interest payment date, which shall occur at least 45 days prior to the tender of the prepayment

**Less:** Allocable portion of Capitalized Interest, if any remains at time of the prepayment

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**Total:** Equals Prepayment Amount (PA)

**Plus:** Reasonable administrative fees and expenses related to lien release, calculation and recordation as determined by the CDD manager (A)

Partial Prepayment (PP) is calculated as follows:  $PP = (PA * F) + A$

The term F means the percent by which the owner of the Tax Parcel is partially prepaying the Special Assessment. With respect to a partial prepayment, the CDD manager shall indicate in the CDD records that there has been a partial prepayment and that a portion of the Special Assessment equal to (1.00 minus F) of the remaining Special Assessment shall continue to be authorized to be levied on such Tax Parcel pursuant to Section D.

**Appendix II. Preliminary Sources and Uses**

|                                       | <b>Area One<br/>A1</b> | <b>Area One<br/>A2</b> | <b>Area One<br/>Total</b> | <b>Area Two<br/>A2</b> | <b>Total<br/>Combined</b> |
|---------------------------------------|------------------------|------------------------|---------------------------|------------------------|---------------------------|
| <b><u>Sources</u></b>                 |                        |                        |                           |                        |                           |
| Par Amount                            | 9,490,000              | 14,620,000             | 24,110,000                | 9,560,000              | 33,670,000                |
| Original Issue Discount               | (189,800)              | (292,400)              | (482,200)                 | (47,800)               | (530,000)                 |
| Transfer of AC                        | 301,271                | 464,129                | 765,399                   | 328,028                | 1,093,428                 |
| Transfer of DSRF                      | <u>41,329</u>          | <u>63,671</u>          | <u>105,000</u>            | <u>45,000</u>          | <u>150,000</u>            |
| <b>Total Sources</b>                  | <b>9,642,800</b>       | <b>14,855,399</b>      | <b>24,498,199</b>         | <b>9,885,228</b>       | <b>34,383,428</b>         |
| <b><u>Uses</u></b>                    |                        |                        |                           |                        |                           |
| Cash Deposit                          | 3,092,815              | 4,764,696              | 7,857,511                 | 3,367,505              | 11,225,016                |
| DSRF (50% mads)                       | 330,469                | 0                      | 330,469                   | 0                      | 330,469                   |
| Capitalized Interest (thru 11/1/2018) | 219,448                | 0                      | 219,448                   | 0                      | 219,448                   |
| DSRF (50% max annual interest)        | 0                      | 411,188                | 411,188                   | 0                      | 411,188                   |
| Capitalized Interest (thru 5/1/2019)  | 0                      | 756,128                | 756,128                   | 0                      | 756,128                   |
| DSRF (max annual interest)            | 0                      | 0                      | 0                         | 513,850                | 513,850                   |
| Capitalized Interest (thru 11/1/2019) | 0                      | 0                      | 0                         | 729,382                | 729,382                   |
| Cost of Issuance                      | 53,228                 | 82,001                 | 135,229                   | 53,621                 | 188,850                   |
| Underwriter's Discount                | 189,800                | 292,400                | 482,200                   | 191,200                | 673,400                   |
| Construction Fund                     | <u>5,757,040</u>       | <u>8,548,986</u>       | <u>14,306,026</u>         | <u>5,029,671</u>       | <u>19,335,698</u>         |
| <b>Total Uses</b>                     | <b>9,642,800</b>       | <b>14,855,399</b>      | <b>24,498,199</b>         | <b>9,885,228</b>       | <b>34,383,428</b>         |

Source: FMS Bonds (May 16, 2018). Sources and Uses of Funds. FMS Bonds.

### Appendix III. Preliminary Assessment Rolls

#### Area One: Production Lot Phase, Parcels 16-22

| <b>Parcel Area<br/>Identification<br/>/(b), (e)</b>                 | <b>Owner /(b)</b>  | <b>Acreage (a)</b> | <b>% Ac</b> | <b>Total District<br/>Debt /(c)</b> | <b>Total MADS<br/>/(d)</b> |
|---|--|--------------------|-------------|-------------------------------------|----------------------------|
| Refer to legal description of the District in the Engineer's Report | CRCG One LP, CRCG Two LP, and CR Pasco Development Company LLC | 354.908            | 100.00%     | \$24,110,000                        | \$1,483,313                |

#### Area Two: Active Adult Area, Phase 1

| <b>Parcel Area<br/>Identification<br/>/(b), (e)</b>                 | <b>Owner /(b)</b>  | <b>Acreage (a)</b> | <b>% Ac</b> | <b>Total District<br/>Debt /(c)</b> | <b>Total MADS<br/>/(d)</b> |
|---|--|--------------------|-------------|-------------------------------------|----------------------------|
| Refer to legal description of the District in the Engineer's Report | CRCG One LP, CRCG Two LP, and CR Pasco Development Company LLC | 145.788            | 100.00%     | \$9,560,000                         | \$513,850                  |

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**Footnote:**

(a) Estimate based on legal description at time of establishment of the District. Acreage includes lowlands.

(b) Owner information per County records. There are multiple Parcel IDs associated with the District.

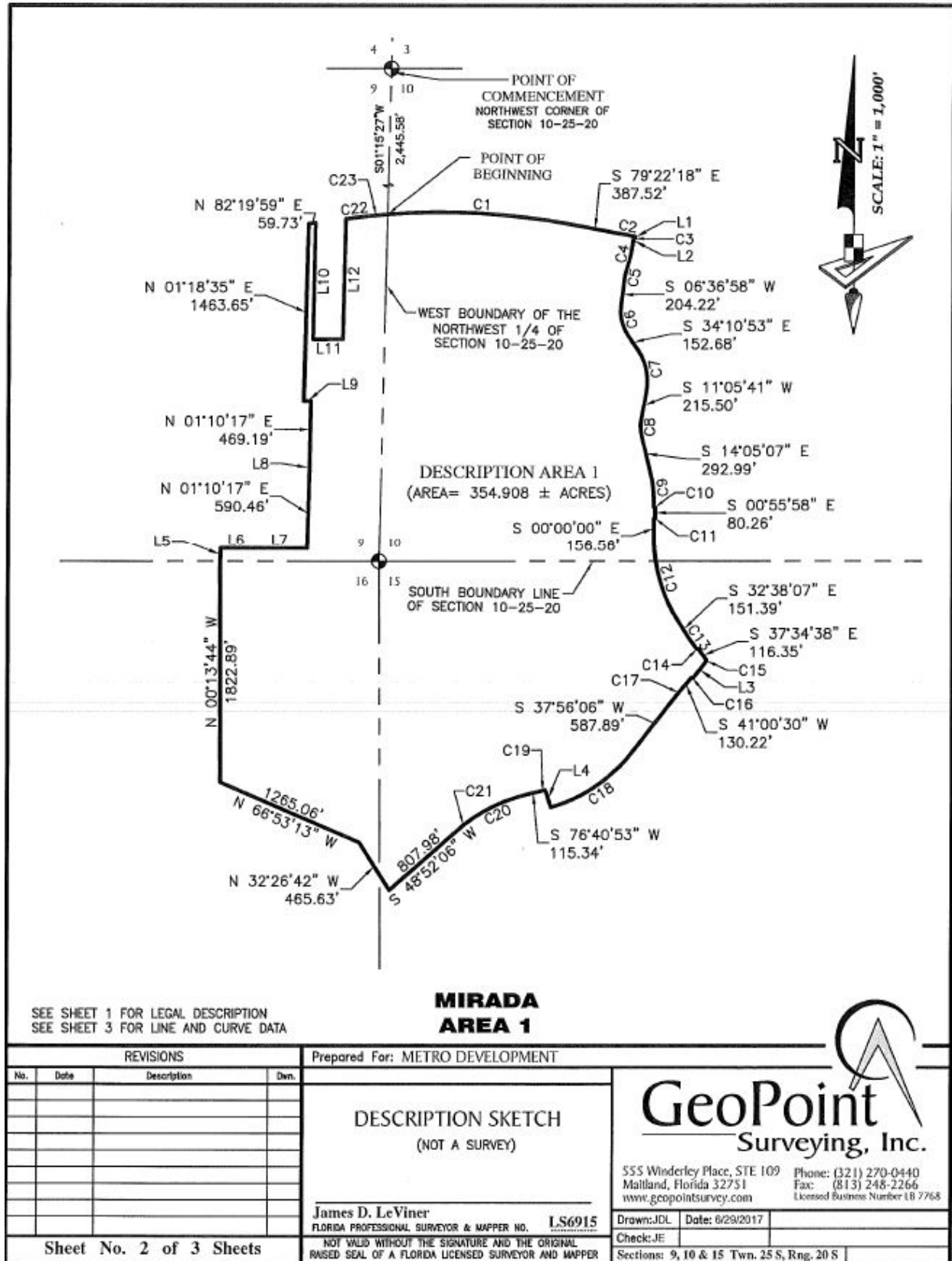
(c) The Series 2018 Assessments will remain levied against Undeveloped Property on an equal acreage basis until the 2018 Assessable Property is platted.

(d) Excluding County collection charges and early payment discounts.









CURVE DATA TABLE

| NO. | RADIUS   | DELTA      | ARC      | CHORD    | BEARING       |
|-----|----------|------------|----------|----------|---------------|
| C1  | 5912.58' | 014°56'41" | 1542.20' | 1537.83' | S 86°50'34" E |
| C2  | 6087.50' | 001°22'44" | 146.50'  | 146.49'  | S 79°58'06" E |
| C3  | 10.00'   | 092°06'49" | 16.08'   | 14.40'   | S 53°15'24" W |
| C4  | 1161.00' | 011°33'03" | 234.06'  | 233.66'  | S 12°58'32" W |
| C5  | 531.00'  | 012°08'06" | 112.46'  | 112.25'  | S 12°41'00" W |
| C6  | 341.00'  | 040°47'51" | 242.81'  | 237.71'  | S 13°46'58" E |
| C7  | 465.00'  | 045°16'34" | 367.45'  | 357.96'  | S 11°32'36" E |
| C8  | 341.00'  | 025°10'48" | 149.86'  | 148.66'  | S 01°29'43" E |
| C9  | 1115.16' | 015°21'40" | 298.98'  | 298.08'  | S 06°20'27" E |
| C10 | 10.00'   | 086°52'46" | 15.16'   | 13.75'   | S 43°26'23" E |
| C11 | 10.00'   | 094°22'16" | 16.47'   | 14.67'   | S 47°11'08" W |
| C12 | 1305.00' | 032°38'07" | 743.32'  | 733.31'  | S 16°19'03" E |
| C13 | 1105.00' | 005°49'36" | 112.37'  | 112.32'  | S 35°32'54" E |
| C14 | 10.00'   | 093°33'37" | 16.33'   | 14.57'   | S 85°14'31" E |
| C15 | 10.00'   | 093°31'53" | 16.32'   | 14.57'   | S 01°12'44" W |
| C16 | 10.00'   | 090°00'00" | 15.71'   | 14.14'   | S 86°00'30" W |
| C17 | 1075.00' | 003°04'24" | 57.66'   | 57.66'   | S 39°28'18" W |
| C18 | 1325.00' | 036°12'46" | 837.45'  | 823.58'  | S 56°02'29" W |
| C19 | 1175.00' | 002°14'48" | 46.07'   | 46.07'   | S 75°33'29" W |
| C20 | 1325.00' | 024°52'56" | 575.41'  | 570.90'  | S 64°14'25" W |
| C21 | 1325.00' | 000°39'00" | 15.03'   | 15.03'   | S 51°28'27" W |
| C22 | 5901.10' | 001°32'50" | 159.36'  | 159.36'  | N 83°04'00" E |
| C23 | 5912.58' | 001°50'43" | 190.43'  | 190.42'  | N 84°45'44" E |

LINE DATA TABLE

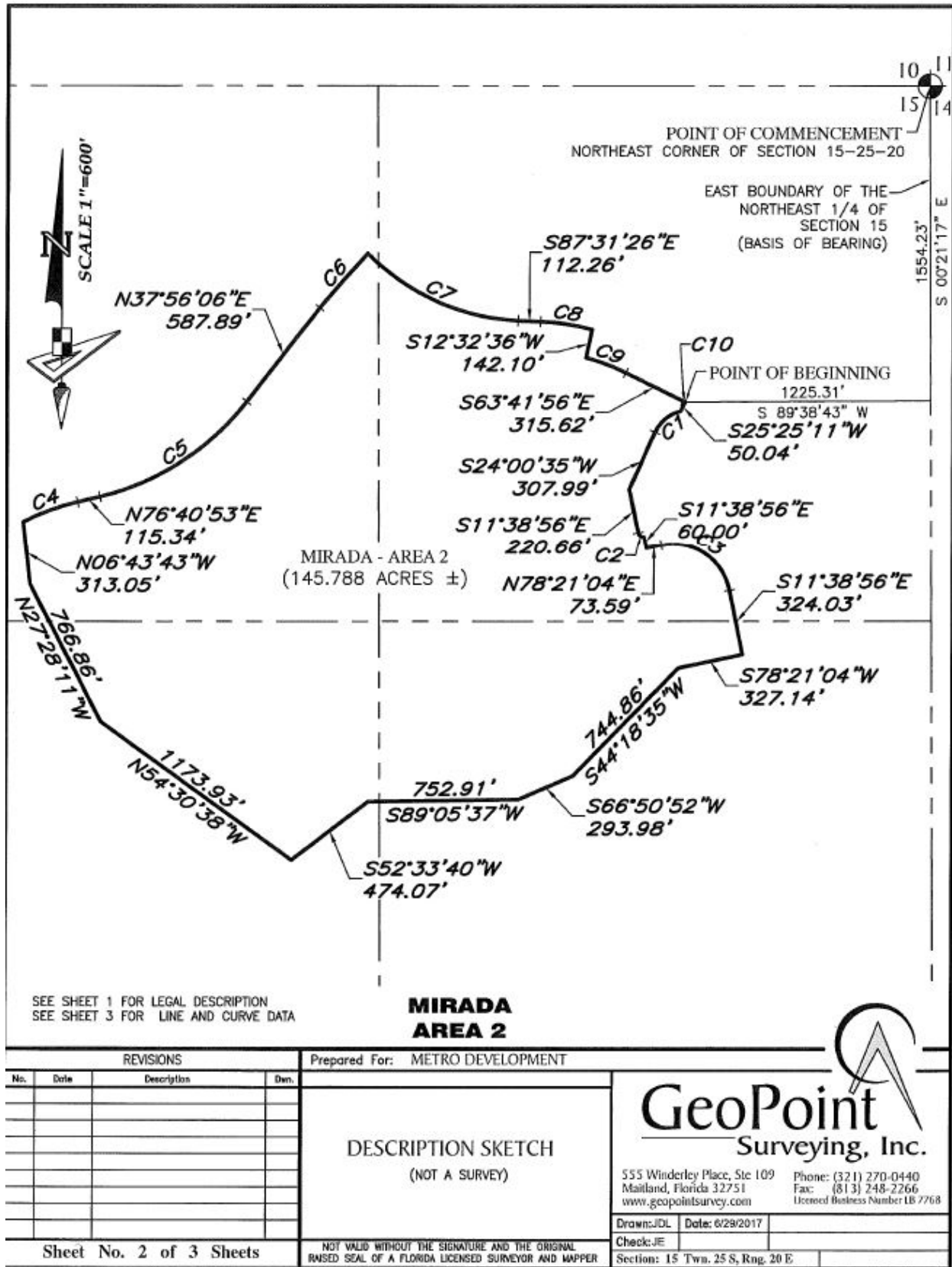
| NO. | BEARING       | LENGTH  |
|-----|---------------|---------|
| L1  | S 00°00'00" E | 15.77'  |
| L2  | S 07°12'00" W | 18.20'  |
| L3  | S 38°58'05" W | 174.12' |
| L4  | N 18°05'53" W | 150.13' |
| L5  | N 01°26'20" E | 110.00' |
| L6  | N 89°57'11" E | 262.01' |
| L7  | N 89°57'11" E | 462.09' |
| L8  | N 01°10'17" E | 163.34' |
| L9  | S 89°52'23" W | 59.21'  |
| L10 | S 01°10'57" W | 962.55' |
| L11 | N 89°50'37" E | 249.98' |
| L12 | N 01°11'09" E | 995.63' |

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

**MIRADA  
AREA 1**

|                         |      |             |      |  |  |
|-------------------------|------|-------------|------|--|--|
| REVISIONS               |      |             |      | Prepared For: METRO DEVELOPMENT  |  |
| No.                     | Date | Description | Rev. | <p align="center"><b>DESCRIPTION SKETCH</b><br/>(NOT A SURVEY)</p><br><p>James D. LeViner<br/>FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>LS6915</b></p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL<br/>RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>   |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
|                         |      |             |      |  |  |
| Sheet No. 3 of 3 Sheets |      |             |      | <p><b>GeoPoint</b><br/>Surveying, Inc.</p> <p>555 Winderley Place, STE 109 Phone: (321) 270-0440<br/>Maitland, Florida 32751 Fax: (813) 248-2266<br/>www.geopointsurvey.com Licensed Business Number LB 7768</p> <p>Drawn: JDL Date: 6/28/2017</p> <p>Check: JE</p> <p>Sections: 9, 10 &amp; 15 Twn. 25 S, Rng. 20 S</p> |  |






CURVE DATA TABLE

| NO. | RADIUS   | DELTA      | ARC     | CHORD   | BEARING       |
|-----|----------|------------|---------|---------|---------------|
| C1  | 181.50'  | 053°29'19" | 169.44' | 163.35' | S 50°45'14" W |
| C2  | 25.00'   | 090°00'00" | 39.27'  | 35.36'  | S 56°38'56" E |
| C3  | 290.00'  | 090°00'00" | 455.53' | 410.12' | S 56°38'56" E |
| C4  | 1190.00' | 013°50'52" | 287.61' | 286.91' | N 69°45'27" E |
| C5  | 1310.18' | 038°44'27" | 885.88' | 869.10' | N 57°18'29" E |
| C6  | 5782.38' | 003°33'15" | 358.69' | 358.63' | N 41°22'16" E |
| C7  | 1129.00' | 042°41'09" | 841.11' | 821.79' | S 66°10'52" E |
| C8  | 1221.00' | 012°16'23" | 261.55' | 261.05' | S 81°23'14" E |
| C9  | 1077.93' | 011°16'22" | 212.08' | 211.74' | S 69°19'24" E |
| C10 | 721.00'  | 000°52'53" | 11.09'  | 11.09'  | S 64°08'22" E |

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

### MIRADA AREA 2

|  |      |             |       |  |  |
|--|------|-------------|-------|--|--|
| REVISIONS                                    |      |             |       | Prepared For: METRO DEVELOPMENT  |  |
| No.  | Date | Description | Drawn |  <p><b>GeoPoint</b><br/>Surveying, Inc.</p> <p>555 Winderley Place, Ste 109 Phone: (321) 270-0440<br/>Maitland, Florida 32751 Fax: (813) 248-2266<br/>www.geopointsurvey.com Licensed Business Number LB 7768</p> |  |
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|  |      |             |       |  |  |
| <p>DESCRIPTION SKETCH<br/>(NOT A SURVEY)</p> |      |             |       | <p>Drawn: JDL Date: 6/29/2017</p>  |  |
|  |      |             |       | <p>Check: JE</p>   |  |
|  |      |             |       | <p>Section: 15 Twn. 25 S, Rng. 20 E</p>  |  |
| Sheet No. 3 of 3 Sheets                      |      |             |       | <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL<br/>RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>  |  |



Appendix V. Site Plan and Bond Coverage Map



## Appendix VI. Allocation of Public Improvements Costs (as proxy for benefit) and Proposed Debt

**Table 13 - Allocation of Public Improvement Costs (Production Lot Phase, Parcels 16-22)**

| Lot Width    | Total Units | ERU  | Total ERU     | % ERU       | Total Cost (as proxy for benefit) <sup>5</sup> | Benefit Per Unit |
|--------------|-------------|------|---------------|-------------|--|------------------|
| TH           | 110         | 0.46 | 50.60         | 8%          | 3,338,545                                      | 30,350           |
| 35           | 112         | 0.70 | 78.40         | 13%         | 5,172,765                                      | 46,185           |
| 40           | 118         | 0.80 | 94.40         | 15%         | 6,228,431                                      | 52,783           |
| 50           | 148         | 1.00 | 148.00        | 24%         | 9,764,913                                      | 65,979           |
| 60           | 213         | 1.20 | 255.60        | 41%         | 16,864,269                                     | 79,175           |
| <b>Total</b> | <b>701</b>  |      | <b>627.00</b> | <b>100%</b> | <b>41,368,924</b>                              |                  |

**Table 14 - Total Series 2018 A-1 and A-2 (AA 1 ) Debt Per Unit for Production Lot Phase, Parcels 16-22**

| Lot Width | A-1      | A-2 (AA 1) | Total A-1/A-2 (AA 1) Debt | Total Public Improvement Costs (PIC) | Debt Over/(Under) PIC |
|-----------|----------|------------|---------------------------|--------------------------------------|-----------------------|
| TH        | \$6,962  | \$10,726   | \$17,688                  | \$30,350                             | (\$12,662)            |
| 35        | \$10,595 | \$16,322   | \$26,917                  | \$46,185                             | (\$19,268)            |
| 40        | \$12,108 | \$18,654   | \$30,762                  | \$52,783                             | (\$22,021)            |
| 50        | \$15,136 | \$23,317   | \$38,453                  | \$65,979                             | (\$27,526)            |
| 60        | \$18,163 | \$27,981   | \$46,144                  | \$79,175                             | (\$33,031)            |

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<sup>5</sup> Excluding bond financing costs such as capitalized interest, reserves and cost of issuance.

**Table 15 - Allocation of Public Improvement Costs (Active Adult Lots, Phase 1)**

| Lot Width    | Total Units | ERU  | Total ERU     | % ERU       | Total Cost (as proxy for benefit) <sup>6</sup> | Benefit Per Unit |
|--------------|-------------|------|---------------|-------------|--|------------------|
| TH           | 154         | 0.60 | 91.64         | 30%         | 3,401,529                                      | 22,088           |
| 50           | 135         | 1.00 | 135.00        | 44%         | 5,011,229                                      | 37,120           |
| 60           | 66          | 1.20 | 79.20         | 26%         | 2,939,921                                      | 44,544           |
| <b>Total</b> | <b>355</b>  |      | <b>305.84</b> | <b>100%</b> | <b>11,352,679</b>                              |                  |

**Table 16 - Total Series 2018 A-2 (AA 2) for Active Adult Lots, Phase 1**

| Lot Width | A-2 (AA 2) | Total Public Improvement Costs (PIC) | Debt Over/(Under) PIC |
|-----------|------------|--------------------------------------|-----------------------|
| TH        | \$18,600   | 22,088                               | (\$3,488)             |
| 50        | \$31,259   | 37,120                               | (\$5,862)             |
| 60        | \$37,510   | 44,544                               | (\$7,034)             |

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<sup>6</sup> Excluding bond financing costs such as capitalized interest, reserves and cost of issuance.



## Exhibit 7

**RESOLUTION 2018-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRADA  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,  
TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD  
OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Mirada Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIRADACOMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST, 2018.**

**ATTEST:**

**MIRADACOMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: Mike Lawson

**EXHIBIT A**

**Notice of Meeting Schedule Fiscal Year 2019**

**Notice of Meeting Schedule  
Fiscal Year 2019  
Mirada Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2019 regular meetings of the Board of Supervisors of the Mirada Community Development District are scheduled to be held on the first Tuesday of every month at 9:00 a.m. in a conference room of the Residence Inn, 2101 Northpoint Parkway, Lutz, Florida as follows (exceptions noted below):

**Night meeting dates**

October 2, 2018  
November 6, 2018  
December 4, 2018  
January 8, 2019  
February 5, 2019  
March 5, 2019  
April 2, 2019  
May 7, 2019  
June 4, 2019  
July 2, 2019  
August 6, 2019  
September 3, 2019

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Development Planning & Financing Group at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

## Exhibit 8

# A RESOLUTION RE-DESIGNATING OFFICERS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIRADA COMMUNITY DEVELOPMENT DISTRICT:

- |                                  |                     |
|----------------------------------|---------------------|
| <u>Mike Lawson</u>               | Chairman            |
| <u>Doug Draper</u>               | Vice Chairman       |
| <u>Paul Cusmano</u>              | Secretary           |
| <u>Patricia Comings-Thibault</u> | Treasurer           |
| <u>Maik Aagaard</u>              | Assistant Treasurer |
| <u>Janet Johns</u>               | Assistant Secretary |
| <u>Lori Price</u>                | Assistant Secretary |
| <u>Ted Sanders</u>               | Assistant Secretary |
|                                  | Assistant Secretary |

- Adopted this 23<sup>rd</sup> day of August, 2018.

Paul Cusmano  
Secretary