

MIRADA
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop Meeting

Date/Time:
Monday, July 25, 2022
6:00 P.M.

Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

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

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Mirada Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Mirada Community Development District is scheduled for **Monday, July 25, 2022, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544**

The advanced copy of the workshop agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, July 25, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida, 33544

Dial In: 1-646-931-3860
Meeting ID: 765 408 9133
Passcode: 12345

Workshop Agenda

For any questions as to the agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Business Items

A. Presentation of Proposed Budget FY 2022-2023

Exhibit 1

III. Audience Comments

IV. Adjournment

EXHIBIT 1

STATEMENT 1
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
I. REVENUE						
GENERAL FUND REVENUES ASSESSMENTS ON ROLL /(1)	\$ 374,939	\$ 1,147,044	\$ 1,121,703	\$ 2,078,545	\$ 2,397,402	\$ 318,857
DEVELOPER FUNDING	312,971	-	-	-	-	-
LOT CLOSINGS		168,320	-		-	-
INTEREST	-	-	-	-	-	-
MISCELLANEOUS	-	640	-	-	-	-
TOTAL REVENUE	687,910	1,316,004	1,121,703	2,078,545	2,397,402	318,857

II. EXPENDITURES

GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	3,400	4,592	2,459	8,000	4,800	(3,200)
PAYROLL TAXES	267	360	184	612	367	(245)
PAYROLL PROCESSING	441	294	200	457	450	(7)
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,500	21,000	25,000	4,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	7,500	9,000	4,500	(4,500)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,504	3,503	3,500	3,500	3,500	-
BANK FEES	139	148	316	300	300	-
MISCELLANEOUS	220	1,451	3,886	500	500	-
AUDITING SERVICES	2,900	2,950	3,100	2,950	3,200	250
TRAVEL PER DIEM	50	-	-	100	100	-
MEETING ROOM RENTAL	-	209	750	720	720	-
INSURANCE	6,294	19,024	21,559	22,736	25,673	2,937
REGULATORY AND PERMIT FEES	325	325	325	175	175	-
LEGAL ADVERTISEMENTS	1,393	8,113	1,613	10,000	10,000	-
ENGINEERING SERVICES	8,221	3,697	2,330	4,000	6,000	2,000
LEGAL SERVICES	10,245	8,062	19,400	10,000	12,000	2,000
WEBSITE HOSTING	2,826	782	2,015	2,015	2,015	-
TOTAL GENERAL ADMINISTRATIVE	106,225	119,509	126,637	132,065	135,300	3,235

DEBT ADMINISTRATION:						
DISSEMINATION AGENT	5,000	5,000	6,500	5,000	6,500	1,500
TRUSTEE FEES	9,967	9,967	14,007	9,968	18,050	8,082
ARBITRAGE	650	650	650	1,800	1,800	-
TOTAL DEBT ADMINISTRATION	15,617	15,617	21,157	16,768	26,350	9,582

STATEMENT 1
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
PHYSICAL ENVIRONMENT EXPENDITURES						
COMPREHENSIVE FIELD TECH SERVICES	8,106	13,896	13,896	15,000	18,000	3,000
STREETPOLE LIGHTING	-	61,002	124,799	267,400	389,250	121,850
ELECTRICITY (IRRIGATION & POND PUMPS)	1,799	13,168	75,138	48,000	108,000	60,000
WATER	47,082	47,090	24,857	72,000	240,000	168,000
WATER PURSUANT TO SETTLEMENT AGREEMENT	-	-	-	-	80,860	80,860
TRAIL MAINTENANCE	-	-	-	40,000	14,000	(26,000)
LANDSCAPING MAINTENANCE	344,654	582,868	901,578	1,200,000	971,330	(228,670)
LANDSCAPE MISCELLANEOUS	-	47,929		50,000	25,000	(25,000)
IRRIGATION MAINTENANCE	-	20,167	29,082	25,000	25,000	-
RUST CONTROL	-			-	-	-
ENVIRONMENTAL MITIGATION & MAINTENANCE	-	-	3,596	30,000	30,000	-
POND MAINTENANCE	26,810	44,339		42,312	66,312	24,000
RETENTION POND MOWING	160,085	290,086		-	-	-
NPDES MONITORING	-	-		15,000	15,000	-
AMENITY MANAGEMENT	-	-		3,000	3,000	-
ENTRANCE FOUNTAINS MAINTENANCE & REPAIRS	-	43,330	75,958	72,000	200,000	128,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	23,877		3,219	50,000	50,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	612,414	1,163,873	1,252,123	1,929,712	2,235,752	306,040
OTHER INCOME/EXPENSE						
UNBUDGETED EXPENDITURES		15,000	37,902	-	-	-
TOTAL OTHER INCOME/EXPENSE		15,000	37,902	-	-	-
TOTAL EXPENDITURES	734,255	1,313,999	1,437,819	2,078,545	2,397,402	318,857
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(46,345)	2,005	(316,116)	-	-	(0)
FUND BALANCE - BEGINNING	50,161	3,815	5,820	(310,296)		-
FUND BALANCE - ENDING	\$ 3,815	\$ 5,820	\$ (310,296)	\$ 5,820		\$ (0)

Footnote:

Un-platted lands will received an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

STATEMENT 2
MIRADA CDD
FY 2023 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
TH (Lagoon)	100	0.60	60.00	5.45%
35' (Lagoon)	142	0.70	99.40	9.02%
TH (23')	110	0.46	50.60	4.59%
35'	118	0.70	82.60	7.50%
40'	123	0.80	98.40	8.93%
50'	152	1.00	152.00	13.80%
60'	210	1.20	252.00	22.87%
TH (27') (AA - Ph 1)	154	0.60	92.40	8.39%
50' (AA - Ph1)	134	1.00	134.00	12.16%
60' (AA - Ph1)	67	1.20	80.40	7.30%
Total	1310		1101.80	100.00%

Product Type	Units	ERU	Total ERU	% ERU
TH (27') AA - Ph 2	214	0.60	128.40	28.38%
50' (AA - Ph2)	204	1.00	204.00	45.09%
60' (AA - Ph2)	100	1.20	120.00	26.53%
Total	518		452.40	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 2,397,402	
Plus: Early Payment Discount (4.0%)	\$ 102,017	
Plus: County Collection Charges (2.0%)	\$ 51,009	
Total Expenditures - GROSS	\$ 2,550,428	[a]
Total ERU:	\$ 1,554.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,640.99	[a] / [b]
Total AR / ERU - NET:	\$ 1,542.53	

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$926	\$92,552	\$985	\$98,459
35' (Lagoon)	142	0.70	\$1,080	\$153,328	\$1,149	\$163,114
TH (23')	110	0.46	\$710	\$78,052	\$755	\$83,034
35'	118	0.70	\$1,080	\$127,413	\$1,149	\$135,546
40'	123	0.80	\$1,234	\$151,785	\$1,313	\$161,473
50'	152	1.00	\$1,543	\$234,465	\$1,641	\$249,431
60'	210	1.20	\$1,851	\$388,718	\$1,969	\$413,530
TH (27') (AA - Ph 1)	154	0.60	\$926	\$142,530	\$985	\$151,628
50' (AA - Ph1)	134	1.00	\$1,543	\$206,699	\$1,641	\$219,893
60' (AA - Ph1)	67	1.20	\$1,851	\$124,020	\$1,969	\$131,936
TH (27') AA - Ph 2	214	0.60	\$926	\$198,061	\$985	\$210,703
50' (AA - Ph2)	204	1.00	\$1,543	\$314,676	\$1,641	\$334,762
60' (AA - Ph2)	100	1.20	\$1,851	\$185,104	\$1,969	\$196,919
Total	1828			\$2,397,402		\$2,550,428

STATEMENT 3 MIRADA CDD FY 2023 BUDGET - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		\$ 4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		\$ 367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 450	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	\$ 25,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	BREEZE	\$ 4,500	Construction accounting services are provided for the processing of requisitions and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	\$ 36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.
ADMINISTRATIVE SERVICES	BREEZE	\$ 3,500	The District receives administrative services as part of the agreement
BANK FEES	BANK UNITED	\$ 300	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		\$ 500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES		\$ 3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		\$ 100	Reimbursement to Board Supervisors for travel to District Meetings
MEETING ROOM RENTAL	RESIDENCE INN	\$ 720	Room rental in Pasco County for Board of Supervisor meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 25,673	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS
REGULATORY AND PERMIT FEES	Florida	\$ 175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	Business Observer	\$ 10,000	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	\$ 6,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	\$ 12,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager
WEBSITE HOSTING	Campus Suite	\$ 2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
EXPENDITURES DEBT ADMINISTRATION:			
DISSEMINATION AGENT		\$ 6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	BANK UNITED	\$ 18,050	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee
ARBITRAGE	LLS SOLUTIONS	\$ 1,800	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the outstanding Series

STATEMENT 3 MIRADA CDD FY 2023 BUDGET - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
PHYSICAL ENVIRONMENT EXPENDITURES:			
COMPREHENSIVE FIELD TECH SERVICES	Breeze	\$ 18,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
STREETPOLE LIGHTING		\$ 389,250	The District installs solar streetlights throughout the community. It is anticipated that in FY 2023 there will be approximately 693 streetlights
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ 108,000	Electricity is averaging \$9,000 monthly for District operations
WATER		\$ 240,000	Water is averaging approximately \$20,000 per month for District operations
WATER PURSUANT TO SETTLEMENT AGREEMENT		\$ 80,860	Based on an agreement with Pasco County
TRAIL MAINTENANCE	Granbdview	\$ 14,000	Maintenance of the wilderness trail - 4x annually during the months of April, July, September and November
LANDSCAPING MAINTNANCE	Grandview	\$ 971,330	Contract provides for base services at \$724,800. Bedding plants changeouts for \$22,680 annually, Fertilization is provided at \$120,500 annually. Mulch is estimated at \$35,000 . Minor tree trimming of \$18,000 and irrigation service at \$30,000 annually. An additional \$20,350 annually for pond bank landscape maintenance
LANDSCAPE MISCELLANEOUS	SOUTHERN LAND SERVICES	\$ 25,000	Maintenance of misc common area. Southern Land Services
IRRIGATION MAINTENANCE		\$ 25,000	Maintenance and repair of the District irrigation system
RUST CONTROL			
ENVIRONMENTAL MITIGATION & MAINTENANCE		\$ 30,000	The District is estimating amounts to be appropriated at \$30,000
POND MAINTENANCE		\$ 66,312	Current contract provides for pond maintenance of areas 1- 75 at a annual cost of \$50,040. Adding 10 new ponds in FY 2023
RETENTION POND MOWING		\$ -	Included in contract above
NPDES MONITORING		\$ 15,000	The District is estimating amounts to be appropriated at \$15,000
AMENITY MANAGEMENT		\$ 3,000	
ENTRANCE FOUNTAINS MAINTENANCE & REPAIRS		\$ 200,000	Water treatment, pump maintenance, all other operational parts for 8 fountain features and 2 tiny fountains.
CONTINGENCY FOR PHYSICAL ENVIRONMENT		\$ 50,000	Miscellaneous expensitures not allocated in the above line items

STATEMENT 4
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2021-2022 ADOPTED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2018A-1	SERIES 2018A-2 (AA1)	SERIES 2018A-2 (AA2)	SERIES 2019 BAN	TOTAL FY22 BUDGET
REVENUE					
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 703,125				\$ 703,125
SPECIAL ASSESSMENTS - OFF-ROLL - NET	-	\$ 415,688	\$ 384,132	\$ 540,000	1,339,820
LESS: EARLY PAYMENT DISCOUNT	(28,125)				(28,125)
TOTAL REVENUE	675,000	415,688	384,132	540,000	2,014,820
EXPENDITURES					
COUNTY - ASSESSMENT COLLECTION FEES	14,063				14,063
INTEREST EXPENSE					
May 1, 2023	247,094	207,844	192,066	270,000	917,004
November 1, 2023	247,094	207,844	192,066	270,000	917,004
PRINCIPAL RETIREMENT					
November 1, 2023	165,000	-	-		165,000
TOTAL EXPENDITURES	673,250	415,688	384,132	540,000	2,013,070
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,750	-	-	-	1,750
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 1,750	\$ -	\$ -	\$ -	\$ 1,750

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

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

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (23s)	110	0.46	50.6	8.1%	\$33,547	\$305
35'	112	0.70	78.4	12.5%	\$51,978	\$464
40'	118	0.80	94.4	15.1%	\$62,585	\$530
50'	148	1.00	148.0	23.6%	\$98,121	\$663
60'	213	1.20	255.6	40.8%	\$169,457	\$796
Total	701		627.0	100.0%	\$415,688	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (27s)	154	0.60	91.6	30.0%	\$115,095	\$747
50'	135	1.00	135.0	44.1%	\$169,561	\$1,256
60'	66	1.20	79.2	25.9%	\$99,476	\$1,507
Total	355		305.8	100.0%	\$384,132	

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

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	398	0.60	238.8	53.2%	\$287,326	\$722
35'	300	0.70	210.0	46.8%	\$252,674	\$842
Total	698		448.8	100.0%	\$540,000	