

MIRADA
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Date/Time:
Monday, August 8, 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, August 8, 2022, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544**

The advanced copy of the 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
813-564-7847s

CC: Attorney
Engineer
District Records

District: MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, August 8, 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

Agenda

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

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. FY 2022-2023 Budget Public Hearing

- Open Public Hearing
- Presentation of the FY 2022-2023 Budget
 - Affidavit of Publication – 1st Publication July 15, 2022
 - Affidavit of Publication – 2nd Publication July 22, 2022
- Public Comments
- Close Public Hearing

Exhibit 1

B. Consideration and Adoption of Resolution 2022-08, Adopting Final Budget for FY 2022-2023

Exhibit 2

- Exhibit A – FY 2022-2023 Budget

C. FY 2022-2023 Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration and Adoption of Resolution 2022-09, Imposing and Levying O&M Assessments for FY 2022-2023 Budget

Exhibit 3

- Exhibit A - FY 2022-2023 Budget
- Exhibit B - FY 2022-2023 Budget Funding Agreement

- | | |
|---------------------------------------------------------------------------------------------------------------------|-------------------|
| E. Consideration and Adoption of Resolution 2022-10, Setting Landowner’s Election Meeting | Exhibit 4 |
| F. Consideration and Adoption of Resolution 2022-11, Adopting FY 2022-2023 Meeting Schedule | Exhibit 5 |
| IV. Consent Agenda | |
| A. Acceptance of the June Unaudited Financial Statement | Exhibit 6 |
| B. Consideration and Approval of March 1,2022 Regular Meeting Minutes | Exhibit 7 |
| C. Consideration and Approval of May 3,2022 Regular Meeting Minutes | Exhibit 8 |
| D. Consideration and Approval of June 7,2022 Regular Meeting Minutes | Exhibit 9 |
| E. Ratification of Contracts | Exhibit 10 |
| F. Ratification of Settlement and Release Agreement between “Synergy”, “CR Pasco”, “Lexon”, “Metro”, and Mirada CDD | Exhibit 11 |
| V. Staff Reports | |
| A. District Manager | |
| B. District Attorney | |
| C. District Engineer | |
| VI. Audience Comments - New Business – (limited to 3 minutes per individual) | |
| VII. Supervisor Requests | |
| VIII. 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	\$ 2,314,402	\$ 235,857
DEVELOPER FUNDING	312,971	-	-	-	-	-
LOT CLOSINGS		168,320	-		-	-
INTEREST	-	-	-	-	-	-
MISCELLANEOUS	-	640	-	-	-	-
TOTAL REVENUE	687,910	1,316,004	1,121,703	2,078,545	2,314,402	235,857
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	72,000	-
WATER PURSUANT TO SETTLEMENT AGREEMENT	-	-	-	-	80,860	80,860
TRAIL MAINTENANCE	-	-	-	40,000	21,000	(19,000)
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	128,000	78,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	612,414	1,163,873	1,252,123	1,929,712	2,152,752	223,040
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	2,314,402	235,857
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:	\$ 2,314,402	
Plus: Early Payment Discount (4.0%)	\$ 98,485	
Plus: County Collection Charges (2.0%)	\$ 49,243	
Total Expenditures - GROSS	\$ 2,462,130	[a]
Total ERU:	\$ 1,554.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,584.18	[a] / [b]
Total AR / ERU - NET:	\$ 1,489.13	

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

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

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

4. FY 2022 Allocation of AR (as if all On-Roll) /(a) - Gross Assessment

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$802	\$80,242	\$854	\$ 85,364
35' (Lagoon)	100	0.70	\$936	\$93,616	\$996	\$ 99,592
TH (23')	110	0.46	\$615	\$67,671	\$654	\$ 71,991
35'	160	0.70	\$936	\$149,786	\$996	\$ 159,347
40'	123	0.80	\$1,070	\$131,597	\$1,138	\$ 139,997
50'	152	1.00	\$1,337	\$203,281	\$1,423	\$ 216,256
60'	210	1.20	\$1,605	\$337,018	\$1,707	\$ 358,530
TH (27') (AA - Ph 1)	154	0.60	\$802	\$123,573	\$854	\$ 131,461
50' (AA - Ph1)	134	1.00	\$1,337	\$179,208	\$1,423	\$ 190,647
60' (AA - Ph1)	67	1.20	\$1,605	\$107,525	\$1,707	\$ 114,388
TH (27') AA - Ph 2	214	0.60	\$802	\$171,719	\$854	\$ 182,769
50' (AA - Ph2)	204	1.00	\$1,337	\$272,824	\$1,423	\$ 290,238
60' (AA - Ph2)	100	1.20	\$1,605	\$160,485	\$1,707	\$ 170,728
Total	1828			\$2,078,545		\$ 2,211,218

5. Difference between Adopted FY 2022 and FY 2023 /(a) - Gross Assessment

Product Type	Units	ERU	Difference	Total Difference	% Increase	Per mo. Increase
TH (Lagoon)	0	0.60	\$97	\$9,687	12.08%	\$8.07
35' (Lagoon)	42	0.70	\$113	\$57,875	12.07%	\$9.42
TH (23')	0	0.46	\$74	\$8,168	12.08%	\$6.19
35'	-42	0.70	\$113	(\$28,494)	12.07%	\$9.42
40'	0	0.80	\$129	\$15,886	12.07%	\$10.76
50'	0	1.00	\$161	\$24,539	12.07%	\$13.45
60'	0	1.20	\$194	\$40,683	12.07%	\$16.14
TH (27')	0	0.60	\$97	\$14,917	12.08%	\$8.07
50' (AA - Ph1)	0	1.00	\$161	\$21,633	12.07%	\$13.45
60' (AA - Ph1)	0	1.20	\$194	\$12,980	12.07%	\$16.14
TH (27') AA - Ph 2	0	0.60	\$97	\$20,640	12.08%	\$8.07
50' (AA - Ph2)	0	1.00	\$161	\$32,934	12.07%	\$13.45
60' (AA - Ph2)	0	1.20	\$194	\$19,373	12.07%	\$16.14
Total	0			\$250,822		

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		\$ 72,000	Water is averaging approximately \$6,000 per month for District operations
WATER PURSUANT TO SETTLEMENT AGREEMENT		\$ 80,860	Based on an agreement with Pasco County
TRAIL MAINTENANCE	Grandview	\$ 21,000	Maintenance of the wilderness trail - 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		\$ 128,000	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	

Serial Number
22-01233P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Meeting on August 8, 2022 at 6:00 pm; Mirada CDD

in the Court, was published in said newspaper by print in the

issues of 7/15/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida



(SEAL)
Kimberly S. Martin
COMMISSION # GC232793
EXPIRES: July 25, 2022
Bonded Thru Aaron Notary

Notice of Public Hearing and Board of Supervisors Meeting of the Mirada Community Development District

The Board of Supervisors (the "Board") of the Mirada Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2022, at 6:00 p.m. at Hilton Garden Inn, 26540 Silver Maple Parkway, Wesley Chapel, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.miradacdd.org>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future years.

Product Type	Units	Assigned ERU	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$984.59	\$98,459.45
35' (Lagoon)	142	0.70	\$1,148.69	\$163,114.48
TH (23')	110	0.46	\$754.86	\$83,034.33
35'	116	0.70	\$1,148.69	\$135,545.84
40'	123	0.80	\$1,312.79	\$161,473.49
50'	182	1.00	\$1,640.99	\$299,430.60
60'	210	1.20	\$1,969.19	\$413,629.68
TH (27') (AA - Ph 1)	154	0.60	\$984.59	\$151,627.55
50' (AA - Ph1)	134	1.00	\$1,640.99	\$219,882.76
60' (AA - Ph1)	67	1.20	\$1,969.19	\$131,935.66
TH (27') AA - Ph 2	214	0.60	\$984.59	\$210,703.22
50' (AA - Ph2)	204	1.00	\$1,640.99	\$334,762.12
60' (AA - Ph2)	100	1.20	\$1,969.19	\$196,918.89
Total	1828			\$2,550,427.87

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Patricia Thibault
District Manager



July 15, 2022

22-01233P

Serial Number
22-01270P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on August 8, 2022
Mirada CDD

in the Court, was published in said newspaper by print in the
issues of 7/22/2022

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Notice of Public Hearing and Board of Supervisors Meeting of the Mirada Community Development District

The Board of Supervisors (the "Board") of the Mirada Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2022, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.miradacdd.org>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Patricia Thibault
District Manager
July 22, 2022

22-01270P



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

22nd day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
COMMISSION # GG232793
EXPIRES: July 25, 2022
Bonded Thru Aaron Notary

EXHIBIT 2

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Mirada Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the 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 below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, 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	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), 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. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 8, 2022.

Attested By:

**Mirada Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

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	\$ 2,314,402	\$ 235,857
DEVELOPER FUNDING	312,971	-	-	-	-	-
LOT CLOSINGS		168,320	-		-	-
INTEREST	-	-	-	-	-	-
MISCELLANEOUS	-	640	-	-	-	-
TOTAL REVENUE	687,910	1,316,004	1,121,703	2,078,545	2,314,402	235,857
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	72,000	-
WATER PURSUANT TO SETTLEMENT AGREEMENT	-	-	-	-	80,860	80,860
TRAIL MAINTENANCE	-	-	-	40,000	21,000	(19,000)
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	128,000	78,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	612,414	1,163,873	1,252,123	1,929,712	2,152,752	223,040
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	2,314,402	235,857
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:	\$ 2,314,402	
Plus: Early Payment Discount (4.0%)	\$ 98,485	
Plus: County Collection Charges (2.0%)	\$ 49,243	
Total Expenditures - GROSS	\$ 2,462,130	[a]
Total ERU:	\$ 1,554.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,584.18	[a] / [b]
Total AR / ERU - NET:	\$ 1,489.13	

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

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

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

4. FY 2022 Allocation of AR (as if all On-Roll) /(a) - Gross Assessment

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$802	\$80,242	\$854	\$ 85,364
35' (Lagoon)	100	0.70	\$936	\$93,616	\$996	\$ 99,592
TH (23')	110	0.46	\$615	\$67,671	\$654	\$ 71,991
35'	160	0.70	\$936	\$149,786	\$996	\$ 159,347
40'	123	0.80	\$1,070	\$131,597	\$1,138	\$ 139,997
50'	152	1.00	\$1,337	\$203,281	\$1,423	\$ 216,256
60'	210	1.20	\$1,605	\$337,018	\$1,707	\$ 358,530
TH (27') (AA - Ph 1)	154	0.60	\$802	\$123,573	\$854	\$ 131,461
50' (AA - Ph1)	134	1.00	\$1,337	\$179,208	\$1,423	\$ 190,647
60' (AA - Ph1)	67	1.20	\$1,605	\$107,525	\$1,707	\$ 114,388
TH (27') AA - Ph 2	214	0.60	\$802	\$171,719	\$854	\$ 182,769
50' (AA - Ph2)	204	1.00	\$1,337	\$272,824	\$1,423	\$ 290,238
60' (AA - Ph2)	100	1.20	\$1,605	\$160,485	\$1,707	\$ 170,728
Total	1828			\$2,078,545		\$ 2,211,218

5. Difference between Adopted FY 2022 and FY 2023 /(a) - Gross Assessment

Product Type	Units	ERU	Difference	Total Difference	% Increase	Per mo. Increase
TH (Lagoon)	0	0.60	\$97	\$9,687	12.08%	\$8.07
35' (Lagoon)	42	0.70	\$113	\$57,875	12.07%	\$9.42
TH (23')	0	0.46	\$74	\$8,168	12.08%	\$6.19
35'	-42	0.70	\$113	(\$28,494)	12.07%	\$9.42
40'	0	0.80	\$129	\$15,886	12.07%	\$10.76
50'	0	1.00	\$161	\$24,539	12.07%	\$13.45
60'	0	1.20	\$194	\$40,683	12.07%	\$16.14
TH (27')	0	0.60	\$97	\$14,917	12.08%	\$8.07
50' (AA - Ph1)	0	1.00	\$161	\$21,633	12.07%	\$13.45
60' (AA - Ph1)	0	1.20	\$194	\$12,980	12.07%	\$16.14
TH (27') AA - Ph 2	0	0.60	\$97	\$20,640	12.08%	\$8.07
50' (AA - Ph2)	0	1.00	\$161	\$32,934	12.07%	\$13.45
60' (AA - Ph2)	0	1.20	\$194	\$19,373	12.07%	\$16.14
Total	0			\$250,822		

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 fro 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		\$ 72,000	Water is averaging approximately \$6,000 per month for District operations
WATER PURSUANT TO SETTLEMENT AGREEMENT		\$ 80,860	Based on an agreement with Pasco County
TRAIL MAINTENANCE	Grandview	\$ 21,000	Maintenance of the wilderness trail - 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		\$ 128,000	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	

EXHIBIT 3

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR 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, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, **CR Pasco Development Company, LLC, CRCG One LP, and CRCG Two LP** (collectively, the "**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment 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.
- iv. In the event a Debt 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, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment 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 and costs of collection and enforcement.

- d. **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.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the 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. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 8, 2022.

Attested By:

**Mirada Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

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	\$ 2,314,402	\$ 235,857
DEVELOPER FUNDING	312,971	-	-	-	-	-
LOT CLOSINGS		168,320	-		-	-
INTEREST	-	-	-	-	-	-
MISCELLANEOUS	-	640	-	-	-	-
TOTAL REVENUE	687,910	1,316,004	1,121,703	2,078,545	2,314,402	235,857
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	72,000	-
WATER PURSUANT TO SETTLEMENT AGREEMENT	-	-	-	-	80,860	80,860
TRAIL MAINTENANCE	-	-	-	40,000	21,000	(19,000)
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	128,000	78,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	612,414	1,163,873	1,252,123	1,929,712	2,152,752	223,040
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	2,314,402	235,857
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:	\$ 2,314,402	
Plus: Early Payment Discount (4.0%)	\$ 98,485	
Plus: County Collection Charges (2.0%)	\$ 49,243	
Total Expenditures - GROSS	\$ 2,462,130	[a]
Total ERU:	\$ 1,554.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,584.18	[a] / [b]
Total AR / ERU - NET:	\$ 1,489.13	

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

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

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

4. FY 2022 Allocation of AR (as if all On-Roll) /(a) - Gross Assessment

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	100	0.60	\$802	\$80,242	\$854	\$ 85,364
35' (Lagoon)	100	0.70	\$936	\$93,616	\$996	\$ 99,592
TH (23')	110	0.46	\$615	\$67,671	\$654	\$ 71,991
35'	160	0.70	\$936	\$149,786	\$996	\$ 159,347
40'	123	0.80	\$1,070	\$131,597	\$1,138	\$ 139,997
50'	152	1.00	\$1,337	\$203,281	\$1,423	\$ 216,256
60'	210	1.20	\$1,605	\$337,018	\$1,707	\$ 358,530
TH (27') (AA - Ph 1)	154	0.60	\$802	\$123,573	\$854	\$ 131,461
50' (AA - Ph1)	134	1.00	\$1,337	\$179,208	\$1,423	\$ 190,647
60' (AA - Ph1)	67	1.20	\$1,605	\$107,525	\$1,707	\$ 114,388
TH (27') AA - Ph 2	214	0.60	\$802	\$171,719	\$854	\$ 182,769
50' (AA - Ph2)	204	1.00	\$1,337	\$272,824	\$1,423	\$ 290,238
60' (AA - Ph2)	100	1.20	\$1,605	\$160,485	\$1,707	\$ 170,728
Total	1828			\$2,078,545		\$ 2,211,218

5. Difference between Adopted FY 2022 and FY 2023 /(a) - Gross Assessment

Product Type	Units	ERU	Difference	Total Difference	% Increase	Per mo. Increase
TH (Lagoon)	0	0.60	\$97	\$9,687	12.08%	\$8.07
35' (Lagoon)	42	0.70	\$113	\$57,875	12.07%	\$9.42
TH (23')	0	0.46	\$74	\$8,168	12.08%	\$6.19
35'	-42	0.70	\$113	(\$28,494)	12.07%	\$9.42
40'	0	0.80	\$129	\$15,886	12.07%	\$10.76
50'	0	1.00	\$161	\$24,539	12.07%	\$13.45
60'	0	1.20	\$194	\$40,683	12.07%	\$16.14
TH (27')	0	0.60	\$97	\$14,917	12.08%	\$8.07
50' (AA - Ph1)	0	1.00	\$161	\$21,633	12.07%	\$13.45
60' (AA - Ph1)	0	1.20	\$194	\$12,980	12.07%	\$16.14
TH (27') AA - Ph 2	0	0.60	\$97	\$20,640	12.08%	\$8.07
50' (AA - Ph2)	0	1.00	\$161	\$32,934	12.07%	\$13.45
60' (AA - Ph2)	0	1.20	\$194	\$19,373	12.07%	\$16.14
Total	0			\$250,822		

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		\$ 72,000	Water is averaging approximately \$6,000 per month for District operations
WATER PURSUANT TO SETTLEMENT AGREEMENT		\$ 80,860	Based on an agreement with Pasco County
TRAIL MAINTENANCE	Grandview	\$ 21,000	Maintenance of the wilderness trail - 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		\$ 128,000	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	

Budget Funding Agreement
Fiscal Year 2022-2023

This Agreement is made and entered into this 8th day of August, 2022, 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, **CRCG One LP**, a Delaware limited partnership, and **CRCG Two LP**, a Delaware limited partnership (hereinafter, collectively, the "**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, 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 2022-2023, which year commences on October 1, 2022 and concludes on September 30, 2023; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2022-2023 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2022-2023, 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 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 monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general

checking account. These payments are made by the Developer in lieu of taxes, fees or assessments which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

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 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 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 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.

Signatures on the following page.

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

Attest:

**Mirada Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

CR Pasco Development Company LLC
a Delaware limited liability company

By: _____
John Ryan
Manager

CRCG One LP
a Delaware limited partnership

By: CRGP, Inc.
a Delaware corporation
as General Partner

John M. Ryan
President

CRCG Two LP
a Delaware limited partnership

By: CRGP, Inc.
a Delaware corporation
as General Partner

John M. Ryan
President

Exhibit “A” – Fiscal Year 2022-2023 General Fund Budget

EXHIBIT 4

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on April 27, 2016 by Ordinance No. 16-07 of the Pasco County Board of County Commissioners, as amended;

WHEREAS, the terms for Board **Seat 5** is set to expire in November 2022; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect one member of the Board, to Board **Seat 5** will be held on November 1, 2022, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 8, 2022.

Attest:

**Mirada Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Mirada Community Development District**

Notice is hereby given to the public and all landowners within the Mirada Community Development District (the **"District"**), comprised of approximately 843.698 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 1, 2022
Time: 6:00 p.m.
Place: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663 or at PThibault@breezehome.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Patricia Thibault, District Manager
Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Mirada Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 1, 2022
Time: 6:00 p.m.
Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for each successful candidate shall commence on November 15, 2022.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Mirada Community Development District Landowners' Meeting – November 1, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Mirada Community Development District to be held at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, on November 1, 2022, at 6:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

of Un-platted Acreage/
or # of Platted Lots

Authorized
Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Mirada Community Development District

Landowners' Meeting – November 1, 2022

(Election of One Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Mirada Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
------------------------------	--------------------------------------------------	---------------------

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____ Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Mirada Community Development District

Landowners' Meeting – November 1, 2022

(Election of One Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Mirada Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies

Total Number of Un-platted Acreage

Total Number of Platted Lots

Total Number of Authorized Votes

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

Name of Candidate

Number of Votes

Seat 5

Date: _____

Signature: _____

Printed Name: _____

EXHIBIT 5

RESOLUTION 2022-11

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 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; 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; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) 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 FY 2022/2023 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 ON AUGUST 8, 2022.

ATTEST:

**MIRADA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2022/2023
Mirada Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Mirada Community Development District shall be held at **6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.** The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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.

Breeze, District Management

Publish: September 23, 2022 (Business Observer – Pasco County)

EXHIBIT 6

Mirada CDD
Financial Report Summary - General Fund & Construction Fund
6/30/2022

Cash Balances For The Period Ending 06/30/2022

	GENERAL FUND	CONSTRUCTION 2018AA-1	CONSTRUCTION 2019	CONSTRUCTION 2021
CASH BALANCE	\$ 113,295	\$ 47,550	\$ (302,697)	\$ 3,049,872
PLUS: ACCOUNTS RECEIVABLE	152,169		1,183,510	4,750
PLUS: DEPOSITS AND PREPAIDS	41,245	-	-	-
LESS: ACCOUNTS PAYABLE	(185,365)	(70,327)	(1,364,479)	(353,491)
NET CASH BALANCE	\$ 121,345	\$ (22,776)	\$ (483,665)	\$ 2,701,131

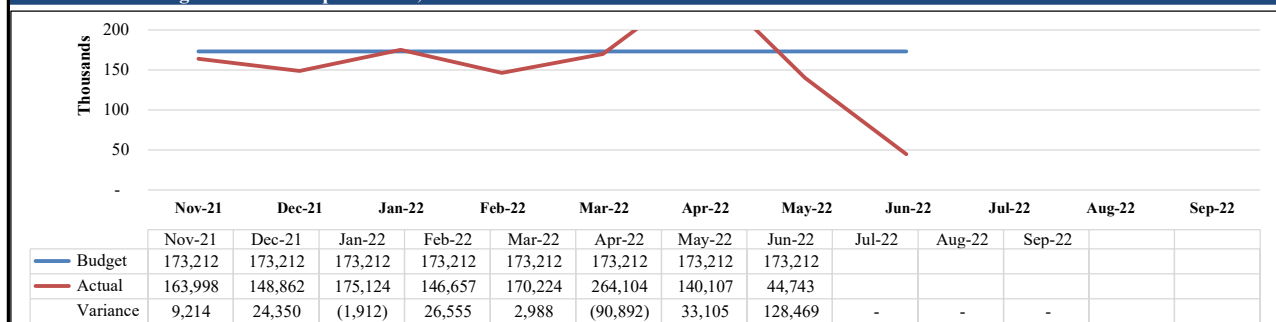
General Fund Revenue & Expenditures (FY 2022)

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE (YTD) COLLECTED	\$ 1,531,992	\$ 2,078,545	\$ (546,553)
EXPENDITURES (YTD)	1,376,792	1,043,360	(333,432)
NET OPERATING CHANGE	\$ 155,201	\$ 1,035,185	\$ (879,984)
AVERAGE MONTHLY EXPENDITURES	\$ (152,977)	\$ (115,929)	\$ (37,048)
PROJECTED EOY BASED ON AVERAGE	\$ (1,835,722)	\$ 1,898,351	

General Fund Significant Financial Activity

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 831,624	\$ 944,185	\$ (112,561)
ASSESSMENTS-OFF-ROLL (NET)	700,242	1,134,360	(434,118)
MISCELLANEOUS REVENUE	127	-	127
EXPENDITURES:			
ADMINISTRATIVE	87,240	78,504	(8,736)
FIELD SERVICE - LANDSCAPE	221,180	615,000	393,820
FIELD SERVICE - STREETLIGHTS	160,047	133,700	(26,347)
FIELD SERVICE - POND MAINTENANCE	25,920	21,156	(4,764)
FIELD SERVICE - OTHER	882,405	195,000	(687,405)
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 1,376,792	\$ 1,043,360	\$ (333,432)

General Fund Budget vs Actual Expenditures, YTD



(1) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals.
 Draws upon budget funding agreement can only be based on actual expenditures.

Purchase Order Activity

New P.O.s

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	1. GF	2. DSF	4. 2017	5. 2018A-1 (AA1)
ASSETS				
Current Assets				
Checking/Savings				
1100002 · Pooled Cash				
1101000 · Cash- Operating Account	63,881.79	0.00	0.00	0.00
1101001 · Cash - CF	7,480.00	0.00	0.00	0.00
1101005 · Cash - Restricted	41,933.68	0.00	0.00	0.00
Total 1100002 · Pooled Cash	113,295.47	0.00	0.00	0.00
5151000 · Revenue 2018 A-1	0.00	0.00	0.00	270,784.98
5151004 · DSR 2018 A-1	0.00	0.00	0.00	330,468.87
6151000 · Revenue 2018 A2 (AA1)	0.00	0.00	0.00	0.00
6151001 · Interest 2018 A-2 (AA1)	0.00	0.00	0.00	0.00
6151003 · Prepayment 2018 A-2 (AA1)	0.00	0.00	0.00	0.00
6151004 · DSR 2018A-2 (AA1)	0.00	0.00	0.00	0.00
6551000 · Revenue 2018 A2 (AA2)	0.00	0.00	0.00	0.00
6551001 · Interest 2018 A2 (AA2)	0.00	0.00	0.00	0.00
6551003 · Prepayment 2018 A2 (AA2)	0.00	0.00	0.00	0.00
6551004 · DSR 2018A-2 (AA2)	0.00	0.00	0.00	0.00
7151004 · DSR - DS 2019	0.00	0.00	0.00	0.00
8151000 · DS - Revenue 2021	0.00	0.00	0.00	0.00
8151003 · DS - Prepayment 2021	0.00	0.00	0.00	0.00
8151004 · DSR-DS 2021	0.00	0.00	0.00	0.00
8151006 · Cap Int - DS 2021	0.00	0.00	0.00	0.00
8151007 · COI- DS 2021	0.00	0.00	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	0.00	0.00	0.00	0.00
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	0.00	0.00	0.00
9171901 · Acq/Const Series 2019	0.00	0.00	0.00	0.00
9181901 · Acq/Const Series 2021	0.00	0.00	0.00	0.00
Total Checking/Savings	113,295.47	0.00	0.00	601,253.85
Accounts Receivable				
1115000 · Accounts Receivable	152,169.34	0.00	0.00	0.00
1115004 · GF ON-Roll Assment Receivable	112,561.28	0.00	0.00	0.00
1115005 · GF Off Roll Assment Receivable	0.00	0.00	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00	0.00	0.00
8115000 · Accounts Receivable CP	0.00	0.00	0.00	0.00
Total Accounts Receivable	264,730.62	0.00	0.00	0.00
Other Current Assets				
1155000 · Prepaid Items	1,010.16	0.00	0.00	0.00
1156100 · Deposits	40,235.00	0.00	0.00	0.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	0.00	0.00	65,838.10
Total Other Current Assets	41,245.16	0.00	0.00	65,838.10
Total Current Assets	419,271.25	0.00	0.00	667,091.95
TOTAL ASSETS	419,271.25	0.00	0.00	667,091.95

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>1. GF</u>	<u>2. DSF</u>	<u>4. 2017</u>	<u>5. 2018A-1 (AA1)</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
1202000 · Accounts Payable	184,018.61	0.00	0.00	0.00
8202000 · Account Payable 8	0.00	0.00	0.00	0.00
Total Accounts Payable	<u>184,018.61</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities				
1202100 · Accrued Expenses	645.90	0.00	0.00	0.00
1207001 · DTDF- Due to Debt Service Fund	0.00	0.00	0.00	0.00
1207002 · Due to Others	700.00	0.00	0.00	0.00
1217000 · GF Deferred ON-Roll Assment	112,561.28	0.00	0.00	0.00
1217001 · GF Deferred Off Roll Assessment	0.00	0.00	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	0.00	0.00	65,838.10
8561000 · Retainage Payable	0.00	0.00	0.00	0.00
Total Other Current Liabilities	<u>113,907.18</u>	<u>0.00</u>	<u>0.00</u>	<u>65,838.10</u>
Total Current Liabilities	<u>297,925.79</u>	<u>0.00</u>	<u>0.00</u>	<u>65,838.10</u>
Total Liabilities	<u>297,925.79</u>	<u>0.00</u>	<u>0.00</u>	<u>65,838.10</u>
Equity				
1271500 · FB Non-Spendable	41,245.16	0.00	0.00	0.00
132000 · Unrestricted Net Assets	-75,100.59	0.00	0.00	495,211.77
Net Income	<u>155,200.89</u>	<u>0.00</u>	<u>0.00</u>	<u>106,042.08</u>
Total Equity	<u>121,345.46</u>	<u>0.00</u>	<u>0.00</u>	<u>601,253.85</u>
TOTAL LIABILITIES & EQUITY	<u><u>419,271.25</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>667,091.95</u></u>

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>6. 2018A-2 (AA1)</u>	<u>6a. 2018A-2 (AA2)</u>
ASSETS		
Current Assets		
Checking/Savings		
1100002 · Pooled Cash		
1101000 · Cash- Operating Account	0.00	0.00
1101001 · Cash - CF	0.00	0.00
1101005 · Cash - Restricted	0.00	0.00
Total 1100002 · Pooled Cash	0.00	0.00
5151000 · Revenue 2018 A-1	0.00	0.00
5151004 · DSR 2018 A-1	0.00	0.00
6151000 · Revenue 2018 A2 (AA1)	4,455.43	0.00
6151001 · Interest 2018 A-2 (AA1)	8,986.31	0.00
6151003 · Prepayment 2018 A-2 (AA1)	698,722.32	0.00
6151004 · DSR 2018A-2 (AA1)	411,187.50	0.00
6551000 · Revenue 2018 A2 (AA2)	0.00	100,271.05
6551001 · Interest 2018 A2 (AA2)	0.00	2,682.33
6551003 · Prepayment 2018 A2 (AA2)	0.00	231,889.89
6551004 · DSR 2018A-2 (AA2)	0.00	513,850.00
7151004 · DSR - DS 2019	0.00	0.00
8151000 · DS - Revenue 2021	0.00	0.00
8151003 · DS - Prepayment 2021	0.00	0.00
8151004 · DSR-DS 2021	0.00	0.00
8151006 · Cap Int - DS 2021	0.00	0.00
8151007 · COI- DS 2021	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	0.00	0.00
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	0.00
9171901 · Acq/Const Series 2019	0.00	0.00
9181901 · Acq/Const Series 2021	0.00	0.00
Total Checking/Savings	1,123,351.56	848,693.27
Accounts Receivable		
1115000 · Accounts Receivable	0.00	0.00
1115004 · GF ON-Roll Assment Receivable	0.00	0.00
1115005 · GF Off Roll Assment Receivable	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00
8115000 · Accounts Receivable CP	0.00	0.00
Total Accounts Receivable	0.00	0.00
Other Current Assets		
1155000 · Prepaid Items	0.00	0.00
1156100 · Deposits	0.00	0.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	0.00
Total Other Current Assets	0.00	0.00
Total Current Assets	1,123,351.56	848,693.27
TOTAL ASSETS	<u>1,123,351.56</u>	<u>848,693.27</u>

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>6. 2018A-2 (AA1)</u>	<u>6a. 2018A-2 (AA2)</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1202000 · Accounts Payable	0.00	0.00
8202000 · Account Payable 8	0.00	0.00
Total Accounts Payable	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities		
1202100 · Accrued Expenses	0.00	0.00
1207001 · DTDF- Due to Debt Service Fund	0.00	0.00
1207002 · Due to Others	0.00	0.00
1217000 · GF Deferred ON-Roll Assment	0.00	0.00
1217001 · GF Deferred Off Roll Assessment	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	0.00
8561000 · Retainage Payable	0.00	0.00
Total Other Current Liabilities	<u>0.00</u>	<u>0.00</u>
Total Current Liabilities	<u>0.00</u>	<u>0.00</u>
Total Liabilities	0.00	0.00
Equity		
1271500 · FB Non-Spendable	0.00	0.00
132000 · Unrestricted Net Assets	2,541,863.96	1,331,663.00
Net Income	-1,418,512.40	-482,969.73
Total Equity	<u>1,123,351.56</u>	<u>848,693.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,123,351.56</u></u>	<u><u>848,693.27</u></u>

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>7. 2019</u>	<u>7a. 2021</u>	<u>8. 2017 Construction</u>
ASSETS			
Current Assets			
Checking/Savings			
1100002 · Pooled Cash			
1101000 · Cash- Operating Account	0.00	0.00	0.00
1101001 · Cash - CF	0.00	0.00	0.00
1101005 · Cash - Restricted	0.00	0.00	0.00
Total 1100002 · Pooled Cash	0.00	0.00	0.00
5151000 · Revenue 2018 A-1	0.00	0.00	0.00
5151004 · DSR 2018 A-1	0.00	0.00	0.00
6151000 · Revenue 2018 A2 (AA1)	0.00	0.00	0.00
6151001 · Interest 2018 A-2 (AA1)	0.00	0.00	0.00
6151003 · Prepayment 2018 A-2 (AA1)	0.00	0.00	0.00
6151004 · DSR 2018A-2 (AA1)	0.00	0.00	0.00
6551000 · Revenue 2018 A2 (AA2)	0.00	0.00	0.00
6551001 · Interest 2018 A2 (AA2)	0.00	0.00	0.00
6551003 · Prepayment 2018 A2 (AA2)	0.00	0.00	0.00
6551004 · DSR 2018A-2 (AA2)	0.00	0.00	0.00
7151004 · DSR - DS 2019	250,000.31	0.00	0.00
8151000 · DS - Revenue 2021	0.00	1,351.39	0.00
8151003 · DS - Prepayment 2021	0.00	108,529.10	0.00
8151004 · DSR-DS 2021	0.00	312,000.00	0.00
8151006 · Cap Int - DS 2021	0.00	156,137.80	0.00
8151007 · COI- DS 2021	0.00	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	0.00	0.00	0.00
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	0.00	0.00
9171901 · Acq/Const Series 2019	0.00	0.00	0.00
9181901 · Acq/Const Series 2021	0.00	0.00	0.00
Total Checking/Savings	250,000.31	578,018.29	0.00
Accounts Receivable			
1115000 · Accounts Receivable	0.00	0.00	0.00
1115004 · GF ON-Roll Assment Receivable	0.00	0.00	0.00
1115005 · GF Off Roll Assment Receivable	0.00	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00	0.00
8115000 · Accounts Receivable CP	0.00	0.00	0.00
Total Accounts Receivable	0.00	0.00	0.00
Other Current Assets			
1155000 · Prepaid Items	0.00	0.00	0.00
1156100 · Deposits	0.00	0.00	0.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	0.00	0.00
Total Other Current Assets	0.00	0.00	0.00
Total Current Assets	250,000.31	578,018.29	0.00
TOTAL ASSETS	250,000.31	578,018.29	0.00

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>7. 2019</u>	<u>7a. 2021</u>	<u>8. 2017 Construction</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
1202000 · Accounts Payable	0.00	0.00	0.00
8202000 · Account Payable 8	0.00	0.00	0.00
Total Accounts Payable	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Current Liabilities			
1202100 · Accrued Expenses	0.00	0.00	0.00
1207001 · DTDF- Due to Debt Service Fund	0.00	0.00	0.00
1207002 · Due to Others	0.00	0.00	0.00
1217000 · GF Deferred ON-Roll Assment	0.00	0.00	0.00
1217001 · GF Deferred Off Roll Assessment	0.00	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	0.00	0.00
8561000 · Retainage Payable	0.00	0.00	0.00
Total Other Current Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Current Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	0.00	0.00	0.00
Equity			
1271500 · FB Non-Spendable	0.00	0.00	0.00
132000 · Unrestricted Net Assets	250,015.61	0.00	0.00
Net Income	-15.30	578,018.29	0.00
Total Equity	<u>250,000.31</u>	<u>578,018.29</u>	<u>0.00</u>
TOTAL LIABILITIES & EQUITY	<u>250,000.31</u>	<u>578,018.29</u>	<u>0.00</u>

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	9. 2018 Construction	9a. 2018A-2 (AA2) Constr.
ASSETS		
Current Assets		
Checking/Savings		
1100002 · Pooled Cash		
1101000 · Cash- Operating Account	0.00	0.00
1101001 · Cash - CF	0.00	0.00
1101005 · Cash - Restricted	0.00	0.00
Total 1100002 · Pooled Cash	0.00	0.00
5151000 · Revenue 2018 A-1	0.00	0.00
5151004 · DSR 2018 A-1	0.00	0.00
6151000 · Revenue 2018 A2 (AA1)	0.00	0.00
6151001 · Interest 2018 A-2 (AA1)	0.00	0.00
6151003 · Prepayment 2018 A-2 (AA1)	0.00	0.00
6151004 · DSR 2018A-2 (AA1)	0.00	0.00
6551000 · Revenue 2018 A2 (AA2)	0.00	0.00
6551001 · Interest 2018 A2 (AA2)	0.00	0.00
6551003 · Prepayment 2018 A2 (AA2)	0.00	0.00
6551004 · DSR 2018A-2 (AA2)	0.00	0.00
7151004 · DSR - DS 2019	0.00	0.00
8151000 · DS - Revenue 2021	0.00	0.00
8151003 · DS - Prepayment 2021	0.00	0.00
8151004 · DSR-DS 2021	0.00	0.00
8151006 · Cap Int - DS 2021	0.00	0.00
8151007 · COI- DS 2021	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	28,656.52	0.00
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	18,893.68
9171901 · Acq/Const Series 2019	0.00	0.00
9181901 · Acq/Const Series 2021	0.00	0.00
Total Checking/Savings	28,656.52	18,893.68
Accounts Receivable		
1115000 · Accounts Receivable	0.00	0.00
1115004 · GF ON-Roll Assment Receivable	0.00	0.00
1115005 · GF Off Roll Assment Receivable	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00
8115000 · Accounts Receivable CP	0.00	0.00
Total Accounts Receivable	0.00	0.00
Other Current Assets		
1155000 · Prepaid Items	0.00	0.00
1156100 · Deposits	0.00	0.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	0.00
Total Other Current Assets	0.00	0.00
Total Current Assets	28,656.52	18,893.68
TOTAL ASSETS	28,656.52	18,893.68

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	9. 2018 Construction	9a. 2018A-2 (AA2) Constr.
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1202000 · Accounts Payable	0.00	0.00
8202000 · Account Payable 8	70,326.69	0.00
Total Accounts Payable	70,326.69	0.00
Other Current Liabilities		
1202100 · Accrued Expenses	0.00	0.00
1207001 · DTFD- Due to Debt Service Fund	0.00	0.00
1207002 · Due to Others	0.00	0.00
1217000 · GF Deferred ON-Roll Assment	0.00	0.00
1217001 · GF Deferred Off Roll Assessment	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	0.00
8561000 · Retainage Payable	0.00	0.00
Total Other Current Liabilities	0.00	0.00
Total Current Liabilities	70,326.69	0.00
Total Liabilities	70,326.69	0.00
Equity		
1271500 · FB Non-Spendable	0.00	0.00
132000 · Unrestricted Net Assets	10,221.19	24,522.98
Net Income	-51,891.36	-5,629.30
Total Equity	-41,670.17	18,893.68
TOTAL LIABILITIES & EQUITY	28,656.52	18,893.68

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	9b. 2019 Construction	9c. 2021 Construction
ASSETS		
Current Assets		
Checking/Savings		
1100002 · Pooled Cash		
1101000 · Cash- Operating Account	0.00	0.00
1101001 · Cash - CF	-330,516.89	393,502.61
1101005 · Cash - Restricted	0.00	0.00
Total 1100002 · Pooled Cash	-330,516.89	393,502.61
5151000 · Revenue 2018 A-1	0.00	0.00
5151004 · DSR 2018 A-1	0.00	0.00
6151000 · Revenue 2018 A2 (AA1)	0.00	0.00
6151001 · Interest 2018 A-2 (AA1)	0.00	0.00
6151003 · Prepayment 2018 A-2 (AA1)	0.00	0.00
6151004 · DSR 2018A-2 (AA1)	0.00	0.00
6551000 · Revenue 2018 A2 (AA2)	0.00	0.00
6551001 · Interest 2018 A2 (AA2)	0.00	0.00
6551003 · Prepayment 2018 A2 (AA2)	0.00	0.00
6551004 · DSR 2018A-2 (AA2)	0.00	0.00
7151004 · DSR - DS 2019	0.00	0.00
8151000 · DS - Revenue 2021	0.00	0.00
8151003 · DS - Prepayment 2021	0.00	0.00
8151004 · DSR-DS 2021	0.00	0.00
8151006 · Cap Int - DS 2021	0.00	0.00
8151007 · COI- DS 2021	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	0.00	0.00
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	0.00
9171901 · Acq/Const Series 2019	27,820.39	0.00
9181901 · Acq/Const Series 2021	0.00	2,656,369.52
Total Checking/Savings	-302,696.50	3,049,872.13
Accounts Receivable		
1115000 · Accounts Receivable	0.00	4,750.00
1115004 · GF ON-Roll Assment Receivable	0.00	0.00
1115005 · GF Off Roll Assment Receivable	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00
8115000 · Accounts Receivable CP	1,183,510.25	0.00
Total Accounts Receivable	1,183,510.25	4,750.00
Other Current Assets		
1155000 · Prepaid Items	0.00	0.00
1156100 · Deposits	0.00	0.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	0.00
Total Other Current Assets	0.00	0.00
Total Current Assets	880,813.75	3,054,622.13
TOTAL ASSETS	880,813.75	3,054,622.13

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>9b. 2019 Construction</u>	<u>9c. 2021 Construction</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1202000 · Accounts Payable	0.00	0.00
8202000 · Account Payable 8	1,126,579.86	177,910.89
Total Accounts Payable	1,126,579.86	177,910.89
Other Current Liabilities		
1202100 · Accrued Expenses	0.00	0.00
1207001 · DTDF- Due to Debt Service Fund	0.00	0.00
1207002 · Due to Others	0.00	0.00
1217000 · GF Deferred ON-Roll Assment	0.00	0.00
1217001 · GF Deferred Off Roll Assessment	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	0.00
8561000 · Retainage Payable	237,899.00	175,580.00
Total Other Current Liabilities	237,899.00	175,580.00
Total Current Liabilities	1,364,478.86	353,490.89
Total Liabilities	1,364,478.86	353,490.89
Equity		
1271500 · FB Non-Spendable	0.00	0.00
132000 · Unrestricted Net Assets	-340,764.47	-595,845.10
Net Income	-142,900.64	3,296,976.34
Total Equity	-483,665.11	2,701,131.24
TOTAL LIABILITIES & EQUITY	880,813.75	3,054,622.13

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS		
Current Assets		
Checking/Savings		
1100002 · Pooled Cash		
1101000 · Cash- Operating Account	0.00	63,881.79
1101001 · Cash - CF	0.00	70,465.72
1101005 · Cash - Restricted	0.00	41,933.68
Total 1100002 · Pooled Cash	0.00	176,281.19
5151000 · Revenue 2018 A-1	0.00	270,784.98
5151004 · DSR 2018 A-1	0.00	330,468.87
6151000 · Revenue 2018 A2 (AA1)	0.00	4,455.43
6151001 · Interest 2018 A-2 (AA1)	0.00	8,986.31
6151003 · Prepayment 2018 A-2 (AA1)	0.00	698,722.32
6151004 · DSR 2018A-2 (AA1)	0.00	411,187.50
6551000 · Revenue 2018 A2 (AA2)	0.00	100,271.05
6551001 · Interest 2018 A2 (AA2)	0.00	2,682.33
6551003 · Prepayment 2018 A2 (AA2)	0.00	231,889.89
6551004 · DSR 2018A-2 (AA2)	0.00	513,850.00
7151004 · DSR - DS 2019	0.00	250,000.31
8151000 · DS - Revenue 2021	0.00	1,351.39
8151003 · DS - Prepayment 2021	0.00	108,529.10
8151004 · DSR-DS 2021	0.00	312,000.00
8151006 · Cap Int - DS 2021	0.00	156,137.80
8151007 · COI- DS 2021	0.00	0.00
9151901 · Acq/Const Series 2018 AA1	0.00	28,656.52
9161901 · Acq./Constr 2018A-2 (AA2)	0.00	18,893.68
9171901 · Acq/Const Series 2019	0.00	27,820.39
9181901 · Acq/Const Series 2021	0.00	2,656,369.52
Total Checking/Savings	0.00	6,309,338.58
Accounts Receivable		
1115000 · Accounts Receivable	0.00	156,919.34
1115004 · GF ON-Roll Assment Receivable	0.00	112,561.28
1115005 · GF Off Roll Assment Receivable	0.00	0.00
2115000 · DS ON-Roll Assment Receivable	0.00	0.00
2115005 · DS Off Roll Assment Receivable	0.00	0.00
8115000 · Accounts Receivable CP	0.00	1,183,510.25
Total Accounts Receivable	0.00	1,452,990.87
Other Current Assets		
1155000 · Prepaid Items	0.00	1,010.16
1156100 · Deposits	0.00	40,235.00
2131001 · Due From GF1 To DS Fund 2	0.00	0.00
2131005 · DS On Roll Assessment Receivable	0.00	65,838.10
Total Other Current Assets	0.00	107,083.26
Total Current Assets	0.00	7,869,412.71
TOTAL ASSETS	0.00	7,869,412.71

Mirada I CDD
Balance Sheet by Class
As of November 30, 2021

	<u>Unclassified</u>	<u>TOTAL</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1202000 · Accounts Payable	0.00	184,018.61
8202000 · Account Payable 8	0.00	1,374,817.44
Total Accounts Payable	<u>0.00</u>	<u>1,558,836.05</u>
Other Current Liabilities		
1202100 · Accrued Expenses	0.00	645.90
1207001 · DTDF- Due to Debt Service Fund	0.00	0.00
1207002 · Due to Others	0.00	700.00
1217000 · GF Deferred ON-Roll Assment	0.00	112,561.28
1217001 · GF Deferred Off Roll Assessment	0.00	0.00
2207201 · DS Deferred On Roll Assessment	0.00	65,838.10
8561000 · Retainage Payable	0.00	413,479.00
Total Other Current Liabilities	<u>0.00</u>	<u>593,224.28</u>
Total Current Liabilities	<u>0.00</u>	<u>2,152,060.33</u>
Total Liabilities	0.00	2,152,060.33
Equity		
1271500 · FB Non-Spendable	0.00	41,245.16
132000 · Unrestricted Net Assets	0.00	3,641,788.35
Net Income	0.00	2,034,318.87
Total Equity	<u>0.00</u>	<u>5,717,352.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>0.00</u></u>	<u><u>7,869,412.71</u></u>

Mirada CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
6/30/2022

	FY 2022 ADOPTED Budget	FY2022 Year-To-Date Budget	Actual Year-To-Date	VARIANCE Favorable (Unfavorable)
Revenues				
1310000 · Temporary Deposit GF	0	0.00	0.00	0.00
1361001 · Interest- Investment	0	0.00	0	0.00
1369005 · Interest - O&M	0	0.00	0	0.00
Total 1361001 · Interest- Investment	0	0.00	0.00	0.00
1363011 · Spec Assessments - Off Roll O&M	\$ -	\$ -		\$ -
1363015 · Assessments via Lot Closings	-	-		-
1363111 Special Assessments - ON Roll	\$ 944,185	\$ 944,185	\$ 831,624	\$ (112,561)
1366001 · Developer Funding	1,134,360	1,134,360	700,242	(434,118)
1366666 · Contra Revenue Acct.	0	-	-	-
1369001 · Miscellaneous Revenue	0	-	127	127
1550000 · Temp. Deposit - Funding Request	0	-	-	-
Total Revenues	2,078,545	2,078,545	1,531,992	(546,553)
Expense				
1100000 · Administrative				
1511001 · Supervisors Compensation	8,000	4,000	1,208	2,792
1511115 · Payroll Taxes	612	306	92	214
1511120 · Payroll Processing	457	229	100	129
1512010 · Managment & Consulting Services	21,000	10,500	8,222	2,278
1512020 · Construction Accounting Svcs	9,000	4,500	3,482	1,018
1512025 · Planning and Coordination Svcs	36,000	18,000	13,929	4,071
1512040 · Administrative Services	3,500	1,750	1,354	396
1512045 · Bank Fees	300	150	-	150
1512050 · Miscellaneous Services	500	250	146	104
1512060 · Auditing Services	2,950	1,475	-	1,475
1512065 · Travel - Per Diem	100	50	-	50
1512066 · Meeting Room Rental	720	360	73	287
1512070 · Insurance- General Liability	22,736	11,368	17,041	(5,673)
1513040 · Regulatory & Permit Fees	175	175	175	-

**Mirada CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
6/30/2022**

	FY 2022 ADOPTED Budget	FY2022 Year-To-Date Budget	Actual Year-To-Date	VARIANCE Favorable (Unfavorable)
1513055 · Legal Advertising	10,000	5,000	2,082	2,918
1513080 · Engineering Services	4,000	2,000	1,713	287
1514010 · Legal Services	10,000	5,000	19,739	(14,739)
1549010 · Website Hosting	2,015	1,008	1,708	(701)
Total 1100000 · Administrative	132,065.00	66,120	71,065	(4,945)
1130000 · Debt Service Administration				
1513020 · Dissemination Agent	5,000	6,500	6,500	-
1513030 · Trustee Fees	9,968	4,984	9,675	(4,691)
1513130 · Arbitrage Rebate	1,800	900	-	900
Total 1130000 · Debt Service Administration	16,768.00	12,384	16,175	(3,791)
1160000 · Physical Environment				
1513000 · Comprehensive Field Tech Svs	15,000	7,500	9,658	(2,158)
1513005 · Field travel	0	-		-
1513012 · Streetpole Lighting	267,400	133,700	160,047	(26,347)
1537000 · Electricity (Irrig /Pond Pumps)	48,000	24,000	84,055	(60,055)
1537003 · Water	72,000	36,000	271,624	(235,624)
Trail Maintenance	40,000	20,000	13,450	6,550
1537008 · Landscape Maintenance	1,200,000	600,000	221,180	378,820
1537015 · Irrigation Maintenance	25,000	12,500	14,994	(2,494)
1537020 · Landscape Miscellaneous	50,000	25,000	10,469	14,531
1537025 · Environmental Mitigation & Main	30,000	15,000	-	15,000
1541015 · Pond Maintenance	42,312	21,156	25,920	(4,764)
1541020 · Retention Pond Mowing	0	-	155,965	(155,965)
1541021 · Common Area Mowing	0	-	96,002	(96,002)
1541022 · Shrub Trim & Plant Bed Main	0	-	68,999	(68,999)
1541023 · Plant Bedding	0	-	-	-
1541024 · Fertilization - Turf	0	-	56,250	(56,250)
1541025 · Fertilization - Tree	0	-	12,000	(12,000)
1541026 · Mulch	0	-	3,750	(3,750)

Mirada CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
6/30/2022

	FY 2022 ADOPTED Budget	FY2022 Year-To-Date Budget	Actual Year-To-Date	VARIANCE Favorable (Unfavorable)
1541027 · Minor Tree Trimming	0	-	-	-
1541029 · Irrigatin Service	0	-	-	-
1541030 · Stormwater Drain & Maint	0	-	-	-
1541040 · NPDES Monitoring	15,000	7,500	-	7,500
1541051 · Street Sweep	0	-	175	(175)
1541060 · Amenity Management	3,000	1,500	2,000	(500)
1541065 · Entrance Fountains Maintenance	72,000	36,000	79,625	(43,625)
1541090 · Contingency - Physical Environ	50,000	25,000	3,389	21,611
Total 1160000 · Physical Environment	1,929,712	964,856	1,289,552	(324,696)
Total Expense	2,078,545	1,043,360	1,376,792	(333,432)

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **MIRADA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada Community Development District
5 was held on Tuesday, March 1, 2022 at 6:15 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway,
6 Wesley Chapel, Florida 33544

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the March 1, 2022 Mirada CDD Board*
14 *of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
16 **agenda items)**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Items**

- 19 A. Exhibit 1: Consideration of Form 8B- Memorandum of Voting Conflict for County, Municipal,
20 and Other Local Public Officers
21 B. Exhibit 2: Consideration & Adoption of Resolution 2022-04, Appointing and Fixing Compensation
22 for District Management

23 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted
24 Resolution 2022-04, Appointing and Fixing Compensation for District Management for the Mirada
25 Community Development District.

- 26 C. Exhibit 3: Consideration & Adoption of Resolution 2022-05, A Designation of Officers

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
28 Resolution 2022-05, A Designation of Officers for the Mirada Community Development District.

- 29 D. Exhibit 4: Consideration & Adoption of Resolution 2022-06, A Designation of Primary
30 Administrative Office & Principal Headquarters
31 - 1540 international Parkway, Suite 2000, Lake Mary Florida

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted
33 Resolution 2022-06, A Designation of Primary Administrative Office & Principal Headquarters for the
34 Mirada Community Development District.

- 35 E. Exhibit 5: Consideration & Adoption of Resolution 2022-07, A Designation of Authorized Bank
36 Signatories

37 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
38 Resolution 2022-07, A Designation of Authorized Bank Signatories for the Mirada Community
39 Development District.

40 **FOURTH ORDER OF BUSINESS – Consent Agenda**

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved the agenda for the Mirada Community Development District.

- A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 1, 2022

FIFTH ORDER OF BUSINESS – Staff Reports

- A. District Manager – There being none, the next item followed.
B. District Attorney – There being none, the next item followed.
C. District Engineer – There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 8

1 **MINUTES OF MEETING**

2 **MIRADA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada Community Development District
5 was held on Tuesday, May 3, 2022 at 6:15 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley
6 Chapel, Florida 33544

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary
13	Christie Ray	Board Supervisor, Assistant Secretary

14 Also present:

15	Tom O Grady	Breeze, Assistant District Manager
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16 *The following is a summary of the discussions and actions taken at the May 3, 2022 Mirada CDD Board of*
17 *Supervisors Regular Meeting.*

18 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
19 **agenda items)**

20 There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 22 - Excluding the Mirada 2 contract on page 17, that is in the incorrect CDD agenda.

23 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
24 **the agenda** for the Mirada Community Development District.

- 25 A. Exhibit 1: Consideration for Acceptance – **The November 2021 Unaudited Financial**
26 **Report**
27 B. Exhibit 2: Ratification of Geotechnical Exploration SC-000445 – UES
28 C. Exhibit 3: Ratification of District Contractor Agreement - BRW Contracting, Inc.
29 D. Exhibit 4: Presentation of Pasco County Number of Qualified Electors

30 **FOURTH ORDER OF BUSINESS – Business Items**

- 31 A. Exhibit 5: Service Agreement Amendment – Innovative Employers Solutions Inc.

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
33 Service Agreement Amendment – Innovative Employers Solutions Inc. for the Mirada Community
34 Development District.

- 35 B. Exhibit 6: Amortization Recalculation Agreement Mirada CDD

36 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board accepted
37 the Amortization Recalculation Agreement Mirada CDD for the Mirada Community Development District.

38 **FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager – There being none, the next item followed.

B. District Attorney – There being none, the next item followed.

C. District Engineer – There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business– *(limited to 3 minutes per individual for non-agenda items)*

- A resident mentioned an HOA approval for a fence that needs to be investigated.

- A resident mentioned issues with the trail not getting maintained.

- A resident mentioned the DR Horton villa pond is fill of algae.

- A resident mentioned yellow water coming out of the fountains at the front.

- A resident mentioned the community needs a dog park as soon as possible.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, 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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

1 **MINUTES OF MEETING**

2 **MIRADA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada Community Development District
5 was held on Tuesday, June 7, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley
6 Chapel, Florida 33544

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Lori Price	Board Supervisor, Assistant Secretary
12	Christie Ray	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the June 7, 2022 Mirada CDD Board*
14 *of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
16 **agenda items)**

17 There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Items**

- 19 A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*
20 B. Exhibit 1: Consideration and Adoption of **Resolution 2022-07, Approving Proposed**
21 **Budget and Setting Public Hearing (FY 2022-2023) – (Public Hearing Date to be**
22 **Established on or after August 8, 2022**

23 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
24 **Resolution 2022-07, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)**
25 for the Mirada Community Development District.

- 26 ➤ Exhibit A – Proposed Budget FY 2022-2023 *(To Be Distributed)*
27 C. Presentation of Reclaimed Water Agreement Payment Arrangements
28 ➤ Exhibit 2: 30874 Setter Palm Road

29 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
30 **Reclaimed Water Agreement Payment Arrangements - 30874 Setter Palm Road** for the Mirada
31 Community Development District.

- 32 ➤ Exhibit3: 30997 Mirada Boulevard

33 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
34 **Reclaimed Water Agreement Payment Arrangements - 30997 Mirada Boulevard** for the Mirada
35 Community Development District.

- 36 ➤ Exhibit 4: 31150 Mirada Boulevard

37 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved
38 **Reclaimed Water Agreement Payment Arrangements - 31150 Mirada Boulevard** for the Mirada
39 Community Development District.

➤ Exhibit 5: 31198 Mirada Boulevard

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved **Reclaimed Water Agreement Payment Arrangements - 31198 Mirada Boulevard** for the Mirada Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved **the agenda** for the Mirada Community Development District.

A. Exhibit 6: Ratification of Contracts

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager – There being none, the next item followed.

B. District Attorney – There being none, the next item followed.

C. District Engineer – There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

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

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 10

RATIFICATION OF CONTRACTS

17CRPD01-511 CO#5	Ripa & Associates – March and April Fuel Increase	\$19,474.29
17LENC01-011 CO#4	Ripa & Associates – Assignment and Assumption	
SC-000467 CO#2	Ripa & Associates – Mirada Parcel 3- CO#2 Fuel Increase April	\$10,875.91
SC-000702	DunRite Contruction Co. – Flatwork Materials and Labor	\$6,200.00
SC-000710	Grandview Botanicals – installation of 16-30g Densa Pine Trees @\$440/ unit	\$9,540.00
SC-000720	Onsight Industries LLC – Kiosk Parcel 1 (94)	\$30,821.85
SC-000721	Onsight Industries LLC – Kiosk Parcel 7 (252)	\$75,031.50
SC-000722	Onsight Industries LLC – Kiosk Parcel 8 (504)	\$134,259.25
SC-000723	Permacast – Installation of 90’ of 6’H PermaWall 1.0 Sand Texture	\$25,230.00
SC-000727 CO#1	Statewide Safety Services – SR 52 & Mirada Blvd,	\$751,137.34
SC-000727	Statewide Safety Services – Mirada Blvd/ Clinton Signal	\$158,876.64
SC-000819	Clearview Land Design, P.L. – Mirada Blvd. 4 Parcel 1, 7 & 8	\$7,500.00
SC-000820	DunRite Contruction Co. - Flatwork Materials and Labor	\$6,200.00
SC-000822	Rep Services, Inc. – Mirada by Metro Plaground Shade	\$100,017.63
SC-000833	Clearview Land Design, P.L. – Mirada Parcel 15A- Wetland Impact Permitting Assistance	\$15,500.00
SC-000860	BRW Contracting, Inc. – Mirada Parcel 23B Mass Grading - Revised	\$846,038.00

SC-000879	RCS Construction – Mirada Load Fill Only	\$135,000.00
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EXHIBIT 11

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement (this "Agreement") is entered into as of the Effective Date (defined below) between Synergy Rents, LLC ("Synergy"), on the one hand, and CR Pasco Development Company LLC ("CR Pasco"), Lexon Insurance Company ("Lexon"), Metro Development Group, L.L.C. ("Metro"), and Mirada Community Development District ("Mirada"), on the other hand (all of which may be referred to hereinafter individually as a "Party" or collectively as the "Parties"), as follows:

RECITALS

WHEREAS, Synergy previously entered into an Application of Credit with AACG, Inc. ("AACG"), pursuant to which Synergy permitted AACG to rent equipment and AACG agreed to compensate Synergy on an open account (the "Contract");

WHEREAS, Synergy contends that AACG (a) rented certain equipment (the "Equipment") from Synergy that was used in connection with the project commonly known as Parcels 17-22 and more fully described in Synergy's Lien (defined below) (collectively, the "Project"); and (b) failed to pay Synergy for the Equipment pursuant to the Contract;

WHEREAS, on April 17, 2019, Synergy recorded a Claim of Lien on the Project in Official Public Records of Pasco County, Florida in Book No. 9890, Page No. 3578 (the "Lien");

WHEREAS, on May 13, 2019, Mirada – as principal – and Lexon – as surety – transferred the Lien from the Project to a Lien Transfer Bond, a copy of which was recorded in the Official Public Records of Pasco County, Florida in Book No. 9905, Page No. 1729 (the "Bond");

WHEREAS, Synergy thereafter filed the action styled *Synergy Rents, LLC v. AACG, Inc., et al.*, Case No. 2019-CA-003442, pending before the Sixth Judicial Circuit in and for Pasco County, Florida (the "Action");

WHEREAS, in its Amended Complaint in the Action, Synergy asserted (a) a claim against CR Pasco – as owner – and Lexon – as surety – to foreclose on the Bond ("Count I"); and claims against AACG for breach of the Contract and open account (collectively, "Counts II and III");

WHEREAS, on March 19, 2020, the Court in the Action (the "Court") entered a Final Default Judgment in Synergy's favor and against AACG regarding Counts II and III (the "Judgment");

WHEREAS, on July 15, 2020, the Court dismissed Count I as asserted against CR Pasco (the "Dismissal");

WHEREAS, Synergy thereafter served, and subsequently dissolved, Writs of Garnishment on Metro and Mirada (collectively, the "Garnishment Proceedings");

WHEREAS, pursuant *Florida Statutes* §§ 713.29 and 77.28, CR Pasco, Metro, and Mirada contend they are entitled to their attorneys' fees and costs incurred in connection with the Dismissal and the Garnishment Proceedings (collectively, the "Fee Claims"); and

WHEREAS, the Parties now desire to fully, finally, and completely resolve and compromise all disagreements, claims, and disputes among and between them, including, but not limited to, (a) Count I and any other the claims by and between them that either were asserted or that could have been asserted in the Action; or (b) that otherwise arise from, or related to, the Equipment, the Project, the Lien, the Bond, and the Fee Claims (collectively, the "Dispute"), in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and obligations set forth herein, and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENTS

1. INCORPORATION OF RECITALS. The foregoing Recitals are true and correct, and are hereby incorporated into, and made a part of, this Agreement.

2. SETTLEMENT PAYMENT. Within fifteen (15) days of the Effective Date, Lexon shall cause, and Synergy shall accept through its counsel, a total settlement payment in the amount of Twenty Thousand and No/100 Dollars (\$20,000.00) (the "Settlement Payment") in full and final settlement, compromise, and resolution of the Dispute and the Released Claims (hereinafter defined). The Settlement Payment shall made via wire to Synergy's counsel, Shannon Hunter, Esq., Holcomb & Leung, P.A., IOTA Account F/B/O Synergy Rents, LLC and using the wiring instructions attached hereto as **Exhibit A**. Synergy shall accept the Settlement Payment in trust for itself and all of its respective subcontractors, sub-subcontractors, agents, materialmen, laborers, successors, assigns, and any and all other persons or entities acting by or through any of them that provided or performed any labor, materials, equipment, or services for or to the Project. The Settlement Payment when made shall further constitute adequate and complete consideration for the full, complete, and final satisfaction, release, and discharge of Synergy's Lien and the Bond.

3. DISMISSAL. Within five (5) days of Synergy's receipt of the Settlement Payment, Synergy shall dismiss with prejudice (a) Count I of the Action; and (b) any other claim, proceeding, or action Synergy has asserted against any one or combination of CR Pasco, Lexon, Metro, or Mirada with all parties bearing their own attorneys' fees and costs.

4. LIEN. Within five (5) days of Synergy's receipt of the Settlement Payment, Synergy shall (a) execute and record the Satisfaction of Claim of Lien form attached hereto as **Exhibit B**; and (b) take any other or further action necessary to fully release, cancel, and discharge the Lien such that the Bond shall be released, canceled, discharged, and returned to Lexon and Mirada.

5. MUTUAL RELEASE.

a. The Parties (for themselves and their respective past, present, and future employees, agents, subagents, representatives, independent contractors, attorneys, consultants, insurers, insureds, subrogors, subrogees, members, managers, partners, officers, directors, affiliates, parents, subsidiaries, beneficiaries, successors, and assigns, and any other persons or entities acting by or through any of them (collectively, the "Releasing Parties")) do hereby fully release, acquit, and forever discharge one another (and their respective past, present, and future employees, agents, subagents, representatives, independent contractors, attorneys, consultants, insurers, insureds, subrogors, subrogees, members, managers, partners, officers, directors, affiliates, parents, subsidiaries, beneficiaries, successors, and assigns, and any other persons or entities acting by or through any of them (collectively, the "Released Parties")) of and from any and all claims, demands, rights, remedies, damages, injuries, liabilities, actions, proceedings, suits, accounts, debts, dues, covenants, promises, liens, contracts or agreements (oral or written), warranties (express, implied, statutory, or otherwise), negligence, rights of rescission, torts, medical expenses, personal injury, bodily injury, and any other claims, losses, or damages of any type whatsoever (whether arising under common law, any statute or regulation, or in equity, and whether choate or inchoate, patent or latent, known or unknown, foreseen or unforeseen, accrued or not accrued, matured or not matured) that any of the Releasing Parties had, have, or may have against any of the Released Parties arising from, or relating to, the Dispute (collectively, "Released Claims").

b. The foregoing release, however, shall not affect or release any obligations set forth in this Agreement.

c. The Releasing Parties represent and warrant that they have not assigned any of the Released Claims, and are the only holders of any right, title, and interest to such Released Claims.

6. ATTORNEYS' FEES AND COSTS. The Parties agree to bear their own attorneys' fees and costs arising out of the Dispute and the negotiation, preparation, and execution of this Agreement. Notwithstanding the foregoing, if any Party brings any action to enforce, or for breach or interpretation of, any term of this Agreement, the prevailing party in any such action shall, in addition to all other available relief, be entitled to recover its reasonable attorneys' fees, including, without limitation, any appellate attorneys' fees incurred in connection with the collection, execution, or other enforcement of a judgment based on this Agreement.

7. GOVERNING LAW; VENUE; JURY TRIAL WAIVER. This Agreement in all respects shall be construed, interpreted, governed, and enforced according to the laws of the State of Florida, without regard to Florida's choice of law rules. The venue of any action, proceeding, claim, counterclaim, cross-claim, or other litigation arising out of, or related to, this Agreement shall be solely in the Thirteenth Judicial Circuit Court in and for Hillsborough County, Florida. THE PARTIES FURTHER ACKNOWLEDGE AND AGREE THAT JUSTICE WILL BEST BE SERVED IF ANY ISSUES CONCERNING THE ENFORCEMENT OR INTERPRETATION OF THIS AGREEMENT ARE HEARD AND TRIED BY A JUDGE AND NOT A JURY. ACCORDINGLY, THE PARTIES (A) AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION RELATED TO, OR ARISING

FROM, THIS AGREEMENT, SHALL BE TRIED BEFORE A JUDGE; AND (B) HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO A TRIAL BY JURY.

8. NO RELIANCE. This Agreement is freely and voluntarily executed by all Parties after having been apprised of all relevant information and data. The Parties, in executing this Agreement, represent and warrant that they did not rely on any inducements, promises, statements, or representations (except those expressly stated in this Agreement) made by any person, entity, or representative, and have voluntarily executed this Agreement without coercion or duress of any kind. The Parties signing below represent and warrant, each to the other, that they are represented by legal counsel of their choice and are fully aware of the terms contained in this Agreement.

9. COMPROMISE OF DISPUTED CLAIMS. The Parties recognize and agree that this Agreement represents a settlement and compromise reached between the Parties. Accordingly, the Parties agree that (a) this Agreement shall not constitute, or be construed as, an admission by any of the Parties regarding the validity or amount of any claim or defense; and (b) if this Agreement is not fully and finally consummated, then no statements contained herein shall be used for any purpose against any Party.

10. CONFIDENTIALITY. The Parties agree that the contents of this Agreement, the Settlement Payment, and all other matters related to the preparation, execution, and delivery of this Agreement and the transaction which is the subject hereof, shall be held strictly confidential, and neither the Parties nor their attorneys, agents, or others acting for them or on their behalf shall reveal to anyone not a Party hereto the terms of this Agreement, the amount or purpose of the Settlement Payment nor the nature of the circumstances giving rise to the preparation, execution, or delivery of this Agreement, except as may be required by order of a court of competent jurisdiction, as necessary for the Parties to communicate with their respective accountants or attorneys, or as required by any applicable law.

11. NON-DISPARAGEMENT. The Parties shall not make, publish, or communicate to any person, entity or otherwise, or in any public or private forum any remarks, comments or statements (written or oral) that denigrate or disparage, or are detrimental to, the Parties or any of their business practices in connection with the Dispute. The Parties agree that a violation of this provision may cause irreparable injury for which monetary damages may be an inadequate remedy. Accordingly, the Parties agree that any such affected Party who is the subject of disparagement may be entitled to immediate injunctive relief without posting a bond (including restraining order as well as preliminary and permanent injunctive relief) for violating this provision. Nothing in this paragraph shall prohibit the Parties from also pursuing other legal or equitable relief for breach of this or any other provision of this Agreement.

12. SEVERABILITY. The provisions of this Agreement are severable, and if any part of this Agreement is found to be unenforceable or void, the other paragraphs shall remain fully valid and enforceable.

13. NO WAIVER. The rights of the Parties under this Agreement are to be considered cumulative, and the failure on the part of any Party to exercise or enforce properly or promptly any rights arising out of this Agreement shall not operate to forfeit or serve as a waiver

of any of those or other rights. The waiver by one Party of the performance of any covenant or condition herein shall not invalidate this Agreement, nor shall it be considered to be a waiver by such Party of any other covenant or condition herein. The waiver by any Party of the time for performing any act shall not constitute a waiver of the time for performing any other act or an identical act required to be performed at a later time.

14. EXECUTED COPIES; COUNTERPARTS. This Agreement may be executed by separate scan or telecopy. The execution of any scanned or telecopied original shall be deemed to be the equivalent of the execution of an original. Any rescanned or re-telecopied copy of this Agreement, executed as described above, shall be deemed an original of this Agreement for all purposes. This Agreement also may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument, and in making proof hereof it shall not be necessary to produce or account for more than one such counterpart.

15. BINDING EFFECT. This Agreement and all the terms, conditions, covenants, representations, and warranties hereunder, shall be binding upon, and inure to the benefit of, the Parties and their respective past, present, and future representatives, affiliates, consultants, attorneys, employees, members, owners, partners, managers, principals, agents, directors, officers, subsidiaries, parents, insurers, insureds, successors and assigns, and any other persons or entities acting by or through any of them.

16. ENTIRE AGREEMENT; AMENDMENT.

a. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes, cancels, and terminates any and all prior discussions, negotiations, arrangements, agreements (including, but not limited to, the Lease), and understandings between the Parties regarding the subject matter hereof.

b. This Agreement may not be modified or amended except by a written instrument or email that expressly refers to this Agreement and is executed or sent by the Party (or that Party's counsel) against which such amendment is sought to be enforced.

17. EXECUTION; AUTHORITY. The persons signing below represent and warrant that they are duly authorized to execute this Agreement on behalf of the Party for which they are signing. The Parties represent and warrant to each other that the Parties have full power and authority to negotiate, execute, and perform the terms and provisions of this Agreement.

18. ABSENCE OF CONFLICTING AGREEMENTS. The Parties represent and warrant that neither the execution, delivery, or performance of this Agreement, nor the obligations or transactions contemplated by this Agreement, does or will (a) conflict with, result in a breach of, or constitute a default under, any other contract or agreement, or any federal, state or local law, statute, ordinance, rule or regulation, or any court or administrative order or process; or (b) require the (i) consent, waiver, approval, permit, license, clearance or authorization of, or any declaration or filing with, any court or public agency or other authority; or (ii) the consent of any other person or entity whatsoever.

19. ADDITIONAL ACTS. The Parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the purposes and provisions of this Agreement, if any.

20. INCONSISTENT ACTS. The Parties agree to forbear and refrain from doing any act or exercising any right, which act or exercise is inconsistent with this Agreement.

21. HEADINGS: INTERPRETATION.

a. The headings of the various sections in this Agreement are inserted solely for the convenience of the Parties, and shall not affect the meaning, construction, or interpretation of this Agreement.

b. The Parties acknowledge that each Party or its counsel have participated in the negotiation and preparation of this Agreement. Accordingly, any rule of construction or interpretation to the effect that any ambiguities are to be resolved against the drafter shall not be employed in the interpretation or construction of this Agreement.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement effective the latest date written below (the "Effective Date").

[Signature Page to Follow]

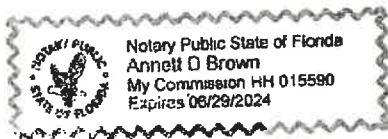
SYNERGY RENTS, LLC

By: [Signature]
Print Name: Brenna Hutcherson
Title: Credit Manager
Date: 6/29/2022

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of June, 2022 by Brenna Hutcherson, who is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Name: Annett Brown
My Commission Expires: 8-29-2024

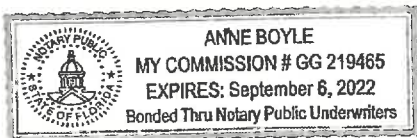
CR PASCO DEVELOPMENT COMPANY LLC

By: [Signature]
Print Name: John Ryan
Title: Manager
Date: 7/6/22

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of July, 2022 by John Ryan, who is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Name: Anne Boyle
My Commission Expires: _____

LEXON INSURANCE COMPANY

By: Lisa Jennings
Print Name: Lisa Jennings
Title: Authorized Representative
Date: 6-30-2022

STATE OF Tennessee
COUNTY OF Wilson

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2022 by Lisa Jennings, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Vicki Batson
Notary Public
Name: Vicki Batson
My Commission Expires: June 28, 2025

METRO DEVELOPMENT GROUP, L.L.C.

By: _____
Print Name: _____
Title: _____
Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022 by _____, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Name: _____
My Commission Expires: _____

LEXON INSURANCE COMPANY

By: _____
Print Name: _____
Title: _____
Date: _____

STATE OF _____
COUNTY OF _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022 by _____, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Name: _____
My Commission Expires: _____

METRO DEVELOPMENT GROUP, L.L.C.

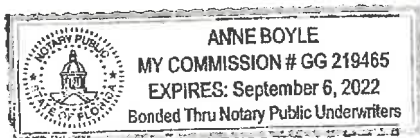
By: _____
Print Name: John Ryan
Title: CEO
Date: 7/8/22

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of July, 2022 by John Ryan, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Name: Anne Boyle
My Commission Expires: _____



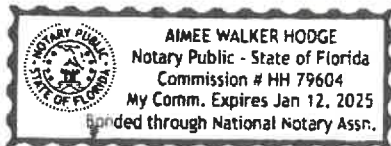
MIRADA COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Print Name: Michael Lawson
Title: Chairman
Date: 7-1-2022

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2022 by Michael Lawson who is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public
Name: Aimee Walker Hodge
My Commission Expires: 1-12-25

Exhibit A

HOLCOMB & LEUNG, P.A.

Attorneys And Counselors at Law

3203 W. CYPRESS ST

TAMPA, FLORIDA 33607

Phone: (813) 258-5835

Fax: (813) 258-5124

For prompt email notification delivery, please provide your customers with the following wiring instructions:

Receiving Financial Institution Name: Seacoast National Bank

Receiving Financial Institution Address: 815 Colorado Ave., Stuart, FL 34994

Receiving Financial Institution ABA: 067005158

**Beneficiary Name: Holcomb & Leung, P.A.,
IOTA Account**

Beneficiary Account Number: 4109707001

Exhibit B

This instrument was prepared by:
Shannon Hunter, Esq.
Holcomb & Leung, P.A.
3203 W. Cypress Street
Tampa, Florida 33607

SATISFACTION OF CLAIM OF LIEN

WHEREAS, the undersigned, as the _____ of Synergy Rents-Tampa Synergy Rents, LLC, which on or about April 17, 2019, recorded a Claim of Lien against the property of CR Pasco Development LLC in Book 9890, Page 3578, Instrument No. 2019064446, of the Official Public Records of Pasco County, Florida, and described as:

30933 SETTER PALM ROAD, SAN ANTONIO, FLORIDA, MIRADA SITE DEVELOPMENT 17-22, PARCEL NUMBER 09-25-20-0000-00500-0050, AND BEING MORE PARTICULARLY DESCRIBED IN NOTICE OF COMMENCEMENT RECORDED IN OR BOOK 9730 PAGE 366 PUBLIC RECORDS PASCO COUNTY, FLORIDA. NOC EXPIRES ON 02/28/19.

in the amount of Three Hundred Seventy-Three Thousand Nine Hundred Forty-One and 30/100 Dollars (\$373,941.30) (the "Claim of Lien").

NOW, THEREFORE, the undersigned hereby acknowledges satisfaction of the Claim of Lien in full and directs the Clerk of the Court to (a) release, cancel, and discharge the Claim of Lien in accordance with *Florida Statutes* § 713.21; and (b) take any other or further action necessary to release, cancel, discharge the related Lien Transfer Bond, which was recorded in the Official Public Records of Pasco County, Florida in Book No. 9905, Page No. 1729, Instrument No. 2019081318.

By: _____
Print Name: _____
Title: _____
Synergy Rents, LLC (lienor)

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022 by _____, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Name: _____
My Commission Expires: _____