

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

	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 Actual 03.31.2023	FY 2024 PROPOSED	Variance
I. REVENUE					
GENERAL FUND REVENUE	\$ 86,179	\$ 1,198,718	\$ 864,117	\$ 1,442,468	\$ 243,749
DEVELOPER FUNDING	76,298	-	65,636	-	-
MISCELLANEOUS	167	-	507	-	-
TOTAL REVENUE	162,644	1,198,718	930,260	1,442,468	243,749
II. EXPENDITURES					
GENERAL ADMINISTRATIVE					
SUPERVISORS COMPENSATION	4,068	4,800	4,785	6,400	1,600
PAYROLL TAXES	153	367	352	490	122
PAYROLL PROCESSING	150	490	753	490	-
MANAGEMENT CONSULTING SERVICES	21,000	23,000	12,250	23,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	5,250	4,500	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	21,000	36,000	-
ADMINISTRATIVE SERVICES	910	875	510	875	-
BANK FEES	-	300	-	300	-
AUDITING SERVICES	3,564	3,400	-	4,200	800
TRAVEL PER DIEM	-	-	250	225	225
INSURANCE	6,375	6,266	3,182	11,587	5,321
REGULATORY AND PERMIT FEES	325	175	175	175	-
LEGAL ADVERTISEMENTS	453	1,500	315	1,500	-
ENGINEERING SERVICES	17,459	5,000	2,616	5,000	-
LEGAL SERVICES	12,499	7,500	803	7,500	-
WEBSITE HOSTING	2,015	2,015	2,306	2,015	-
ADMINISTRATIVE CONTINGENCY	415	15,000	335	15,000	-
TOTAL GENERAL ADMINISTRATIVE	114,386	111,188	54,882	119,257	8,068

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DEBT ADMINISTRATION:					
DISSEMINATION AGENT	5,000	5,000	6,500	5,000	-
TRUSTEE FEES	1,347	8,080	-	8,297	217
ARBITRAGE	-	750	475	950	200
TOTAL DEBT ADMINISTRATION	6,347	13,830	6,975	14,247	417
PHYSICAL ENVIRONMENT EXPENDITURES					
COMPREHENSIVE FIELD TECH SERVICES	14,908	17,000	10,076	17,000	-
STREETPOLE LIGHTING	-	405,200	11,400	410,800	5,600
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	1,906	8,500	-
WATER	-	15,000	85,069	15,000	-
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	400,000	16,110	682,724	282,724
IRRIGATION MAINTENANCE	-	-	-	-	-
POND MAINTENANCE	-	80,000	-	45,000	(35,000)
RETENTION POND MOWING	-	-	-	-	-
STREET SWEEP	-	25,000	-	25,000	-
AMENITY MANAGEMENT	2,750	3,000	1,750	-	(3,000)
TOT LOT AND DOG PARK MAINTENANCE	-	10,000	-	10,000	-
PET WASTE	-	10,000	-	10,000	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	3,500	100,000	2,230	84,940	(15,060)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	21,158	1,073,700	128,541	1,308,964	235,264
TOTAL EXPENDITURES	141,891	1,198,718	190,398	1,442,468	243,749
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	20,753	-	739,862	-	-
FUND BALANCE - BEGINNING	347	21,100	21,100	-	-
FUND BALANCE - ENDING	\$ 21,100	\$ 21,100	\$ 760,962	\$ -	\$ -

STATEMENT 2
MIRADA II COMMUNITY DEVELOPMENT DISTRICT
FY 2023-2024 PROPOSED O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
27' (TH)	132	0.54	71.28	8.21%
28' (TH)	240	0.56	134.40	15.48%
35'	30	0.70	21.00	2.42%
40'	168	0.80	134.40	15.48%
50'	231	1.00	231.00	26.61%
60'	230	1.20	276.00	31.79%
Total	1031		868.08	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$	1,442,468	
Plus: Early Payment Discount (4.0%)	\$	61,382	
Plus: County Collection Charges (2.0%)	\$	30,691	
Total Expenditures - GROSS	\$	1,534,540	[a]
Total ERU:	\$	868.08	[b]
Total AR / ERU - GROSS (as if all On-Roll):		\$1,767.74	[a] / [b]
Total AR / ERU - NET:	\$	1,661.68	

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
27' (TH)	132	0.54	\$897	\$118,444	\$954.58	\$126,005
28' (TH)	240	0.56	\$931	\$223,329	\$989.93	\$237,584
35'	30	0.70	\$1,163	\$34,895	\$1,237.42	\$37,123
40'	168	0.80	\$1,329	\$223,329	\$1,414.19	\$237,584
50'	231	1.00	\$1,662	\$383,847	\$1,767.74	\$408,348
60'	230	1.20	\$1,994	\$458,623	\$2,121.29	\$487,896
Total	1031			\$1,442,468		\$1,534,540

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
27' (TH)	132	0.54	\$859.64	\$113,472.29	\$914.51	\$120,715.20
28' (TH)	252	0.56	\$891.48	\$224,652.21	\$948.38	\$238,991.71
40'	188	0.80	\$1,273.54	\$239,425.26	\$1,354.83	\$254,707.72
50'	101	1.00	\$1,591.92	\$160,784.25	\$1,693.54	\$171,047.07
60'	241	1.20	\$1,910.31	\$460,384.20	\$2,032.24	\$489,770.43
Total	914			\$1,198,718.20		\$1,275,232.13

5. Increase/(Decrease) Proposed FY 2024 versus Adopted FY 2023

Product Type	ERU	FY2023 Gross Assmt/Unit	FY2024 Gross Assmt/Unit	Gross Assmt Variance/Unit	% Variance	Per Mo.
27' (TH)	0.54	\$914.51	\$954.58	\$40.07	4.38%	\$3.34
28' (TH)	0.56	\$948.38	\$989.93	\$41.55	4.38%	\$3.46
35'	0.70	N/A	\$1,237.42	N/A	N/A	N/A
40'	0.80	\$1,354.83	\$1,414.19	\$59.36	4.38%	\$4.95
50'	1.00	\$1,693.54	\$1,767.74	\$74.20	4.38%	\$6.18
60'	1.20	\$2,032.24	\$2,121.29	\$89.05	4.38%	\$7.42
Total						

Footnote:

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

[2] Though the financial budgetary increase is greater than the 4.8% - the increase on the individual lot basis is held at this percentage due to adding 117 more lots to the overall count.

**STATEMENT 3
MIRADA II CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:			
SUPERVISORS COMPENSATION		\$ 6,400	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 - 4 Board Members per Meeting , 8 Meetings Considered.
PAYROLL TAXES		\$ 490	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	\$ 23,000	The District received Management, Accounting and Assessment services as part of a Management 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	\$ 875	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	BANK UNITED	\$ 300	Fees associated with maintaining the District's bank accounts and the ordering of checks
AUDITING SERVICES	Dibartolomeo	\$ 4,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		\$ 225	Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 11,587	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. An additional \$5,000 is being incorporated for the perimeter wall and the chainlink fence will be added
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		\$ 1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	\$ 5,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	\$ 7,500	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and 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
ADMINISTRATIVE CONTINGENCY		\$ 15,000	Estimated for items not known and considered in the administrative allocations
EXPENDITURES DEBT ADMINISTRATION:			
DISSEMINATION AGENT		\$ 5,000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	\$ 8,297	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	\$ 950	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. Estimated considering Series 2018 issuances
PHYSICAL ENVIRONMENT EXPENDITURES:			
COMPREHENSIVE FIELD TECH SERVICES	Breeze	\$ 17,000	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	GIG	\$ 410,800	It is anticipated that 341 solar streetlights and 192 WREC/TECO streetlights will be installed by the end of FY 2023 with an additional 170 to be installed in FY 2024. A deposit of \$17,000 will be required
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ 8,500	The District utilizes electric utilities for the irrigation and pond pumps in the District
WATER		\$ 15,000	Estimated water utility services related to the operations of the District.

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LANDSCAPING MAINTNANCE & REPLINISHMENT	Florida Commercial Care	\$ 682,724	The District contracts for landscape maintenance services of the District's common areas. It is anticipated that the Landscaping on all of the boulevards will be contracted and serviced. The contracted amount for Kenton Road is \$18,864 annually. Additionally, the landscape professional provides for the dog park on Kenton Road to be maintained at \$7,200 on an annual basis as well as four retention ponds coming online for \$10,860 annually. An additional \$620,000 has been incorporated for new service areas that will be brought online. Amounts include
IRRIGATION MAINTENANCE	Florida Commercial Care	\$ -	Included in Landscaping
POND MAINTENANCE	Solitude	\$ 45,000	The District will contract for the monthly care and maintenance of the lakes and ponds in the District. There are 41 ponds that need to be maintained. Amount presented is an estimate of service
RETENTION POND MOWING	Florida Commercial Care	\$ -	Not applicable
STREET SWEEP		\$ 25,000	The District will contract for street sweeping throughout the District.
AMENITY MANAGEMENT		\$ -	District contracts for amenity services for the distribution of access and to oversee amenity services
TOT LOT AND DOG PARK MAINTENANCE		\$ 10,000	The District will oversee the maintenance of the tot lot and dog park
PET WASTE	Poop 911	\$ 10,000	The District will contract for pet waste removal in the District,
CONTINGENCY FOR PHYSICAL ENVIRONMENT		\$ 84,940	Additional maintenance added with new areas coming online

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

	SERIES 2021	SERIES 2022	TOTAL FY24 BUDGET
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	1,590,635		1,590,635
SPECIAL ASSESSMENTS - OFF-ROLL - NET		803,883	
LESS: EARLY PAYMENT DISCOUNT	(63,625)	-	(63,625)
TOTAL REVENUE	1,527,010	803,883	2,330,892
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	31,813	-	31,813
INTEREST EXPENSE			
May 1, 2024	466,653	323,791	790,444
November 1, 2024	459,591	320,091	779,682
PRINCIPAL RETIREMENT			
May 1, 2024	565,000	160,000	725,000
TOTAL EXPENDITURES	1,523,056	803,883	2,326,939
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,953	-	3,953
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 3,953	\$ -	\$ 3,953

Table 1. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADs), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT	NET ASSMT / LOT
TH (27')	250	0.54	135.00	11.3%	\$179,509	\$718	\$674.95
TH (28')	503	0.56	281.68	23.5%	\$374,548	\$745	\$699.95
40'	188	0.80	150.40	12.6%	\$199,986	\$1,064	\$999.93
50'	244	1.00	244.00	20.4%	\$324,445	\$1,330	\$1,249.91
60'	321	1.20	385.20	32.2%	\$512,198	\$1,596	\$1,499.89
Total	1506		1196.28	100.0%	1,590,685		

Table 2a. Series 2022 Allocation of Maximum Annual Debt Service (NET MADs), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown
35'	98	0.70	68.60	20.0%	\$161,264	\$1,646	\$875
50'	135	1.00	135.00	39.3%	\$317,356	\$2,351	\$1,250
40'	68	0.80	54.40	15.8%	\$127,883	\$1,881	\$1,000
50'	83	1.00	83.00	24.2%	\$195,115	\$2,351	\$1,250
60'	2	1.20	2.40	0.7%	\$5,642	\$2,821	\$1,500
Total	386		343.40	100.0%	\$ 807,260		

Table 2b. Series 2022 Allocation of Maximum Annual Debt Service (GROSS MADs), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown
35'	98	0.70	68.60	20.0%	\$171,557	\$1,751	\$930.85
50'	135	1.00	135.00	39.3%	\$337,613	\$2,501	\$1,329.79
40'	68	0.80	54.40	15.8%	\$136,046	\$2,001	\$1,063.83
50'	83	1.00	83.00	24.2%	\$207,569	\$2,501	\$1,329.79
60'	2	1.20	2.40	0.7%	\$6,002	\$3,001	\$1,595.74
Total	386		343.40	100.0%	\$ 858,787		