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

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		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

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

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	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 Actual 03.31.2023	FY 2024 PROPOSED	Variance
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	664,664	264,664
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	100,000	-
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

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)

			Net		Gross	
Product Type	Units	Assigned ERU	Assmt/Unit	Total Net Assmt	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)

			Net		Gross	
Product Type	Units	Assigned ERU	Assmt/Unit	Total Net Assmt	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:

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

NUMBER OWNERCE REPERDIFUGES S SIFPRVISORS COMPENSATION S SIFPRVISORS COMPENSATION S DAYROLL TAXIES S SIFPRVISORS COMPENSATION S DAYROLL TAXIES S MARCELL TAXIES DAREEZ S ADMONTATION A CONTRACT SERVICES MARCELL TAXIES S MARCEL TAXIES </th <th colspan="10">CONTRACT SUMMARY</th>	CONTRACT SUMMARY									
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AVAILL SERVICESSAmonth is assessed at SS Per Payroll Plus Year End Processing of 50 for the processing of puyroll reliated to Supervisor comparison<	SUPERVISORS COMPENSATION		\$	6,400						
AN AUGUSCompensationCompensationAN AUGUS SEX USSHEEEEE54.40CONSTRUCTION AUCCULTING SRVSHEEEEE54.40CONSTRUCTION AUCCULTING SRVSHEEEEE54.40PLANING, COORDINATING & CONTRACT SERVICESREFZE53.60GOUSTRUCTION AUCCULTING SRVSREFZE53.60BANK FEESUNX UNITED53.60BANK FEESUNX UNITED53.60BURGANCESDistrict Management Contracting engineerations and funding request for the District share agend processing. International agency contrading on district materia. Particution to District Management Contracting on antimulation functions of the District share agend processing. Particution to District Management Contracting on antimulation functions of the District share agend processing. Particution to District Management Contracting on antimulation functions of the District share agend processing. Particution to District Management Contracting on Antimutation functions of the District share agend processing. Particution to District Management Agenemation. Particution functions of the District share and Shar Advisors. They specialize In providing in number overage to gour anomal of the Sinnucle advisors. Particution to District Management Agenematics and the realize share advisors. Particution to District Management Agenematics and the realize share advisors. Particution to District Management Agenematics and ther particution to District Management Agenematics and there	PAYROLL TAXES		\$	490	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll					
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NUMBER NUMBERSNUMBERSSolarityNumber Set Number Set Numbe	PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	\$	36,000	with maintenance & construction of District infrastructure.					
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ADMINISTRATIVE CONTINGENCY s 15,000 Estimated for items not known and considered in the addiministrative allocations EXPENDITURES DEBT ADMINISTRATION: s 5,000 Estimated for items not known and considered in the addiministrative allocations DISSEMINATION AGENT s 5,000 Stimated for items not known and considered in the addiministrative allocations TRUSTEE FEES US BANK s 8,027 The District is required to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee RABITRAGE LLS SOLUTIONS s 950 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 RPP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reinbursements for CDD business mileage driven by Field Service Tech. STREETPOLE LIGHTING GG S 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 depoist of \$17,000 will be required COMPREI TECO S 85,000 The District uitlizes electric uitlities for the irrigation and pond pumps in the District	WEBSITE HOSTING	Campus Suite	\$		with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for					
DISSEMINATION AGENT S 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 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. ARBITRAGE LLS SOLUTIONS 8,297 The District is required to calculate interest earned from bond proceeds each year prusuant to the Internal Revenue Code. Estimated considering Series 2018 issuances PHYSICAL ENVIRONMENT EXPENDITURES: Breeze S 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 reimbursments for CDD business mileage driven by Field Service Tech. STREETPOLE LIGHTING GlG S 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 depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO S 85,000 The District utilzes electric utilities for the irrigation and pond pumps in	ADMINISTRATIVE CONTINGENCY		\$							
DISSEMINATION AGENT S S, 000 reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service. TRUSTEE FEES US BANK S 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 S 950 The District is required to calculate interest earned from bond proceeds each year prusuant to the Internal Revenue Code. Estimated considering Series 2018 issuances PHYSICAL ENVIRONMENT EXPENDITURES: 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 S 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 depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO S 8.000 The District utilizes electric utilities for the irrigation and pond pumps in the District	EXPENDITURES DEBT ADMINISTRATION:									
INCUSTEE FEES US BANK S 8.297 based on fees estimated by the Trustee ARBITRAGE LLS SOLUTIONS S 990 The District is required to calculate interest earned from bond proceeds each year prusuant to the Internal Revenue Code. Estimated considering Series 2018 issuances PHYSICAL ENVIRONMENT EXPENDITURES: 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 S 410800 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 depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO S 85 The District utilities for the irrigation and pond pumps in the District	DISSEMINATION AGENT		\$	5,000	reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.					
ARBITRACE LLS SOLUTIONS S 900 Series 2018 issuances PHYSICAL ENVIRONMENT EXPENDITURES: Image: Compression 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 GlG S 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 depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO S 85,8500 The District utilizes electric utilities for the irrigation and pond pumps in the District	TRUSTEE FEES	US BANK	\$	8,297	based on fees estimated by the Trustee					
COMPREHENSIVE FIELD TECH SERVICESBreezeS17,000Directs 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 LIGHTINGGIGS410,800It 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 depoist of \$17,000 will be requiredELECTRICITY (IRRIGATION & POND PUMPS)TECOS85The District utilzes electric utilities for the irrigation and pond pumps in the District	ARBITRAGE	LLS SOLUTIONS	\$	950						
COMPREHENSIVE FIELD TECH SERVICES Breeze \$ 17,00 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 depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO \$ 8,500 The District utilzes electric utilities for the irrigation and pond pumps in the District	PHYSICAL ENVIRONMENT EXPENDITURES:									
STREETPOLE LIGHTING GG S 410,800 be installed in FY 2024. A depoist of \$17,000 will be required ELECTRICITY (IRRIGATION & POND PUMPS) TECO S 8,500 The District utilizes electric utilities for the irrigation and pond pumps in the District	COMPREHENSIVE FIELD TECH SERVICES	Breeze	\$		homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports					
	STREETPOLE LIGHTING	GIG	\$	410,800						
WATER \$ 15,000 Estimated water utility services related to the operations of the District.	ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$	8,500	The District utilzes 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.					

STATEMENT 3 MIRADA II CDD CONTRACT SUMMARY

STATEMENT 3 MIRADA II CDD CONTRACT SUMMARY

	CONTRACT SUMMART								
FINANCIAL STATEMEMT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAI AMOUNT OI CONTRACT	COMMENTS (SCOPE OF SERVICE)						
LANDSCAPING MAINTNANCE & REPLINISHMENT	Florida Commercial Care	\$ 664,664	The District contracts for landscape maintenance services of the DistrictDistrict'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 retention pond maintenance for \$25,800 annually. An additional \$620,000 has been incorporated for new service areas that will be brought online. Amounts include pondbank mowing						
IRRIGATION MAINTENANCE	Florida Commercial Care	s -	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	s -	Not applicable						
STREET SWEEP		\$ 25,000	The District will contract for street sweeping throughout the District.						
AMENITY MANAGEMENT		\$ 3,000	District contracts for amenity services for the distribution of access and to oversse 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		\$ 100,000	Additional maintenance added with new areas coming online						

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

	SERIES	SERIES	TOTAL
	2021	2022	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		