

**STATEMENT 1
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2020 ADOPTED BUDGET GENERAL FUND (O&M)**

I. REVENUE

GENERAL FUND REVENUES /(1)
DEVELOPER FUNDING
INTEREST
MISCELLANEOUS
TOTAL REVENUE

FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 ACTUAL OCT-MAR	FY 2020 ADOPTED	VARIANCE FY 2019-2020
\$ 38,410	\$ 87,621	\$ 179,670	\$ 375,389	\$ 52,933	\$ 1,898,351	\$ 1,522,962
	2	6		-		
	11	134		-		
38,410	87,634	179,810	375,389	52,933	1,898,351	1,522,962

II. EXPENDITURES

GENERAL ADMINISTRATIVE

SUPERVISORS COMPENSATION
PAYROLL TAXES
PAYROLL PROCESSING
MANAGEMENT CONSULTING SERVICES
CONSTRUCTION ACCOUNTING SERVICES
PLANNING, COORDINATING & CONTRACT SERVICES
ADMINISTRATIVE SERVICES
BANK FEES
MISCELLANEOUS
AUDITING SERVICES
TRAVEL PER DIEM
MEETING ROOM RENTAL
INSURANCE
REGULATORY AND PERMIT FEES
LEGAL ADVERTISEMENTS
ENGINEERING SERVICES
LEGAL SERVICES
WEBSITE HOSTING
ADMINISTRATIVE CONTINGENCY
TOTAL GENERAL ADMINISTRATIVE

1,200	3,200	7,800	8,000	2,400	8,000	-
99	264	644	612	198	612	-
109	576	593	457	333	457	-
7,817	21,000	26,000	21,000	10,500	21,000	-
-	-	9,000	9,000	9,000	9,000	-
13,400	36,000	36,000	36,000	18,000	36,000	-
-	-	3,504	3,500	1,752	3,500	-
19	76	127	300	-	300	-
-	1,450	-	500	-	500	-
-	-	2,850	4,500	-	2,950	(1,550)
-	27	56	-	50	100	100
-	-	-	-	-	216	216
-	2,410	5,300	4,000	-	20,000	16,000
-	175	325	175	175	175	-
4,779	913	3,108	2,000	705	2,000	-
2,610	525	5,832	4,000	3,352	4,000	-
6,893	18,320	13,824	7,500	6,207	7,500	-
-	917	740	720	360	2,265	1,545
-	-	-	-	-	-	-
36,925	85,853	115,703	102,264	53,033	118,575	16,311

DEBT ADMINISTRATION:

DISSEMINATION AGENT
TRUSTEE FEES
ARBITRAGE
TOTAL DEBT ADMINISTRATION

-	2,000	5,000	5,000	5,000	5,000	-
-	-	-	13,500	-	9,968	(3,532)
-	-	650	1,800	-	1,800	-
-	2,000	5,650	20,300	5,000	16,768	(3,532)

**STATEMENT 1
MIRADA COMMUNITY DEVELOPMENT DISTRICT
FY 2020 ADOPTED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ADOPTED	FY 2019 ACTUAL OCT-MAR	FY 2020 ADOPTED	VARIANCE FY 2019-2020
PHYSICAL ENVIRONMENT EXPENDITURES							
COMPREHENSIVE FIELD TECH SERVICES	-	-	336	16,200	1,158	13,896	(2,304)
FIELD TRAVEL	-	-	-	-	-	-	-
STREETPOLE LIGHTING	-	-	-	50,000	-	267,400	217,400
ELECTRICITY (IRRIGATION & POND PUMPS)	216	1,181	304	1,750	-	2,400	650
WATER	-	-	-	333	-	6,000	5,667
LANDSCAPING MAINTENANCE	-	-	-	104,909	31,585	1,300,000	1,195,091
IRRIGATION MAINTENANCE	-	-	-	3,000	-	9,000	6,000
RUST CONTROL	-	-	-	6,500	-	-	(6,500)
ENVIRONMENTAL MITIGATION & MAINTENANCE	-	-	-	2,875	-	-	(2,875)
POND MAINTENANCE	-	-	-	60,000	10,145	42,312	(17,688)
RETENTION POND MOWING	-	-	-	1,675	-	-	(1,675)
STORMWATER DRAIN & MAINTENANCE	-	-	-	625	-	-	(625)
NPDES MONITORING	-	-	-	625	-	-	(625)
LANDSCAPE MISCELLANEOUS	-	-	-	3,333	-	50,000	46,667
AMENITY MANAGEMENT	-	-	-	1,000	-	-	(1,000)
ENTRANCE FOUNTAINS MAINTENANCE	-	-	-	-	-	72,000	72,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	-	7,525	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	216	1,181	8,165	252,825	42,888	1,763,008	1,510,183
TOTAL EXPENDITURES	37,142	89,034	129,518	375,389	100,921	1,898,351	1,522,962
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,268	(1,400)	50,292	-	-	-	-
FUND BALANCE - BEGINNING	-	1,269	(131)	50,161	-	50,161	-
FUND BALANCE - ENDING	\$ 1,268	\$ (131)	\$ 50,161	\$ 50,161	\$ -	\$ 50,161	\$ -

Footnote:

(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.

**STATEMENT 2
MIRADA CDD
FY 2020 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
TH (23')	110	0.46	50.60	5.37%
35'	118	0.70	82.60	8.76%
40'	123	0.80	98.40	10.44%
50'	152	1.00	152.00	16.13%
60'	210	1.20	252.00	26.74%
TH (27') (AA)	154	0.60	92.40	9.80%
50' (AA - Ph1)	134	1.00	134.00	14.22%
60' (AA - Ph1)	67	1.20	80.40	8.53%
Total	1068		942.40	100.00%

Product Type	Units	ERU	Total ERU	% ERU
TH (27') AA - Ph 2	50	0.60	30.00	6.59%
50' (AA - Ph2)	269	1.00	269.00	59.12%
60' (AA - Ph2)	130	1.20	156.00	34.29%
Total	449		455.00	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 1,898,351
Plus: Early Payment Discount (4.0%)	\$ 80,781
Plus: County Collection Charges (2.0%)	\$ 40,390
Total Expenditures - GROSS	\$ 2,019,522 [a]
Total ERU:	1397.40 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,445.20 [a] / [b]
Total AR / ERU - NET:	1,358.49

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (23')	110	0.46	\$625	\$68,739	\$665	\$73,127
35'	118	0.70	\$951	\$112,211	\$1,012	\$119,374
40'	123	0.80	\$1,087	\$133,675	\$1,156	\$142,208
50'	152	1.00	\$1,358	\$206,490	\$1,445	\$219,670
60'	210	1.20	\$1,630	\$342,339	\$1,734	\$364,190
TH (27') (AA)	154	0.60	\$815	\$125,524	\$867	\$133,536.47
50' (AA - Ph1)	134	1.00	\$1,358	\$182,037	\$1,445	\$193,656.79
60' (AA - Ph1)	67	1.20	\$1,630	\$109,222	\$1,734	\$116,194.07
TH (27') AA - Ph 2	50	0.60	\$815	\$40,755	\$867	\$43,356.00
50' (AA - Ph2)	269	1.00	\$1,358	\$365,433	\$1,445	\$388,758.77
60' (AA - Ph2)	130	1.20	\$1,630	\$211,924	\$1,734	\$225,451.18
Total	1517			\$1,898,351		\$2,019,522

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

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (23')	57	0.46	\$355	\$20,242	\$378	\$ 21,557
35'	58	0.70	\$540	\$31,343	\$575	\$ 33,373
40'	61	0.80	\$618	\$37,674	\$658	\$ 40,114
50'	147	1.00	\$772	\$113,484	\$822	\$ 120,834
60'	145	1.20	\$926	\$134,328	\$986	\$ 143,028
TH (27')	80	0.60	\$463	\$37,056	\$493	\$ 39,456
50' (AA - Ph1)	0	1.00	\$772	\$0	\$428	\$0
60' (AA - Ph1)	0	1.20	\$926	\$0	\$514	\$0
TH (27') AA - Ph 2	0	0.60	\$463	\$0	\$257	\$0
50' (AA - Ph2)	0	1.00	\$772	\$0	\$428	\$0
60' (AA - Ph2)	0	1.20	\$926	\$0	\$514	\$0
Total	548			\$337,071		\$ 398,362

5. Difference between Prior FY and Current FY / (a)

Product Type	Units	ERU	Difference	Total Difference	% Increase
TH (23')	53	0.46	\$270	\$14,298.58	75.97%
35'	60	0.70	\$411	\$24,632.49	75.97%
40'	62	0.80	\$469	\$29,089.80	75.97%
50'	5	1.00	\$586	\$2,932.44	75.97%
60'	65	1.20	\$704	\$45,746.06	75.97%
TH (27')	74	0.60	\$352	\$26,040.06	75.97%
50' (AA - Ph1)	134	1.00	\$586	\$78,589.38	n/a
60' (AA - Ph1)	67	1.20	\$704	\$47,153.63	n/a
TH (27') AA - Ph 2	50	0.60	\$352	\$17,594.64	n/a
50' (AA - Ph2)	269	1.00	\$586	\$157,765.25	n/a
60' (AA - Ph2)	130	1.20	\$704	\$91,492.11	n/a
Total	969			\$535,334	

Footnote:

(a) Majority of District remains undeveloped, and services are limited to immediate construction phases.

(b) No O&M Assessments will be charged to the Developer for non-platted lots. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
MIRADA CDD
FY 2020 BUDGET - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		\$ 8,000		Estimated 5 Supervisors to be in attendance for 8 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		\$ 612		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 457		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SRVS	DPFG	\$ 21,000		The District receives Management & Accounting services as part of the agreement; approximates y \$1,750 per monthly
CONSTRUCTION ACCOUNTING	DPFG	\$ 9,000		Anticipated bond issuance summer of 2018
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	\$ 36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.
ADMINISTRATIVE SERVICES	DPFG	\$ 3,500		The District receives administrative services as part of the agreement, approximates \$300 Monthly
BANK FEES	BANK UNITED	\$ 300		Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		\$ 500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES		\$ 2,950		The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
TRAVEL PER DIEM		\$ 100		Reimbursement to Board Supervisors for travel to District Meetings
MEETING ROOM RENTAL	RESIDENCE INN	\$ 216		Room rental in Pasco County for Board of Supervisor meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 20,000		Annual , inclusive of Amenity Center for general liability, property and officer and director insurance
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	\$ 2,000		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	\$ 4,000		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	\$ 2,265		Campus Suite to provide ADA compliance for website platform and the remediation of 750pages of documents. An additional \$250 for any unknown and \$500 for DPFG for mitigation remediation
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT		\$ 5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	BANK UNITED	\$ 9,968		Estimated amount with Trustee to maintain the District's bond funds that are on deposit for Series 2018
ARBITRAGE	LLS SOLUTIONS	\$ 1,800		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. Estimated considering Series 2018 issuances

**STATEMENT 3
MIRADA CDD
FY 2020 BUDGET - CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
PHYSICAL ENVIRONMENT EXPENDITURES:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG Field Services	\$ 13,896		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		\$ 267,400		279 lights at \$600/year plus \$28,000 deposit plus \$72,000 WREL
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ 2,400		Setter Palm Road and DR 52 Well - approximates \$200 per month
WATER & ELECTRICAL FOR WATER FEATURES		\$ 6,000		Estimated per month \$500.00
LANDSCAPING MAINTNANCE		\$ 1,300,000	OM-MI-DPFG004	Interim Contract - Collector Road, entrance, secondary road, two interior roads between 22 and 19 and 16 and phase 1A; Ted est \$1.5mil. Mulching, mowing, cutting, weeding, infill replacement, and other standard services. Includes Hwy 52 frontage.
LANDSCAPE MISCELLANEOUS	SOUTHERN LAND SERVICES	\$ 50,000		Maintenance of misc common area. Southern Land Services 50K
IRRIGATION MAINTENANCE		\$ 9,000		Reclaimed water
RUST CONTROL		\$ -		
ENVIRONMENTAL MITIGATION & MAINTENANCE		\$ -		
POND MAINTENANCE		\$ 42,312	OM-MI-DPFG001	\$2,029/mo + \$1,497/mo (64 ponds 4x monthly)
RETENTION POND MOWING		\$ -	OM-MI-DPFG004	Included in contract above
STORMWATER DRAIN & MAINTENANCE		\$ -		
NPDES MONITORING		\$ -		
AMENITY MANAGEMENT		\$ -		No Amenity
ENTRANCE FOUNTAINS MAINTENANCE		\$ 72,000		Est \$6,000/mo. Water treatment, pump maintenance, all other operational parts for 4 fountain features.
CONTINGENCY FOR PHYSICAL ENVIRONMENT		\$ -		

STATEMENT 4
MIRADA CDD (Assessment Area One)
\$9,490,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

	FY 2020 BUDGET
REVENUE	
SPECIAL ASSESSMENTS (gross)	\$ 703,125
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(28,125)
TOTAL REVENUE	675,000
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	14,063
INTEREST EXPENSE	
May 1, 2020	258,219
November 1, 2020	258,219
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2020	140,000
TOTAL EXPENDITURES	670,500
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,500
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 4,500

Product Type	Lot	ERU	Total ERU	% ERU	MADS, net	MADS/lot, net	MADS/lot, gross
TH (23s)	110	0.46	50.6	8.1%	\$53,339	\$484.90	\$515.85
35'	112	0.70	78.4	12.5%	\$82,644	\$737.89	\$784.99
40'	118	0.80	94.4	15.1%	\$99,510	\$843.30	\$897.13
50'	148	1.00	148.0	23.6%	\$156,011	\$1,054.13	\$1,121.41
60'	213	1.20	255.6	40.8%	\$269,435	\$1,264.95	\$1,345.69
Total	701		627.0	100.0%	\$660,938		

MADS Assmt. per ERU - net	1,054.13
MADS Assmt. per ERU - gross	1,121.41
Total revenue - gross	703,125.00

STATEMENT 5
MIRADA CDD (Assessment Area One)
\$9,490,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/30/2018						9,490,000
11/1/2018	-	5.000%	219,448	219,448	219,448	9,490,000
5/1/2019	-	5.000%	261,594	261,594		9,490,000
11/1/2019	135,000	5.000%	261,594	396,594	658,188	9,355,000
5/1/2020	-	5.000%	258,219	258,219		9,355,000
11/1/2020	140,000	5.000%	258,219	398,219	656,438	9,215,000
5/1/2021	-	5.000%	254,719	254,719		9,215,000
11/1/2021	150,000	5.000%	254,719	404,719	659,438	9,065,000
5/1/2022	-	5.000%	250,969	250,969		9,065,000
11/1/2022	155,000	5.000%	250,969	405,969	656,938	8,910,000
5/1/2023	-	5.000%	247,094	247,094		8,910,000
11/1/2023	165,000	5.000%	247,094	412,094	659,188	8,745,000
5/1/2024	-	5.000%	242,969	242,969		8,745,000
11/1/2024	175,000	5.000%	242,969	417,969	660,938	8,570,000
5/1/2025	-	5.000%	238,594	238,594		8,570,000
11/1/2025	180,000	5.000%	238,594	418,594	657,188	8,390,000
5/1/2026	-	5.000%	234,094	234,094		8,390,000
11/1/2026	190,000	5.000%	234,094	424,094	658,188	8,200,000
5/1/2027	-	5.000%	229,344	229,344		8,200,000
11/1/2027	200,000	5.000%	229,344	429,344	658,688	8,000,000
5/1/2028	-	5.000%	224,344	224,344		8,000,000
11/1/2028	210,000	5.000%	224,344	434,344	658,688	7,790,000
5/1/2029	-	5.625%	219,094	219,094		7,790,000
11/1/2029	220,000	5.625%	219,094	439,094	658,188	7,570,000
5/1/2030	-	5.625%	212,906	212,906		7,570,000
11/1/2030	235,000	5.625%	212,906	447,906	660,813	7,335,000
5/1/2031	-	5.625%	206,297	206,297		7,335,000
11/1/2031	245,000	5.625%	206,297	451,297	657,594	7,090,000
5/1/2032	-	5.625%	199,406	199,406		7,090,000
11/1/2032	260,000	5.625%	199,406	459,406	658,813	6,830,000
5/1/2033	-	5.625%	192,094	192,094		6,830,000
11/1/2033	275,000	5.625%	192,094	467,094	659,188	6,555,000
5/1/2034	-	5.625%	184,359	184,359		6,555,000
11/1/2034	290,000	5.625%	184,359	474,359	658,719	6,265,000
5/1/2035	-	5.625%	176,203	176,203		6,265,000
11/1/2035	305,000	5.625%	176,203	481,203	657,406	5,960,000
5/1/2036	-	5.625%	167,625	167,625		5,960,000
11/1/2036	325,000	5.625%	167,625	492,625	660,250	5,635,000
5/1/2037	-	5.625%	158,484	158,484		5,635,000
11/1/2037	340,000	5.625%	158,484	498,484	656,969	5,295,000
5/1/2038	-	5.625%	148,922	148,922		5,295,000
11/1/2038	360,000	5.625%	148,922	508,922	657,844	4,935,000
5/1/2039	-	5.625%	138,797	138,797		4,935,000
11/1/2039	380,000	5.625%	138,797	518,797	657,594	4,555,000
5/1/2040	-	5.625%	128,109	128,109		4,555,000
11/1/2040	400,000	5.625%	128,109	528,109	656,219	4,155,000
5/1/2041	-	5.625%	116,859	116,859		4,155,000
11/1/2041	425,000	5.625%	116,859	541,859	658,719	3,730,000

STATEMENT 5
MIRADA CDD (Assessment Area One)
\$9,490,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2042	-	5.625%	104,906	104,906		3,730,000
11/1/2042	450,000	5.625%	104,906	554,906	659,813	3,280,000
5/1/2043	-	5.625%	92,250	92,250		3,280,000
11/1/2043	475,000	5.625%	92,250	567,250	659,500	2,805,000
5/1/2044	-	5.625%	78,891	78,891		2,805,000
11/1/2044	500,000	5.625%	78,891	578,891	657,781	2,305,000
5/1/2045	-	5.625%	64,828	64,828		2,305,000
11/1/2045	530,000	5.625%	64,828	594,828	659,656	1,775,000
5/1/2046	-	5.625%	49,922	49,922		1,775,000
11/1/2046	560,000	5.625%	49,922	609,922	659,844	1,215,000
5/1/2047	-	5.625%	34,172	34,172		1,215,000
11/1/2047	590,000	5.625%	34,172	624,172	658,344	625,000
5/1/2048	-	5.625%	17,578	17,578		625,000
11/1/2048	625,000	5.625%	17,578	642,578	660,156	-
5/1/2049	-	5.625%	-	-		-
Total	\$ 9,490,000		\$ 10,486,729	\$ 19,976,729	\$ 19,976,729	

max. annual debt service (MADS) 660,938