

STATEMENT 1
MIRADA II COMMUNITY DEVELOPMENT DISTRICT
FY 2021 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 YTD - MAR	FY 2022 PROPOSED	Variance
I. REVENUE						
GENERAL FUND REVENUE /(a)	\$ 42,752	\$ 32,605	\$ 374,829	\$ 24,197	\$ 392,909	\$ 18,080
INTEREST	3	3	-	5	-	\$ -
MISCELLANEOUS	28		-	-	-	
TOTAL REVENUE	42,783	32,608	374,829	24,201	392,909	18,080
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISORS COMPENSATION	1,600	2,000	7,200	600	7,200	-
PAYROLL TAXES	122	153	551	238	551	-
PAYROLL PROCESSING	98	147	513	49	513	-
MANAGEMENT CONSULTING SERVICES	12,500	7,500	21,000	9,078	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	9,000	1,500	9,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	9,000	9,000	36,000	6,000	36,000	-
ADMINISTRATIVE SERVICES	-	-	875	146	875	-
BANK FEES	28	-	300	-	300	-
MISCELLANEOUS	73	26	-	-	-	-
AUDITING SERVICES	-	2,800	3,200	-	3,200	-
TRAVEL PER DIEM	11	5	-	-	-	-
INSURANCE	5,000	5,125	5,500	5,381	5,500	-
REGULATORY AND PERMIT FEES	175	925	175	175	175	-
LEGAL ADVERTISEMENTS	6,528	1,373	2,000	280	2,000	-
ENGINEERING SERVICES	-	-	4,000	-	4,000	-
LEGAL SERVICES	3,629	2,977	7,500	1,801	7,500	-
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-	-	-
WEBSITE HOSTING	2,826	504	2,265	2,015	2,265	-
ADMINISTRATIVE CONTINGENCY	-	718	15,000	41	15,000	-
TOTAL GENERAL ADMINISTRATIVE	41,590	33,252	115,079	27,304	115,079	-
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-		1,000	-	1,000	-
TRUSTEE FEES	-		8,000	-	8,080	80
ARBITRAGE	-		750	-	750	-
TOTAL DEBT ADMINISTRATION	-	-	9,750	-	9,830	80

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	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2021 YTD - MAR	FY 2022 PROPOSED	Variance
PHYSICAL ENVIRONMENT EXPENDITURES (MIRROR MIRADA I except for fountain maintenance, trail about \$40,000)						
COMPREHENSIVE FIELD TECH SERVICES	-	-	-	3,474	15,000	15,000
STREETPOLE LIGHTING	-	-	-	-	150,000	150,000
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-	-	-
WATER	-	-	-	-	-	-
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	-	-	-	-	-
RUST CONTROL	-	-	-	-	-	-
ENVIRONMENTAL MITIGATION & MAINTENANCE	-	-	-	-	-	-
POND MAINTENANCE	-	-	-	-	-	-
RETENTION POND MOWING	-	-	-	-	-	-
STORMWATER DRAIN & MAINTENANCE	-	-	-	-	-	-
NPDES MONITORING	-	-	-	-	-	-
STREET SWEEP	-	-	-	-	-	-
AMENITY MANAGEMENT	-	-	-	-	3,000	3,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	-	250,000	-	100,000	(150,000)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	-	250,000	3,474	268,000	18,000
TOTAL EXPENDITURES	41,590	33,252	374,829	30,778	392,909	18,080
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,193	(645)	-	(6,577)	-	-
FUND BALANCE - BEGINNING	-	1,193	548	548	-	548
FUND BALANCE - ENDING	\$ 1,193	\$ 548	\$ 548	\$ (6,029)	\$ -	\$ 548

Footnote:

- (1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.
- (2) 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 2
MIRADA II COMMUNITY DEVELOPMENT DISTRICT
FY 2021-2022 PROPOSED O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
27' (TH)	250	0.54	135.00	11.28%
28' (TH)	503	0.56	281.68	23.55%
40'	188	0.80	150.40	12.57%
50'	244	1.00	244.00	20.40%
60'	321	1.20	385.20	32.20%
Total	1506		1196.28	100.00%

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

AR = TOTAL EXPENDITURES - NET:	\$ 392,909
Plus: Early Payment Discount (4.0%)	\$ 16,720
Plus: County Collection Charges (2.0%)	\$ 8,360
Total Expenditures - GROSS	\$ 417,988 [a]
Total ERU:	\$ 1,196.28 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$349.41 [a] / [b]
Total AR / ERU - NET:	\$ 328.44

3. Proposed FY 2022 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)	250	0.54	\$177	\$44,340	\$188.68	\$47,170
28' (TH)	503	0.56	\$184	\$92,516	\$195.67	\$98,421
40'	188	0.80	\$263	\$49,398	\$279.53	\$52,551
50'	244	1.00	\$328	\$80,140	\$349.41	\$85,255
60'	321	1.20	\$394	\$126,516	\$419.29	\$134,591
Total	1506			\$392,909		\$417,988

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 II CDD
FY 2021 EXPENDITURE SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		\$ 7,200		Estimated 4 Supervisors to be in attendance for 9 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		\$ 551		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		\$ 513		Approximately \$57 per payroll
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	\$ 875		The District receives administrative services as part of the agreement
BANK FEES	BANK UNITED	\$ 300		Bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS		\$ -		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES		\$ 3,200		The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
TRAVEL PER DIEM		\$ -		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 5,500		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
PERFORMANCE & WARRANTY BOND PREMIUM		\$ -		
WEBSITE HOSTING	Campus Suite	\$ 2,265		Campus Suite to provide ADA compliance for website platform, remediation of 750 pages of documents, an additional \$250 for any unknown, and \$500 for DPFG for mitigation remediation
ADMINISTRATIVE CONTINGENCY		\$ 15,000		Ensure have enough to cover Engineering services, Insurance, Legal Advertising, Dissemination
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT		\$ 1,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	\$ 8,080		Estimated amount with Trustee to maintain the District's bond funds that are on deposit for Series 2018, anticipates new series
ARBITRAGE	LLS SOLUTIONS	\$ 750		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	Artemis	\$ 15,000		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		\$ 150,000		

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FY 2021 EXPENDITURE SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	\$ -		
WATER		\$ -		
LANDSCAPING MAINTNANCE & REPLINISHMENT		\$ -		
IRRIGATION MAINTENANCE		\$ -		
RUST CONTROL		\$ -		
ENVIRONMENTAL MITIGATION & MAINTENANCE		\$ -		
POND MAINTENANCE		\$ -		
RETENTION POND MOWING		\$ -		
STORMWATER DRAIN & MAINTENANCE		\$ -		
NPDES MONITORING		\$ -		
STREET SWEEP		\$ -		
AMENITY MANAGEMENT		\$ 3,000		
CONTINGENCY FOR PHYSICAL ENVIRONMENT		\$ 100,000		Ensure have enough to cover field services, utilities, landscaping and ponds if added FY21

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

	SERIES 2021	TOTAL FY22 BUDGET
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 1,495,244	\$ 1,495,244
LESS: EARLY PAYMENT DISCOUNT	-	-
TOTAL REVENUE	1,495,244	1,495,244
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
May 1, 2022	480,341	480,341
November 1, 2022	473,591	473,591
PRINCIPAL RETIREMENT		
May 1, 2022	540,000	540,000
TOTAL EXPENDITURES	1,493,931	1,493,931
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,313	1,313
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 1,313	\$ 1,313

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 (27')	250	0.54	135.0	11.3%	\$168,738	\$675
TH (28')	503	0.56	281.7	23.5%	\$352,075	\$700
40'	188	0.80	150.4	12.6%	\$187,987	\$1,000
50'	244	1.00	244.0	20.4%	\$304,978	\$1,250
60'	321	1.20	385.2	32.2%	\$481,466	\$1,500
Total	1506		1196.3	100.0%	1,495,244	