

***MIRADA II***  
***COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Date/Time:***  
***Thursday, August 11, 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 II Community Development District

c/o Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32745  
813-564-7847

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Board of Supervisors  
**Mirada II Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Mirada II Community Development District is scheduled for **Thursday, August 11, 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 II COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, August 11, 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](mailto: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 – 1<sup>st</sup> Publication July 22, 2022
  - Affidavit of Publication – 2<sup>nd</sup> Publication July 29, 2022
- Public Comments
- Close Public Hearing

**Exhibit 1**

**B. Consideration and Adoption of Resolution 2022-10, 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 2022-11, 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 2022-12, Setting Landowner's Election Meeting**

**Exhibit 4**

- |   |                   |
|---|-------------------|
| F. Consideration and Adoption of <b>Resolution 2022-13, Adopting FY 2022-2023 Meeting Schedule</b>                        | <b>Exhibit 5</b>  |
| G. Consideration and Adoption of <b>Resolution 2022-14, Supplemental Assessment Resolution- Final Terms of 2022 Bonds</b> | <b>Exhibit 6</b>  |
| ➤ Exhibit A – Second Supplemental Special Assessment Methodology Report to the Supplemental Assessment Resolution         |                   |
| ➤ Exhibit B – Engineer’s Report to the supplemental assessment resolution   |                   |
| H. Consideration for Arbitrage Rebate Counselors, LLC Proposals   | <b>Exhibit 7</b>  |
| ➤ Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure  |                   |
| ➤ Presentation of Annual Arbitrage Calculations Contract  |                   |
| <br><b>IV. Consent Agenda</b>   |                   |
| A. Acceptance of the June Unaudited Financial Statement   | <b>Exhibit 8</b>  |
| B. Consideration and Approval of April 19, 2022 Regular Meeting Minutes   | <b>Exhibit 9</b>  |
| C. Consideration and Approval of May 3, 2022 Regular Meeting Minutes  | <b>Exhibit 10</b> |
| D. Consideration and Approval of June 7, 2022 Regular Meeting Minutes   | <b>Exhibit 11</b> |
| E. Ratification of Contracts  | <b>Exhibit 12</b> |
| <br><b>V. Staff Reports</b>   |                   |
| A. District Manager   |                   |
| B. District Attorney  |                   |
| C. District Engineer  |                   |
| <br><b>VI. Audience Comments - New Business – (limited to 3 minutes per individual)</b>                                   |                   |
| <br><b>VII. Supervisor Requests</b>   |                   |
| <br><b>VIII. Adjournment</b>  |                   |

# **EXHIBIT 1**

**STATEMENT 1**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 392,909	\$ 1,198,718	\$ 805,809
INTEREST	-	-	-
MISCELLANEOUS	-	-	-
<b>TOTAL REVENUE</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION	7,200	4,800	(2,400)
PAYROLL TAXES	551	367	(184)
PAYROLL PROCESSING	513	490	(23)
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	(4,500)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	875	875	-
BANK FEES	300	300	-
AUDITING SERVICES	3,200	3,400	200
TRAVEL PER DIEM	-	-	-
INSURANCE	5,500	6,266	766
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	5,000	1,000
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	2,265	2,015	(250)
ADMINISTRATIVE CONTINGENCY	15,000	15,000	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>115,079</b>	<b>111,188</b>	<b>(3,891)</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	1,000	5,000	4,000
TRUSTEE FEES	8,080	8,080	-
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,830</b>	<b>13,830</b>	<b>4,000</b>

**STATEMENT 1**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING	150,000	405,200	255,200
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	8,500
WATER	-	15,000	15,000
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	400,000	400,000
POND MAINTENANCE	-	80,000	80,000
RETENTION POND MOWING	-	-	-
STREET SWEEP	-	25,000	25,000
AMENITY MANAGEMENT	3,000	3,000	-
TOT LOT AND DOG PARK MAINTENANCE	-	10,000	10,000
PET WASTE	-	10,000	10,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	100,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>268,000</b>	<b>1,073,700</b>	<b>805,700</b>
<b>TOTAL EXPENDITURES</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-	-
FUND BALANCE - BEGINNING	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>		<b>\$ -</b>

**STATEMENT 2**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2022-2023 ADOPTED O&M ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Product Type	Units	ERU	Total ERU	% ERU
27' (TH)	132	0.54	71.28	9.47%
28' (TH)	252	0.56	141.12	18.74%
40'	188	0.80	150.40	19.97%
50'	101	1.00	101.00	13.41%
60'	241	1.20	289.20	38.41%
<b>Total</b>	<b>914</b>		<b>753.00</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	<b>\$ 1,198,718</b>	
Plus: Early Payment Discount (4.0%)	\$ 51,009	
Plus: County Collection Charges (2.0%)	\$ 25,505	
<b>Total Expenditures - GROSS</b>	<b>\$ 1,275,232</b>	[a]
Total ERU:	\$ 753.00	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,693.54</b>	[a] / [b]
Total AR / ERU - NET:	\$ 1,591.92	

**3. Proposed 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	\$860	\$113,472	\$914.51	\$120,715
28' (TH)	252	0.56	\$891	\$224,652	\$948.38	\$238,992
40'	188	0.80	\$1,274	\$239,425	\$1,354.83	\$254,708
50'	101	1.00	\$1,592	\$160,784	\$1,693.54	\$171,047
60'	241	1.20	\$1,910	\$460,384	\$2,032.24	\$489,770
<b>Total</b>	<b>914</b>			<b>\$1,198,718</b>		<b>\$1,275,232</b>



**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
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		\$ 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 requisitons 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	\$ 3,400		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		\$ -		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 6,266		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		\$ 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 rrequested 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
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
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	\$ 8,080		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	\$ 750		The District is required to calculate interest earned from bond proceeds each year prusuant to the Internal Revenue Code. Estimated considering Series 2018 issuances
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				

**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
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	\$ 405,200		The District contracts for solar streetlights to be installed in the District. It is anticipated that 745 solar streetlights will be installed by the end of FY 2023
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.
LANDSCAPING MAINTNANCE & REPLINISHMENT		\$ 400,000		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 in FY 2023
IRRIGATION MAINTENANCE		\$ -		
POND MAINTENANCE		\$ 80,000		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.
RETENTION POND MOWING				\$100,000 for retention pond bank mowing for 41 pods included in Lanscaping Maintenance & Replishment
STREET SWEEP		\$ 25,000		The District will contract for street sweeoping 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		\$ 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 2022 - 2023 PROPOSED BUDGET**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2021</b>	<b>TOTAL FY23 BUDGET</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 1,495,244	\$ 1,495,244
LESS: EARLY PAYMENT DISCOUNT	-	-
<b>TOTAL REVENUE</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
May 1, 2023	473,591	473,591
November 1, 2023	466,653	466,653
PRINCIPAL RETIREMENT		
May 1, 2023	555,000	555,000
<b>TOTAL EXPENDITURES</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ -</b>	<b>\$ -</b>

**Table 1. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADs)**

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
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
<b>Total</b>	<b>1506</b>		<b>1196.3</b>	<b>100.0%</b>	<b>1,495,244</b>	

Serial Number  
22-01268P

# 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 11, 2022  
Mirada II 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.

  
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

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

The Board of Supervisors (the "Board") of the Mirada II Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2022, at 8:00 p.m. at Hilton Garden Inn, 26640 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 3 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](mailto: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 year.

Product Type	Units	Assigned IRU	Gross Assmt/Unit	Total Gross Assmt
27' (TH)	132	0.34	\$914.51	\$120,715
28' (TH)	252	0.56	\$948.38	\$238,992
40'	188	0.80	\$1,354.83	\$254,708
50'	101	1.00	\$1,693.54	\$171,047
60'	241	1.20	\$2,032.24	\$489,770
Total	914			\$1,275,232

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.

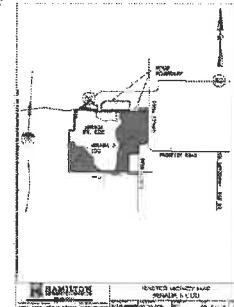
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 22, 2022

32-01268P

Serial Number  
22-01324P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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being a Notice of Public Hearing

in the matter of Public Hearing on August 11, 2022  
Mirada II

in the Court, was published in said newspaper by print in the  
issues of 7/29/2022

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

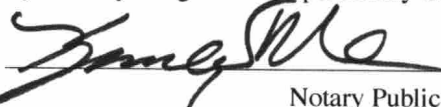


Lindsey Padgett

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

29th day of July, 2022 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Kimberly S. Martin  
Comm.: HH 282034  
Expires: July 25, 2026  
Notary Public - State of Florida

## FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Mirada II Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2022, at 6:00 p.m. at Hilton Garden Inn, 26640 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. 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 [www.mirada2cdd.org](http://www.mirada2cdd.org), or may be obtained by contacting the District Manager's office via email at [patricia@breezehome.com](mailto: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 29, 2022

22-01324P

## **EXHIBIT 2**

## RESOLUTION 2022-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA II 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 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Mirada II 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 II 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	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*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 11, 2022.**

Attested By:

**Mirada II 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 II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 392,909	\$ 1,198,718	\$ 805,809
INTEREST	-	-	-
MISCELLANEOUS	-	-	-
<b>TOTAL REVENUE</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION	7,200	4,800	(2,400)
PAYROLL TAXES	551	367	(184)
PAYROLL PROCESSING	513	490	(23)
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	(4,500)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	875	875	-
BANK FEES	300	300	-
AUDITING SERVICES	3,200	3,400	200
TRAVEL PER DIEM	-	-	-
INSURANCE	5,500	6,266	766
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	5,000	1,000
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	2,265	2,015	(250)
ADMINISTRATIVE CONTINGENCY	15,000	15,000	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>115,079</b>	<b>111,188</b>	<b>(3,891)</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	1,000	5,000	4,000
TRUSTEE FEES	8,080	8,080	-
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,830</b>	<b>13,830</b>	<b>4,000</b>

**STATEMENT 1**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING	150,000	405,200	255,200
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	8,500
WATER	-	15,000	15,000
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	400,000	400,000
POND MAINTENANCE	-	80,000	80,000
RETENTION POND MOWING	-	-	-
STREET SWEEP	-	25,000	25,000
AMENITY MANAGEMENT	3,000	3,000	-
TOT LOT AND DOG PARK MAINTENANCE	-	10,000	10,000
PET WASTE	-	10,000	10,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	100,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>268,000</b>	<b>1,073,700</b>	<b>805,700</b>
<b>TOTAL EXPENDITURES</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-	-
FUND BALANCE - BEGINNING	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>		<b>\$ -</b>

**STATEMENT 2**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2022-2023 ADOPTED O&M ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Product Type	Units	ERU	Total ERU	% ERU
27' (TH)	132	0.54	71.28	9.47%
28' (TH)	252	0.56	141.12	18.74%
40'	188	0.80	150.40	19.97%
50'	101	1.00	101.00	13.41%
60'	241	1.20	289.20	38.41%
<b>Total</b>	<b>914</b>		<b>753.00</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	<b>\$ 1,198,718</b>	
Plus: Early Payment Discount (4.0%)	\$ 51,009	
Plus: County Collection Charges (2.0%)	\$ 25,505	
<b>Total Expenditures - GROSS</b>	<b>\$ 1,275,232</b>	[a]
Total ERU:	\$ 753.00	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,693.54</b>	[a] / [b]
Total AR / ERU - NET:	\$ 1,591.92	

**3. Proposed 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	\$860	\$113,472	\$914.51	\$120,715
28' (TH)	252	0.56	\$891	\$224,652	\$948.38	\$238,992
40'	188	0.80	\$1,274	\$239,425	\$1,354.83	\$254,708
50'	101	1.00	\$1,592	\$160,784	\$1,693.54	\$171,047
60'	241	1.20	\$1,910	\$460,384	\$2,032.24	\$489,770
<b>Total</b>	<b>914</b>			<b>\$1,198,718</b>		<b>\$1,275,232</b>

**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
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		\$ 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	\$ 3,400		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		\$ -		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 6,266		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		\$ 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
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
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	\$ 8,080		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	\$ 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
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				

**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
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	\$ 405,200		The District contracts for solar streetlights to be installed in the District. It is anticipated that 745 solar streetlights will be installed by the end of FY 2023
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.
LANDSCAPING MAINTNANCE & REPLINISHMENT		\$ 400,000		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 in FY 2023
IRRIGATION MAINTENANCE		\$ -		
POND MAINTENANCE		\$ 80,000		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.
RETENTION POND MOWING				\$100,000 for retention pond bank mowing for 41 pods included in Lanscaping Maintenance & Replishment
STREET SWEEP		\$ 25,000		The District will contract for street sweeoping 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		\$ 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 2022 - 2023 PROPOSED BUDGET**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2021</b>	<b>TOTAL FY23 BUDGET</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 1,495,244	\$ 1,495,244
LESS: EARLY PAYMENT DISCOUNT	-	-
<b>TOTAL REVENUE</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
May 1, 2023	473,591	473,591
November 1, 2023	466,653	466,653
PRINCIPAL RETIREMENT		
May 1, 2023	555,000	555,000
<b>TOTAL EXPENDITURES</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ -</b>	<b>\$ -</b>

**Table 1. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADs)**

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
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
<b>Total</b>	<b>1506</b>		<b>1196.3</b>	<b>100.0%</b>	<b>1,495,244</b>	

# **EXHIBIT 3**



## RESOLUTION 2022-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA II 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 II 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. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, 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 11, 2022.**

Attested By:

**Mirada II 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 II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 392,909	\$ 1,198,718	\$ 805,809
INTEREST	-	-	-
MISCELLANEOUS	-	-	-
<b>TOTAL REVENUE</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION	7,200	4,800	(2,400)
PAYROLL TAXES	551	367	(184)
PAYROLL PROCESSING	513	490	(23)
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	(4,500)
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	875	875	-
BANK FEES	300	300	-
AUDITING SERVICES	3,200	3,400	200
TRAVEL PER DIEM	-	-	-
INSURANCE	5,500	6,266	766
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	(500)
ENGINEERING SERVICES	4,000	5,000	1,000
LEGAL SERVICES	7,500	7,500	-
WEBSITE HOSTING	2,265	2,015	(250)
ADMINISTRATIVE CONTINGENCY	15,000	15,000	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>115,079</b>	<b>111,188</b>	<b>(3,891)</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	1,000	5,000	4,000
TRUSTEE FEES	8,080	8,080	-
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,830</b>	<b>13,830</b>	<b>4,000</b>

**STATEMENT 1**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>Variance</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
COMPREHENSIVE FIELD TECH SERVICES	15,000	17,000	2,000
STREETPOLE LIGHTING	150,000	405,200	255,200
ELECTRICITY (IRRIGATION & POND PUMPS)	-	8,500	8,500
WATER	-	15,000	15,000
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	400,000	400,000
POND MAINTENANCE	-	80,000	80,000
RETENTION POND MOWING	-	-	-
STREET SWEEP	-	25,000	25,000
AMENITY MANAGEMENT	3,000	3,000	-
TOT LOT AND DOG PARK MAINTENANCE	-	10,000	10,000
PET WASTE	-	10,000	10,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	100,000	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>268,000</b>	<b>1,073,700</b>	<b>805,700</b>
<b>TOTAL EXPENDITURES</b>	<b>392,909</b>	<b>1,198,718</b>	<b>805,809</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>			
	-	-	-
FUND BALANCE - BEGINNING	-	-	-
FUND BALANCE - ENDING	\$ -		\$ -

**STATEMENT 2**  
**MIRADA II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2022-2023 ADOPTED O&M ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Product Type	Units	ERU	Total ERU	% ERU
27' (TH)	132	0.54	71.28	9.47%
28' (TH)	252	0.56	141.12	18.74%
40'	188	0.80	150.40	19.97%
50'	101	1.00	101.00	13.41%
60'	241	1.20	289.20	38.41%
<b>Total</b>	<b>914</b>		<b>753.00</b>	<b>100.00%</b>

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

AR = TOTAL EXPENDITURES - NET:	<b>\$ 1,198,718</b>	
Plus: Early Payment Discount (4.0%)	\$ 51,009	
Plus: County Collection Charges (2.0%)	\$ 25,505	
<b>Total Expenditures - GROSS</b>	<b>\$ 1,275,232</b>	[a]
Total ERU:	\$ 753.00	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,693.54</b>	[a] / [b]
Total AR / ERU - NET:	\$ 1,591.92	

**3. Proposed 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	\$860	\$113,472	\$914.51	\$120,715
28' (TH)	252	0.56	\$891	\$224,652	\$948.38	\$238,992
40'	188	0.80	\$1,274	\$239,425	\$1,354.83	\$254,708
50'	101	1.00	\$1,592	\$160,784	\$1,693.54	\$171,047
60'	241	1.20	\$1,910	\$460,384	\$2,032.24	\$489,770
<b>Total</b>	<b>914</b>			<b>\$1,198,718</b>		<b>\$1,275,232</b>



**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
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		\$ 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 requisitons 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	\$ 3,400		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		\$ -		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	\$ 6,266		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		\$ 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 rrequested 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
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
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	\$ 8,080		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	\$ 750		The District is required to calculate interest earned from bond proceeds each year prusuant to the Internal Revenue Code. Estimated considering Series 2018 issuances
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				

**STATEMENT 3  
MIRADA II CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	PO #	COMMENTS (SCOPE OF SERVICE)
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	\$ 405,200		The District contracts for solar streetlights to be installed in the District. It is anticipated that 745 solar streetlights will be installed by the end of FY 2023
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.
LANDSCAPING MAINTNANCE & REPLINISHMENT		\$ 400,000		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 in FY 2023
IRRIGATION MAINTENANCE		\$ -		
POND MAINTENANCE		\$ 80,000		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.
RETENTION POND MOWING				\$100,000 for retention pond bank mowing for 41 pods included in Lanscaping Maintenance & Replishment
STREET SWEEP		\$ 25,000		The District will contract for street sweeoping 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		\$ 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 2022 - 2023 PROPOSED BUDGET**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2021</b>	<b>TOTAL FY23 BUDGET</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 1,495,244	\$ 1,495,244
LESS: EARLY PAYMENT DISCOUNT	-	-
<b>TOTAL REVENUE</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
May 1, 2023	473,591	473,591
November 1, 2023	466,653	466,653
PRINCIPAL RETIREMENT		
May 1, 2023	555,000	555,000
<b>TOTAL EXPENDITURES</b>	<b>1,495,244</b>	<b>1,495,244</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ -</b>	<b>\$ -</b>

**Table 1. Series 2021 Allocation of Maximum Annual Debt Service (GROSS MADs)**

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
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
<b>Total</b>	<b>1506</b>		<b>1196.3</b>	<b>100.0%</b>	<b>1,495,244</b>	

**Budget Funding Agreement**  
Fiscal Year 2022-2023

This Agreement is made and entered into this 11th day of August, 2022, by and between the **Mirada II 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 II 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 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Mirada II 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 August 14, 2018 by Ordinance No. 18-33 of the Pasco County Board of County Commissioners;

**WHEREAS**, the terms for Board seats **1, 2, and 5** are 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 3 members 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 3 members of the Board, to Board seats **1, 2, and 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 11, 2022.**

**Attest:**

**Mirada II  
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 II Community Development District**

Notice is hereby given to the public and all landowners within the Mirada II Community Development District (the **"District"**), comprised of approximately 801.59 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members 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](mailto: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 II 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, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-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 II 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 II 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

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## Mirada II Community Development District Landowners' Meeting – November 1, 2022 (Election of 3 Supervisors)

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The undersigned certifies that he/she/it is a fee simple owner of land located within the Mirada II 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 1	_____	_____
Seat 2	_____	_____
Seat 5	_____	_____

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# Official Ballot for Proxy Holders

## Mirada II Community Development District Landowners' Meeting – November 1, 2022 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Mirada II 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:*

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**Total Number of Proxies** \_\_\_\_\_

**Total Number of Un-platted Acreage** \_\_\_\_\_

**Total Number of Platted Lots** \_\_\_\_\_

**Total Number of Authorized Votes** \_\_\_\_\_

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

	<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Seat 1</b>	_____	_____
<b>Seat 2</b>	_____	_____
<b>Seat 5</b>	_____	_____

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# **EXHIBIT 5**

**RESOLUTION 2022-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRADA II  
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 II 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 II 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 11, 2022.**

**ATTEST:**

**MIRADA II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors



## Exhibit A

**Exhibit A**  
**Notice of Meetings**  
**Fiscal Year 2022/2023**  
**Mirada II 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 II Community Development District shall be held at **6:00 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**

## RESOLUTION 2022-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2022 CAPITAL IMPROVEMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 CAPITAL IMPROVEMENT REVENUE BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Mirada II Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated August 28, 2018 (the "**Engineer's Report**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") issued its \$11,600,000 Capital Improvement Revenue Bonds, Series 2022 (the "**Series 2022 Bonds**") to finance the 2022 Assessment Area (the "**2022 Project**");

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2022 Bonds;

**WHEREAS**, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Methodology Report dated November 6, 2018, and adopted pursuant to Resolution No. 2019-10 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the Second Supplemental Special Assessment Methodology Report dated June 23, 2022 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022 dated February 2, 2022 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
  - c. The 2022 Project will serve a proper, essential, and valid public purpose.
  - d. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022 Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2022 Bonds.** The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 11th day of August, 2022.

Attest:

**Mirada II Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

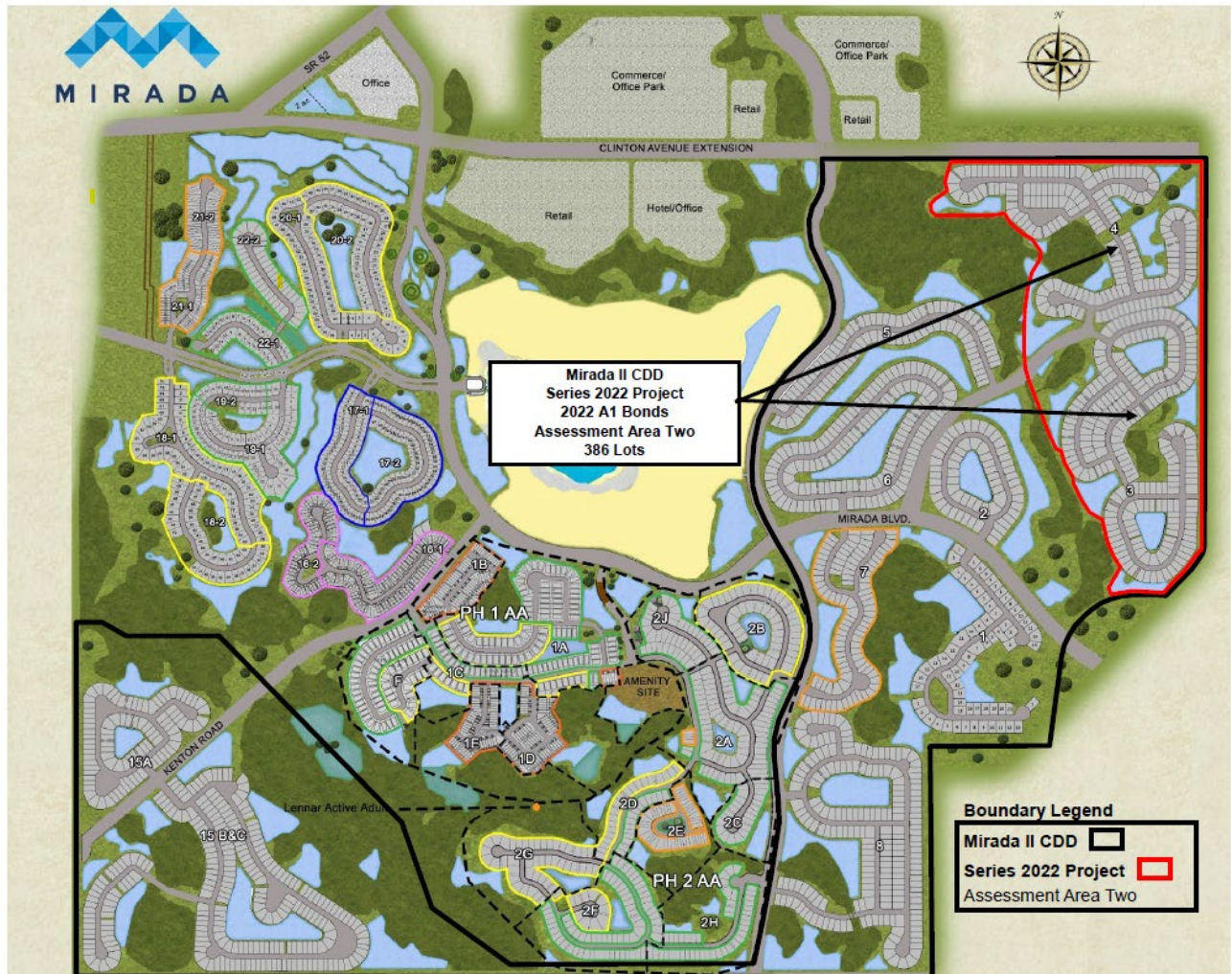
Exhibit A –Second Supplemental Special Assessment Methodology Report dated June 23, 2022  
Exhibit B–Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022dated  
February 2, 2022

# Exhibit A

## MIRADA II COMMUNITY DEVELOPMENT DISTRICT

### SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT FOR THE ISSUANCE OF

**\$11,600,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022**



**June 23, 2022 (final pricing)**

**Prepared by**  
Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, Florida 32746

**SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022**

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## A. OVERVIEW

The Mirada II Community Development District (the “**CDD**” or “**District**”) is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the “**Act**”). The District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, storm water management, water supply, sewer and wastewater management, landscape/hardscape, community amenities, undergrounding of electrical power and professional services and permitting fees pursuant to the Act. To advance the development of the properties within the District, certain capital improvements have been planned, as described in the Mirada II Community Development District Bond Validation Report of the District Engineer, dated August 28, 2018 (the “**CIP**”). The District determined to implement a portion of the CIP and to defray the cost thereof by levying special assessments on benefitted property and expressed an interest to issue multiple series of bonds to provide the funds needed therefor prior to the collection of special assessments. The District levied Special Assessments in the amount of not to exceed \$105.355 million<sup>1</sup> pursuant to the Master Special Assessment Methodology Report, dated November 6, 2018 (the “**Master Methodology Report**”).

## B. MASTER ASSESSMENT ALLOCATION

The costs of the CIP are assessed against the benefitted property using the method described in the Master Methodology Report. This methodology results in special assessments set forth in the assessment roll, which is part of the Master Methodology Report and included in the Appendix herein. The Special Assessments are initially levied over all Undeveloped Property within the designated assessment areas of the District on an equal acreage basis anticipated for the development of all lots within the District. Subsequently, the Special Assessments attach to Developed Property on a “first platted, first assessed” basis.

## C. PURPOSE OF THIS REPORT

This Second Supplemental Special Assessment Methodology Report (this “**Report**”), which supplements the Master Methodology Report, relates to the issuance of the District’s Capital Improvement Revenue Bonds, Series 2022 (the “**Series 2022 Bonds**”), which are being issued to fund portions of the CIP, as described in the Report of the District Engineer – Capital Improvement Revenue Bonds, Series 2022,, dated February 2, 2022 (the “**Supplemental Engineer's Report**”), necessary to service residential lots within Phases 3, 4A and 4B of the District (the “**Series 2022 Project**”). This Report provides an assessment methodology for analyzing the benefits derived from the Series 2022 Project and determining a fair and equitable allocation of such benefits through the

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<sup>1</sup> Based on bond principal amount sized for funding of all the CIP costs and adjusted for allowable bond financing costs including capitalized interest, reserves and cost of issuance.

levy of the Special Assessments associated with the Series 2022 Bonds (the “**Series 2022 Assessments**”), and designates the Series 2022 Project Area (defined below).

Any capitalized terms not otherwise defined herein will have the meaning ascribed to such term in the Master Methodology Report. Consistent with the Master Methodology Report, this Report utilizes Equivalent Residential Units (“**ERU**”) as a proxy value for benefit and allocating the Series 2022 Assessments. Each constructed unit on a fifty-foot-wide lot will be assigned an equal 1.0 ERU value and ranking. This ranking is the basis upon which the benefits to other lot sizes are measured.

#### **D. PROJECT BOND FINANCING PROGRAM**

Associated with the development of the Series 2022 Project Area, the District will construct and/or acquire a portion of the Series 2022 Project with net proceeds from the Series 2022 Bonds. The Series 2022 Bond principal amount, which is estimated to total \$11.6 million, has been determined based on an amount sufficient to fund such portion of the cost of the Series 2022 Project. Consisting of Phases 3, 4A and 4B, the “**Series 2022 Project Area**” includes 386 residential units, as more fully described in the Appendix, Supplemental Engineer’s Report and following table.

**Table 1. Description of the Series 2022 Project Area**

<b>Description</b>	<b>Anticipated Lot Type</b>	<b>Anticipated Lot Counts</b>
Phase 3	35s	98
Phase 3	50s	135
Phase 4B	40s	68
Phase 4A	50s	83
Phase 4A	60s	2
<b>Total</b>		<b>386</b>

Specifically, the proceeds of the Series 2022 Bonds will be used to provide funds to (i) fund a debt service reserve account for the Series 2022 Bonds, (ii) pay the costs of issuance of the Series 2022 Bonds, (iii) pay capitalized interest, and (iv) pay a portion of the costs of the Series 2022 Project. The Series 2022 Bonds will be secured by and payable from Series 2022 Assessments, which reflect the maximum annual debt service assessment level permitted pursuant to certain builder contracts, levied on the 2022 Assessable Property as set forth in the following table.

**Table 2. 2022 Assessable Property**

<b>Bond</b>	<b>Prior to Plat Map Recordation and Development</b>	<b>After Plat Map Recordation and Development</b>	<b>Payable from and Secured by</b>
Series 2022 Bonds	174.80 Gross Acres	386 Lots	Series 2022 Assessments

Based on the foregoing determinations, the size of the Series 2022 Bonds for the Series 2022 Project Area is \$11,600,000 payable and secured by the Series 2022 Assessments. The size of the Series 2022 Bonds in turn determines the amount of Series 2022 Assessments levied to pay Debt Service. The Series 2022 Bonds principal plus interest is expected to be repaid by the Series 2022 Assessments levied on the 2022 Assessable Property.

The Developer is not required to make any Paydown prepayments on the Series 2022 Assessments. However, the Developer is anticipating prepaying a portion of the Series 2022 Assessments upon lot closings to homebuilders in accordance with the maximum annual assessment levels set in the builder contracts and the Special Assessment component that is spread equally across lot types (the "**Paydown**"). Accrued interest on principal amounts anticipated to be prepaid upon lot closing prior to March 1, 2023 (i.e., the date the prepayment is received by the District<sup>2</sup>) will be calculated to the May 1, 2023 redemption date. Thereafter, accrued interest on principal amounts to be prepaid will be calculated to the next Quarterly Redemption Date (each February 1, May 1, August 1 and November 1) taking into account 45 days notice period, mailing and processing time prior to each redemption date. The tables below set forth the proposed Series 2022 Bonds par amount and maximum annual debt service ("**MADS**") per lot prior to anticipated Paydowns.

#### *Assessment Allocation*

Prior to the 2022 Assessable Property becoming Developed Property, the Series 2022 Assessments will be allocated to the 2022 Assessable Property on an equal acreage basis. Upon the 2022 Assessable Property becoming Developed Property, by recordation of a Plat Map (herein defined) and completion of lot development, the Series 2022 Assessments will be allocated to each lot based on its assigned ERU. As undeveloped lands, or Phases, are sold in bulk to third-party builders prior to becoming Developed Property, such Transferred Property will be assigned a specific amount of Series 2022 Assessments based on the ERUs resulting from the contractually assigned entitlements to the Transferred Property as part of a sale ("**Contracted Units**"). Ultimately, the Series 2022 Assessments originally assigned to any such Transferred Property, shall be adjusted by the number and lot types actually developed on the Transferred Property based on a subdivision Plat Map, as applicable, actually recorded with respect to that Phase (the "**Actual Units**"). Transferred Property, on a Phase-

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<sup>2</sup> Taking into account 45 days notice period, mailing and processing time prior to the May 1, 2023 redemption date.

by-Phase basis, will function as its own assessment area for purposes of determining whether a True-Up Payment is required with respect to such Transferred Property, as described below.

The table below sets forth the Series 2022 Assessments anticipated to be levied and collected on the 2022 Assessable Property securing the Series 2022 Bonds.

**Table 3. Series 2022 Bonds Sizing Allocation**

<b>Lot Type</b>	<b>Total Lots</b>	<b>Assigned ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>Total Par</b>	<b>Total Par per Lot</b>	<b>Total MADS<sup>3</sup></b>	<b>MADS per Lot</b>
35s	98	0.70	68.60	20.0%	\$2,317,298	\$23,646	\$161,264	\$1,646
40s	68	0.80	54.40	15.8%	\$1,837,624	\$27,024	\$127,883	\$1,881
50s	218	1.00	218.00	63.5%	\$7,364,007	\$33,780	\$512,471	\$2,351
60s	2	1.20	2.40	0.7%	\$81,072	\$40,536	\$5,642	\$2,821
<b>Total</b>	<b>386</b>		<b>343.40</b>	<b>100.0%</b>	<b>\$11,600,000</b>		<b>\$807,260</b>	

#### *Assessment Reallocation and True-Up*

In connection with the Series 2022 Project, as of this date, the Developer (defined below) has informed the District that it plans to construct a total of 386 lots, which represents a total of 343.40 ERUs in the Series 2022 Project Area. Each Fiscal Year, the District will certify for collection the Series 2022 Assessments on all 2022 Assessable Property until the aggregate amount of the Series 2022 Assessments equals the Special Assessment Requirement (defined below) for the Series 2022 Bonds. As development occurs, it is possible that the number of lots and lot mix may change. In order to ensure that the Series 2022 Assessment allocation is maintained in accordance with the methodology specified by this Report, a true-up analysis may be necessary (“**True-Up Analysis**”).

This True-Up Analysis is utilized to ensure that the principal amount of the Series 2022 Assessments on a per lot and per acre basis never exceeds the initially allocated amount as contemplated in the assessment methodology described herein. In accordance with the True-Up Agreement to be entered into by the Developer and the District at the issuance of the Series 2022 Bonds, prior to the time a parcel is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement. As the lands within the District are developed, the allocation of the amounts assessed to and constituting a lien upon the 2022 Assessable Property will be calculated based upon certain density assumptions, which assumptions were provided by the Developer.

At such time as acreage is contained within a proposed plat, or a deed or assignment agreement between the Developer and a transferee that specifies the residential Lots or entitlements thereto being transferred to such transferee (“**Entitlement Transfer Document**”), the Developer agrees that such proposed plat or Entitlement Transfer Document shall be presented to the District in accordance with

<sup>3</sup> MADS means maximum annual debt services, excluding early payment discount and County collection charges.

the terms of the True-Up Agreement. The District will allocate the Series 2022 Assessments to the 2022 Assessable Property reflected in such plat or Entitlement Transfer Document in accordance with the applicable land use classifications, and the remaining 2022 Assessable Property, and such reallocation will be recorded in the District's lien book. This True-Up Analysis will ensure that Series 2022 Bond debt does not accumulate disproportionately on Undeveloped Property and Transferred Property within the Series 2022 Project Area. In the event that the density assumptions upon which this Report is based change over time as determined by any True-Up Analysis such that fewer ERUs are being developed within the Series 2022 Project Area than are contemplated by this Report, the True-Up Analysis will determine the amount required to be paid by the Developer to the District in order to satisfy, in whole or in part, the Series 2022 Assessments and ensure that the Series 2022 Assessments continue to be allocated ratably against the actual density in accordance with the methodology set forth in this Report (the "**True-Up Obligation**"). The True-Up Agreement shall further set forth the terms associated with the Developer's satisfaction of the True-Up Obligation.

## **E. ALLOCATION OF BENEFITS AND ASSESSMENTS**

### *Assessment Standard*

Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits.

Section 170.02, Florida Statutes, states "Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe."

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the CIP, such benefits are incidental. The facilities in the CIP meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

### *Assessment Methodology*

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the District-wide CIP. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each District system and function.

An assessment methodology based on ERUs provides a way to quantify the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot-wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates assessments on platted property proportionately based on lot size as indicated on the subject recorded Plat Map. Assessments on undeveloped property (e.g., property without recorded subdivision Plat Map) are allocated proportionately based on acreage. As noted above, the assessment allocation approach is a generally recognized and approved method of proportionally spreading assessments over benefited properties within a special district.

#### *These Special Benefits and Allocation of Assessments*

In the present case, the financing program will enable the District to provide public improvements to all development phases of the District. Such improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties.

The District will apply the assessment methodology to the financing program relating to the Series 2022 Project. All residential units planned within the Series 2022 Project Area will proportionally benefit from the construction, purchase and maintenance of the public improvements included in the Series 2022 Project. A ranking and finding of 1.0 ERU per residential unit on fifty-foot-wide lots applies, and for all other lots an ERU value will be assigned based on the lot size in proportion to such lot category. For example, a residential unit on a 60' lot would proportionally benefit more from the District's improvements, and so accordingly would be assigned a value and ranking of 1.20 ERU (60' divided by 50' equals 1.20). The assigned ERUs for townhome products (20' - 30') were assigned a value of 0.6 ERU pursuant to the Master Methodology Report.

### **F. RATE AND METHOD OF APPORTIONMENT**

A rate and method of apportionment of Series 2022 Assessments is attached in the Appendix.

### **G. PRELIMINARY ASSESSMENT ROLL AND COLLECTION**

A Preliminary Assessment Roll is attached in the Appendix. The District expects to place the Series 2022 Assessments on the Pasco County tax roll for collection upon the platting of lots.

### **H. CONCLUSION**

The acquisition and construction of the Series 2022 Project using Series 2022 Bond proceeds will be utilized for common District purposes. The Series 2022 Assessments will be levied over all 2022 Assessable Property on a fair and equitable basis as described herein. The 2022 Assessable Property will receive benefits in excess of the allocated Series 2022 Assessments. Accordingly, this is an appropriate District project that will significantly benefit 2022 Assessable Property and enhance the District.

### *Special Benefit*

The Series 2022 Project will provide special benefit to parcels within the District. The parcels will receive special benefit because the subject improvements deliver interconnected structural improvement elements that provide a framework that supports and adds to the entire development. The improvements yield benefits to parcel owners in terms of meeting development needs and increasing property values.

### *Assessment Apportionment*

The Series 2022 Assessments are fairly and equally apportioned over all the 2022 Assessable Property. The benefits are quantified and assigned to parcels based on lot size since larger lot areas consume proportionately greater benefits than smaller lots from the improvements. The District has assigned proxy values to the various expected lot sizes on the basis that a fifty-foot-wide lot receives the value of 1.0 ERU.

### *Reasonableness of Assessment Apportionment*

It is reasonable, proper and just to assess the costs of the improvements against lands in the District. As a result of the improvements, properties in the CDD receive special benefit and increase in value. Based on the premise that the improvements make the properties more valuable, in return it is reasonable for the District to levy the Series 2022 Assessments against the 2022 Assessable Property within the District. The benefits will be equal to or in excess of the Series 2022 Assessments thereon when allocated.

### *Best Interest*

The District provides for delivering the improvements in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the improvements at a relatively low cost of capital, and (ii) on a timely, “pay for itself” type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

## **Appendix I: Rate and Method of Apportionment of Special Assessment**

The Series 2022 Assessments shall be levied on all 2022 Assessable Property within the District and collected each Fiscal Year commencing Fiscal Year 2023 in an amount determined by the District through the application of the rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

### **A. DEFINITIONS:**

The terms hereinafter set forth have the following meanings:

**“Actual Units”** means the number of ERUs allocated to a parcel based on the actual development realized on that parcel based on a Plat Map or multiple Plat Maps, if applicable.

**“Administrative Expenses”** means any actual or reasonably estimated expenses of the District to carry out the administration of the District related to the determination of the amount of the Special Assessments, the collection of Special Assessments, and costs otherwise incurred in order to carry out the authorized purposes of the District.

**“2022 Assessable Property”** means for the Series 2022 Assessments, all of the Tax Parcels that are not exempt from the Series 2022 Assessments pursuant to law.

**“Contracted Units”** means the number of ERUs allocated to a Transferred Property parcel based on the entitlements assigned to such parcel for expected development pursuant to the land purchase contract for such parcel.

**“County”** means Pasco County, Florida.

**“District Debt”** or **“Debt”** means any of the Series 2022 Bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District. As used herein, Debt may refer to the principal (present value) of the Special Assessments levied on property within the District, which corresponds to a like amount of Bond indebtedness.

**“Debt Service”** means the amount of money necessary to pay interest on outstanding bonds, the principal of maturing or redeemed bonds and any required contributions to a sinking fund for term bonds. **“Annual Debt Service”** refers to the total principal and interest required to be paid in a calendar year, Fiscal Year, or bond year.

**“Developed Property”** means all property within the District which is legally subdivided by a recorded subdivision plat into a Lot, has legal entitlements for development of a residential structure thereon, has been developed with a fine grade level pad contiguous to an asphalt paved road with utility laterals stubbed at the Lot, and as to which a building permit and certificate of occupancy for a residential structure may be issued by the County.



**“Developer”** means CR Pasco Development Company LLC, a Delaware limited liability company, its successors and assignees and CRCG One, L.P., a Delaware limited partnership, its successors and assignees.

**“ERU”** means a way to quantify different land use types in terms of their equivalence to a lot frontage of a forty-one to fifty foot (50’) wide Lot, which is defined as 1.0 ERU.

**“Fiscal Year”** means the period starting October 1 and ending on the following September 30.

**“Indenture”** means the Master Trust Indenture and the Second Supplemental Trust Indenture, each between the District and U.S. Bank Trust Company, National Association, as successor on interest to U.S. Bank National Association, as trustee.

**“Lot”** means an individual residential lot, identified and numbered on a recorded final subdivision map as to which a building permit may be issued by the County for construction of a residential unit without further subdivision of the Lot and for which no further subdivision of the Lot is anticipated and which qualifies as Developed Property.

**“Plat Map”** means a plan or a map of a specific land area filed with the County to show size and boundaries of each parcel or Lot, easements, location of utilities and streets.

**“Phase”** means a specific land area numbered and generally identified on the site plan in Appendix V herein.

**“Property Owner Association Property”** means any property within the CDD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

**“Public Property”** means any property within the CDD boundaries that is, at the time of the CDD formation, expected to be used for any public purpose and is or will be owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

**“Series 2022 Assessments”** means the Special Assessment levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each parcel of Developed Property and Undeveloped Property comprising the 2022 Assessable Property in the CDD to fund the Special Assessment Requirement with respect to the Series 2022 Bonds.

**“Special Assessment Requirement”** means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled Debt Service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt.

**“Tax Parcel”** means a Lot or parcel identified by the Pasco County Property Appraiser as a separate parcel for taxation purposes designated by a folio or parcel identification number.

**“Transferred Property”** means Undeveloped Property sold, or under contract to be sold to a third party, in bulk and for which the number of anticipated Lots is assigned to such parcel based on Contracted Units pursuant to an estoppel letter issued by the District at the time of sale.

**“Undeveloped Property”** means, for each Fiscal Year, all 2022 Assessable Property not constituting Developed Property and Transferred Property.

## B. PROPERTY CLASSIFICATION AND ASSIGNMENT OF ERU

Each Fiscal Year, all 2022 Assessable Property shall be classified as Developed Property or Undeveloped Property, and shall be subject to Series 2022 Assessments pursuant to Sections C and D below based on the following Lot types and ERU assignment.

**Table 4. Phases and Lot Types in Series 2022 Project Area**

Phase	Lot Type	Total Lots	Assigned ERU	Total ERU	% ERU
Phase 3	35s	98	0.70	68.60	20.0%
Phase 3	50s	135	1.00	135.00	39.3%
Phase 4B	40s	68	0.80	54.40	15.8%
Phase 4A	50s	83	1.00	83.00	24.2%
Phase 4A	60s	2	1.20	2.40	0.7%
<b>Total</b>		<b>386</b>		<b>343.40</b>	<b>100.0%</b>

## C. SERIES 2022 ASSESSMENTS REQUIREMENT

The estimated Special Assessment Requirement with respect to the Series 2022 Bonds is presented in the Table below.

**Table 5. Estimated Special Assessment Debt Service Requirement**

Bond	Maximum Annual Debt Service Amount (excl. County charges and early payment discount)	Par Amount
Series 2022 Bonds	\$807,260	\$11,600,000

## D. SPECIAL ASSESSMENT RATE

### 1. Transferred Property

Upon the 2022 Assessable Property becoming Developed Property, by recordation of a Plat Map and completion of lot development, the Series 2022 Assessments will be allocated to each Lot based on its assigned ERU. As undeveloped lands, or Phases, are sold in bulk to third-party builders prior to becoming Developed Property, such Transferred Property will be assigned a specific amount of Series 2022 Assessments based on the ERUs resulting from the contractually assigned entitlements to the Transferred Property as part of a sale. Ultimately, the Series 2022 Assessments originally assigned to any such Transferred Property, shall be adjusted by the Actual Units. Transferred Property, on a Phase-by-Phase basis, will function as its own assessment area for purposes of determining whether a True-Up Payment is required with respect to such Transferred Property, as described below. The anticipated Series 2022 Assessments on a Phase-by-Phase basis are set forth in the table below.

**Table 6. Anticipated Series 2022 Assessments Allocation by Phase<sup>4</sup>**

Phase	Lot Type	Total Lots	Assigned ERU	Total ERU	% ERU	Total Par	Total Par per Lot	Total MADS	MADS per Lot
Phase 3	35s	98	0.70	68.60	20.0%	\$2,317,298	\$23,646	\$161,264	\$1,646
Phase 3	50s	135	1.00	135.00	39.3%	\$4,560,280	\$33,780	\$317,356	\$2,351
Phase 4B	40s	68	0.80	54.40	15.8%	\$1,837,624	\$27,024	\$127,883	\$1,881
Phase 4A	50s	83	1.00	83.00	24.2%	\$2,803,727	\$33,780	\$195,115	\$2,351
Phase 4A	60s	2	1.20	2.40	0.7%	\$81,072	\$40,536	\$5,642	\$2,821
<b>Total</b>		<b>386</b>		<b>343.40</b>	<b>100.0%</b>	<b>\$11,600,000</b>		<b>\$807,260</b>	

### 2. Undeveloped Property

Prior to 2022 Assessable Property, or any portion thereof, becoming Developed Property, the Series 2022 Assessments and Debt will be allocated to all 2022 Assessable Property, as described by Property Tax Appraiser parcel information or legal description, based on acreage. Upon recordation of a subdivision Plat Map, the Lot sizes are determinable, therefore, upon any portion of the 2022 Assessable Property becoming Developed Property, the Series 2022 Assessments are then levied on the individual Lots based on Lot size by assigning ERUs to each Lot at the applicable Series 2022 Assessment rates for Developed Property in the Series 2022 Project Area described above. In the current Fiscal Year, all Tax Parcels are classified as Undeveloped Property within the Series 2022 Project Area.

#### *a) District Debt Allocation*

<sup>4</sup> Approximately \$3.6 million dollars will be held in escrow and are allocated to Phase 4. In the event that the Phase 4 permits are not issued, the escrowed funds will be applied to the Series 2022 Assessments encumbering Phase 4.

For Undeveloped Property, the District Debt is allocated per acre based on anticipated ERU assignment and anticipated Developer Contribution. The District Debt principal amount per acre with respect to the Series 2022 Bonds is set forth in the following table.

**Table 7. District Debt Allocation for the Series 2022 Project Area**

<b>Description</b>	<b>Anticipated Total Lots</b>	<b>Anticipated ERU</b>	<b>Total Acreage (Ac)</b>	<b>Par Amount</b>	<b>Par / Ac</b>
All Phases	386	343.40	174.80	\$11,600,000	\$66,362

***b) Assigned Annual Special Assessment Rate***

Based on the ERU assignment, the assigned Series 2022 Assessments rate for Undeveloped Property within the Series 2022 Project Area is set forth in the following table.

**Table 8. Annual Assessment Allocation for the Series 2022 Project Area**

<b>Description</b>	<b>Anticipated Total Lots</b>	<b>Anticipated ERU</b>	<b>Total Acreage (Ac)</b>	<b>MADS</b>	<b>MADS / Ac</b>
All Phases	386	343.40	174.80	\$807,260	\$4,618

**3. Exemptions**

No Special Assessment shall be levied on Public Property or Property Owner Association Property.

## E. METHOD OF APPORTIONMENT OF THE SERIES 2022 ASSESSMENTS

Commencing with Fiscal Year 2023 and for each following Fiscal Year, the District shall levy the Series 2022 Assessments as follows:

**First (Developed Property, All Phases):** The Series 2022 Assessments shall be levied proportionately on each Tax Parcel of Developed Property in an amount at the applicable assigned Series 2022 Assessment rate as determined pursuant to Section D.1.

**Second (Transferred Property, All Phases):** If additional monies are needed to satisfy the Special Assessment Requirement with respect to the Series 2022 Bonds after the first step has been completed, the Series 2022 Assessments shall be levied proportionately on each Tax Parcel of Transferred Property in an amount at the applicable assigned Series 2022 Assessment rate as determined pursuant to Section D.1 and Section D.2.

**Second (Undeveloped Property, All Phases):** If additional monies are needed to satisfy the Special Assessment Requirement with respect to the Series 2022 Bonds after the second step has been completed, the Series 2022 Assessments shall be levied proportionally on each Tax Parcel of Undeveloped Property at the assigned Series 2022 Assessment rate for Undeveloped Property.

## F. PROCESS OF ASSESSMENT REALLOCATION AND TRUE UP

The Series 2022 Assessments will be initially allocated in accordance with this methodology. All changes in the number of Lots and Lot mix within Phases in the Series 2022 Project Area will be permitted as long as the per-ERU assessment or the per acre assessment, as applicable, in the remaining Undeveloped Property and Transferred Property does not exceed the initial level as established in the methodology. Any changes which increase the per-ERU assessments or the per acre assessments, as applicable, above the initial level will require a True-Up Payment by the Developer. Conversely, any changes that decrease the per-ERU assessments below the initial level will result in an automatic decrease in the per-ERU assessment in the remaining Undeveloped Property and Transferred Property. The per-ERU assessments for all Lots in the Series 2022 Project Area are presented in the table below.

**Table 9. Debt per ERU**

<b>Description</b>	<b>Anticipated Total Lots</b>	<b>Total ERU</b>	<b>Total Debt</b>	<b>Total Debt / ERU</b>
All Phases	386	343.40	\$11,600,000	\$33,780

The land use and numbers of ERUs within each Phase will be certified by the Developer and the District Engineer. Refer to the Appendix for a legal description of the Series 2022 Project Area and preliminary assessment roll presenting the Series 2022 Assessments levied for Fiscal Year 2023 in accordance with the method of apportionment described above.

## G. MANNER OF COLLECTION

The Series 2022 Assessments shall be collected as provided in the Indenture. Initially, the Series 2022 Assessments will be collected directly from the Developer. It is anticipated that when or after the 2022 Assessable Property becomes Developed Property, the Series 2022 Assessments levied to repay the Series 2022 Bonds will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that the District may collect the Series 2022 Assessments at a different time or in a different manner if necessary, to meet its obligations under the Indenture for the Series 2022 Bonds.

## H. PREPAYMENT

The following definition applies to this Section H.

**“Outstanding District Debt”** means previously issued Bonds secured by the levy of Special Assessments, which remain outstanding, from time to time, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments.

The Special Assessment obligation of a Tax Parcel may be prepaid in full, or in part, and the obligation of the Tax Parcel to pay the Special Assessment permanently, or partially, satisfied; provided that a prepayment may be made only if there are no delinquent Special Assessments with respect to such Tax Parcel at time of prepayment. The Special Assessment Prepayment amount is calculated as follows:

### **Outstanding District Debt amount allocated to the subject Tax Parcel**

**Plus:** Accrued interest on principal amount to be prepaid, calculated to next interest payment date, which shall occur at least 45 days prior to the tender of the prepayment

**Less:** Allocable portion of Capitalized Interest, if any remains at time of the prepayment

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**Total:** Equals Prepayment Amount (PA)

**Plus:** Reasonable Administrative Expenses and fees related to lien release, calculation and recordation as determined by the CDD manager (A)

Partial Prepayment (PP) is calculated as follows:  $PP = (PA * F) + A$

The term F means the percent by which the owner of the Tax Parcel is partially prepaying the Special Assessment. With respect to a partial prepayment, the CDD manager shall indicate in the CDD records that there has been a partial prepayment and that a portion of the Special Assessment equal to (1.00 minus F) of the remaining Special Assessment shall continue to be authorized to be levied on such Tax Parcel pursuant to Section D.

## **Appendix II: Sources and Uses of Funds**

### **Series 2022 Project Area**

<b>Sources</b>	<b>Series 2022 Bonds</b>	
Bond Proceeds - Par	\$11,600,000	
<b>Total Sources</b>	<b>\$11,600,000</b>	<b>100.0%</b>
<b>Uses</b>		
Acquisition and Construction Account	\$6,250,572	53.88%
Phase 4 Project Subaccount	\$3,614,519	31.16%
Debt Service Reserve Fund	\$807,260	6.96%
Capitalized Interest (through 5/1/2023)	\$543,250	4.68%
Underwriter's Discount	\$232,000	2.00%
Cost of Issuance	\$152,400	1.31%
<b>Total Uses</b>	<b>\$11,600,000</b>	<b>100.0%</b>

Source: FMS Bonds (June 2022)

### **Appendix III: Assessment Rolls for the Series 2022 Project Area**

<b>Parcel Area Identification /(b),</b>	<b>Developer /(b)</b>	<b>Acreage /(a)</b>	<b>Total District Debt /(c)</b>	<b>Total MADS /(d)</b>
Phases 3, 4A and 4B	CR Pasco Development Company LLC,  CRCG One LP	174.80	\$11,600,000	\$807,260

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***Footnote:***

(a) Estimate based on legal description at time of establishment of the District. Acreage includes lowlands.

(b) Developer information per County records. There are multiple Parcel IDs associated with the District. Refer to legal description in Appendix VI.

(c) The Series 2022 Assessments will remain levied against Undeveloped Property on an equal acreage basis until the 2022 Assessable Property is platted or becomes Transferred Property.

(d) Excluding County collection charges and early payment discounts.



#### **Appendix IV: Allocation of Public Improvements Costs and Proposed Debt**

The Series 2022 Project costs and the other uses of bond proceeds are used as proxy for total benefit in the Series 2022 Project Area. As described in the Supplemental Engineer's Report, the completed public infrastructure costs are estimated in the amount of \$20,298,400 for development of the Series 2022 Project Area. The following table sets forth the allocation of public improvements costs ("PIC") among the various lot types assuming full development as planned, including allowances for other uses of bond proceeds such as deposit to the debt service reserve fund, capitalized interest, costs of issuances, and other uses.<sup>5</sup> For the Series 2022 Project Area, the PIC costs exceed the Series 2022 Assessments. Any PIC costs not funded with proceeds from the Series 2022 Bonds are anticipated to be funded by the Developer.

**Table 10. Series 2022 Project Area Public Improvement Costs**

<b>Lot Type</b>	<b>Anticipated Lots</b>	<b>Assigned ERU</b>	<b>Anticipated Total ERU</b>	<b>% ERU</b>	<b>Total PIC</b>	<b>PIC per lot</b>
35	98	0.70	68.60	20.0%	\$4,401,529	\$44,914
40	68	0.80	54.40	15.8%	\$3,490,425	\$51,330
50	218	1.00	218.00	63.5%	\$13,987,366	\$64,162
60	2	1.20	2.40	0.7%	\$153,989	\$76,995
<b>Total</b>	<b>386</b>		<b>343.40</b>	<b>100.0%</b>	<b>\$22,033,310</b>	

**Table 11. Comparison of Total Series 2022 Debt and PIC**

<b>Lot Type</b>	<b>Series 2022 Par/Lot</b>	<b>Total PIC/Lot</b>	<b>Debt Over/(Under) PIC</b>
35	\$23,646	\$44,914	(\$21,268)
40	\$27,024	\$51,330	(\$24,306)
50	\$33,780	\$64,162	(\$30,382)
60	\$40,536	\$76,995	(\$36,459)

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<sup>5</sup> Total allowance for other uses of bond proceeds added to public improvement costs is \$1,734,909, or 7.87%.

## Appendix V: Site Plan and Bond Coverage Map



**Appendix VI: Legal Description & Sketch of Series 2022 Project Area**

# SKETCH & DESCRIPTION – NOT A SURVEY

## EXHIBIT "A"

### LEGAL DESCRIPTION–MIRADA PARCEL 3:

A PARCEL OF LAND LYING IN SECTIONS 11 AND 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, RUN THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 THEREOF, N.89°57'41"E., A DISTANCE OF 2506.53 FEET TO THE POINT OF BEGINNING; THENCE N.18°58'59"W., A DISTANCE OF 524.24 FEET; THENCE NORTHEASTERLY, 59.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF 03°55'52" (CHORD BEARING N.48°08'47"E., 58.99 FEET); THENCE N.46°10'51"E., A DISTANCE OF 311.11 FEET; THENCE EASTERLY, 377.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 52°05'26" (CHORD BEARING N.72°13'34"E., 364.44 FEET); THENCE S.81°43'42"E., A DISTANCE OF 80.77 FEET; THENCE N.08°16'18"E., A DISTANCE OF 70.00 FEET; THENCE N.81°43'42"W., A DISTANCE OF 80.77 FEET; THENCE WESTERLY, 5.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF 00°39'38" (CHORD BEARING N.82°03'31"W., 5.59 FEET); THENCE NORTHEASTERLY, 204.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 306.50 FEET AND A CENTRAL ANGLE OF 38°10'01" (CHORD BEARING N.29°05'32"E., 200.42 FEET); THENCE N.22°10'24"W., A DISTANCE OF 40.57 FEET; THENCE N.74°43'33"E., A DISTANCE OF 123.32 FEET; THENCE EASTERLY, 439.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2865.00 FEET AND A CENTRAL ANGLE OF 08°47'53" (CHORD BEARING N.75°44'55"E., 439.50 FEET); THENCE N.71°20'34"E., A DISTANCE OF 60.60 FEET; THENCE NORTHEASTERLY, 457.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 396.00 FEET AND A CENTRAL ANGLE OF 66°14'02" (CHORD BEARING N.52°20'43"E., 432.71 FEET); THENCE S.89°43'52"E., A DISTANCE OF 45.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), PER OFFICIAL RECORDS BOOK 7241, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: 1) S.00°16'08"W., A DISTANCE OF 2422.22 FEET TO A POINT OF CURVATURE; 2) SOUTHERLY, 701.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 40°11'17" (CHORD BEARING S.20°21'46"W., 687.12 FEET) TO A POINT OF TANGENCY; THENCE S.40°27'25"W., A DISTANCE OF 167.05 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 1455-250; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) N.89°46'12"W., A DISTANCE OF 380.55 FEET TO A POINT OF NON-TANGENT CURVATURE; 2) WESTERLY, 227.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 605.96 FEET AND A CENTRAL ANGLE OF 21°32'12" (CHORD BEARING S.79°25'47"W., 226.43 FEET); THENCE N.08°24'49"W., A DISTANCE OF 279.98 FEET; THENCE N.54°35'12"W., A DISTANCE OF 86.78 FEET; THENCE N.07°58'07"W., A DISTANCE OF 275.60 FEET; THENCE N.49°20'16"W., A DISTANCE OF 175.99 FEET; THENCE N.18°07'47"W., A DISTANCE OF 657.87 FEET; THENCE N.11°05'49"W., A DISTANCE OF 274.19 FEET; THENCE N.18°58'59"W., A DISTANCE OF 58.89 FEET TO THE POINT OF BEGINNING.

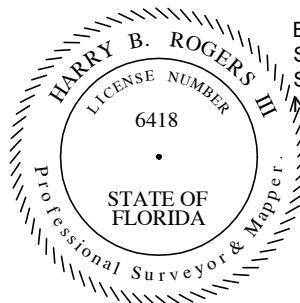
CONTAINING 85.360 ACRES, MORE OR LESS.

### Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE SOUTH BOUNDARY OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, HAVING A GRID BEARING OF N 89°57'47" E.



INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper

*Harry B. Rogers III*  
Harry B. Rogers III, PSM

04/19/2022

Date

Florida Professional Surveyor & Mapper No. 6418  
for Hamilton Engineering and Surveying, Inc.  
Certificate of Authorization No. LB7013



**HAMILTON**  
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MIRADA II CDD  
MIRADA PARCEL 3

SEC TWP RGE  
11/14-25-20

JOB NUMBER  
03895.0007

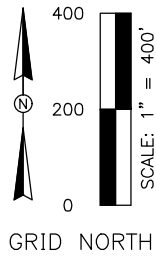
SCALE  
AS SHOWN

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04/18/2022

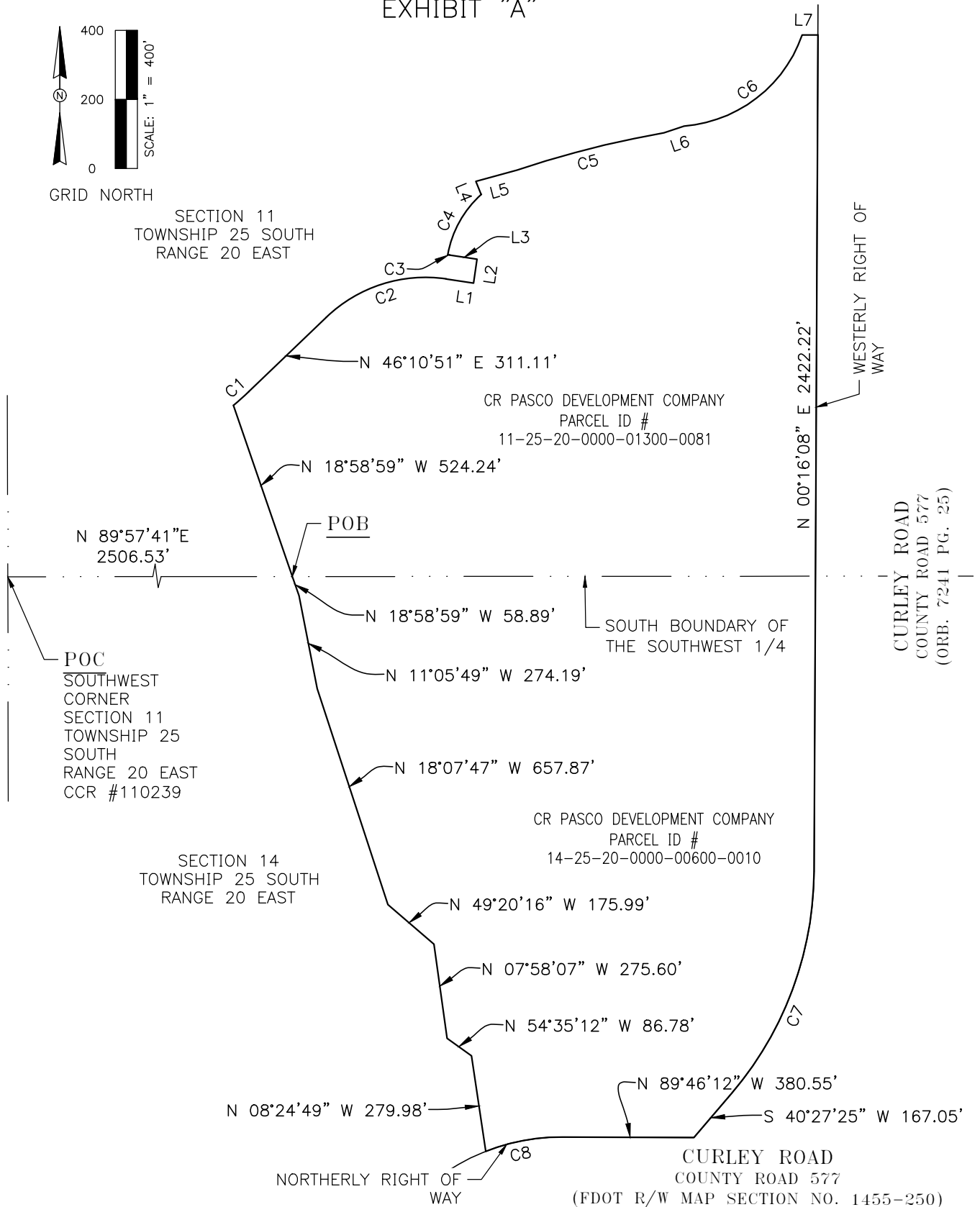
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1/3



# SKETCH & DESCRIPTION – NOT A SURVEY EXHIBIT "A"



SECTION 11  
TOWNSHIP 25 SOUTH  
RANGE 20 EAST



INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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TAMPA, FL 33609  
TEL: 813.250.3535

LB #7013 CA #8474  
www.HamiltonEngineering.US

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.362.5929

MIRADA II CDD  
MIRADA PARCEL 3

SEC TWP RGE  
11/14-25-20

JOB NUMBER  
03895.0007

SCALE  
AS SHOWN

DATE  
04/18/2022

SHEET  
**2/3**

# SKETCH & DESCRIPTION – NOT A SURVEY EXHIBIT "A"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	860.00'	N 48°08'47" E	58.99'	59.01'	3°55'52"
C2	415.00'	N 72°13'34" E	364.44'	377.30'	52°05'26"
C3	485.00'	N 82°03'31" W	5.59'	5.59'	0°39'38"
C4	306.50'	N 29°05'32" E	200.42'	204.17'	38°10'01"
C5	2865.00'	N 75°44'55" E	439.50'	439.93'	8°47'53"
C6	396.00'	N 52°20'43" E	432.71'	457.78'	66°14'02"
C7	1000.00'	S 20°21'46" W	687.12'	701.41'	40°11'17"
C8	605.96'	S 79°25'47" W	226.43'	227.77'	21°32'12"

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 81°43'42" E	80.77'
L2	N 08°16'18" E	70.00'
L3	N 81°43'42" W	80.77'
L4	N 22°10'24" W	40.57'
L5	N 74°43'33" E	123.32'
L6	N 71°20'34" E	60.60'
L7	S 89°43'52" E	45.48'

INFORMATION NOT COMPLETE  
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MIRADA II CDD  
MIRADA PARCEL 3

SEC TWP RGE  
11/14-25-20

JOB NUMBER  
03895.0007

SCALE  
AS SHOWN

DATE  
04/18/2022

SHEET  
**3/3**

# SKETCH & DESCRIPTION – NOT A SURVEY

## EXHIBIT "A"

### LEGAL DESCRIPTION–MIRADA PARCEL 4:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 11, N.89°57'41"E., A DISTANCE OF 2720.60 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 11, N.00°38'37"E., A DISTANCE OF 1070.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°18'52" WEST, A DISTANCE OF 62.61 FEET; THENCE NORTH 49°36'09" WEST, A DISTANCE OF 21.58 FEET; THENCE NORTH 77°23'21" WEST, A DISTANCE OF 211.83 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 186.20 FEET AND A CHORD WHICH BEARS NORTH 47°27'47" WEST AND A DISTANCE OF 148.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 152.21 FEET; THENCE SOUTH 65°57'17" WEST, A DISTANCE OF 206.82 FEET; THENCE NORTH 16°45'07" WEST, A DISTANCE OF 697.85 FEET; THENCE WEST, A DISTANCE OF 1,616.70 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 486.00 FEET AND A CHORD WHICH BEARS NORTH 06°10'00" EAST AND A DISTANCE OF 289.18 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 293.62 FEET; THENCE NORTH 23°28'28" EAST, A DISTANCE OF 182.61 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 614.00 FEET AND A CHORD WHICH BEARS NORTH 11°49'31" EAST, A DISTANCE 247.96 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 249.68 FEET; THENCE NORTH 00°10'33" EAST, A DISTANCE OF 88.44 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLINTON AVENUE EXTENSION, PER OFFICIAL RECORDS BOOK 7241, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°48'56" EAST, A DISTANCE OF 1,130.36 FEET; THENCE SOUTH 00°11'04" WEST, A DISTANCE OF 302.07 FEET; THENCE SOUTH 89°48'56" EAST, A DISTANCE OF 37.20 FEET; THENCE NORTH 00°11'04" EAST, A DISTANCE OF 11.33 FEET; THENCE SOUTH 89°48'56" EAST, A DISTANCE OF 144.39 FEET; THENCE NORTH 45°11'04" EAST, A DISTANCE OF 27.64 FEET; THENCE NORTH 00°11'04" EAST, A DISTANCE OF 271.20 FEET; THENCE SOUTH 89°48'56" EAST, A DISTANCE OF 1,765.82 FEET; THENCE SOUTH 00°10'55" WEST, A DISTANCE OF 267.01 FEET; THENCE SOUTH 89°48'55" EAST, A DISTANCE OF 103.81 FEET; THENCE NORTH 00°00'02" EAST, A DISTANCE OF 17.81 FEET; THENCE NORTH 54°57'48" EAST, A DISTANCE OF 278.80 FEET; THENCE NORTH 00°11'04" EAST, A DISTANCE OF 88.41 FEET; THENCE SOUTH 89°48'56" EAST, A DISTANCE OF 44.26 FEET; THENCE SOUTH 44°48'57" EAST, A DISTANCE OF 104.85 FEET TO THE WEST RIGHT OF WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), PER SAID OFFICIAL RECORDS BOOK 7241, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00°16'08" WEST, A DISTANCE OF 945.18 FEET; THENCE NORTH 89°43'52" WEST, A DISTANCE OF 45.48 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 396.00 FEET AND A CHORD WHICH BEARS SOUTH 52°20'43" WEST AND A DISTANCE OF 432.71 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 457.78 FEET; THENCE SOUTH 71°20'34" WEST, A DISTANCE OF 60.60 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,865.00 FEET AND A CHORD WHICH BEARS SOUTH 75°44'55" WEST AND A DISTANCE OF 439.50 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 439.93 FEET; THENCE SOUTH 74°43'33" WEST, A DISTANCE OF 123.32 FEET; THENCE SOUTH 67°49'36" WEST, A DISTANCE OF 132.59 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 385.60 FEET AND A CHORD WHICH BEARS SOUTH 79°27'51" WEST, A DISTANCE 155.56 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 156.64 FEET; THENCE NORTH 66°32'35" WEST, A DISTANCE OF 13.51 FEET; THENCE SOUTH 88°18'52" WEST, A DISTANCE OF 17.39 FEET; TO THE POINT OF BEGINNING.

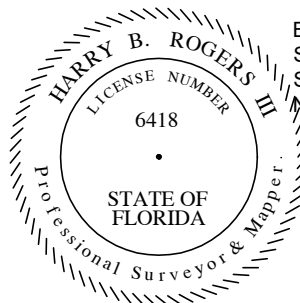
CONTAINING 3,895,799.81 SQUARE FEET OR 89.44 ACRES, MORE OR LESS.

### Legend:

CDD COMMUNITY DEVELOPMENT DISTRICT  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
LB LICENSED BUSINESS  
LLC LIMITED LIABILITY COMPANY  
No. NUMBER  
ORB OFFICIAL RECORD BOOK  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
PG PAGE  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
R/W RIGHT OF WAY

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE SOUTH BOUNDARY OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, HAVING A GRID BEARING OF N 89°57'47" E.



*H B Rogers III*  
Harry B. Rogers III, PSM  
Florida Professional Surveyor & Mapper No. 6418  
for Hamilton Engineering and Surveying, Inc.  
Certificate of Authorization No. LB7013  
04/19/2022 Date

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



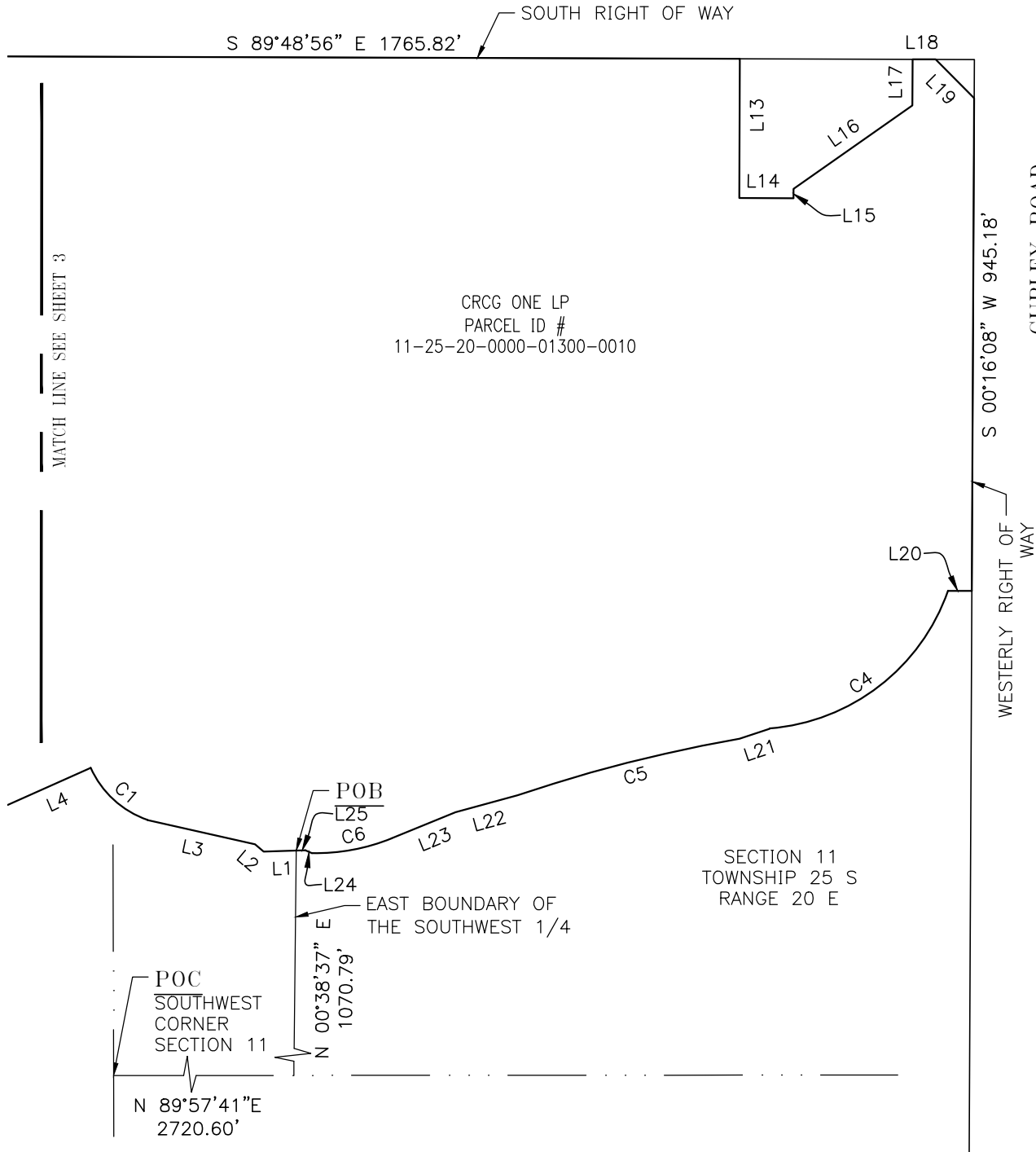
**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535  
LB #7013 CA #8474 www.HamiltonEngineering.US  
775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

MIRADA II CDD  
MIRADA PARCEL 4

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
11-25-20	03895.0007	AS SHOWN	04/18/2022	1/4

CURLEY ROAD  
COUNTY ROAD 577  
(ORB. 7241 PG. 25)



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

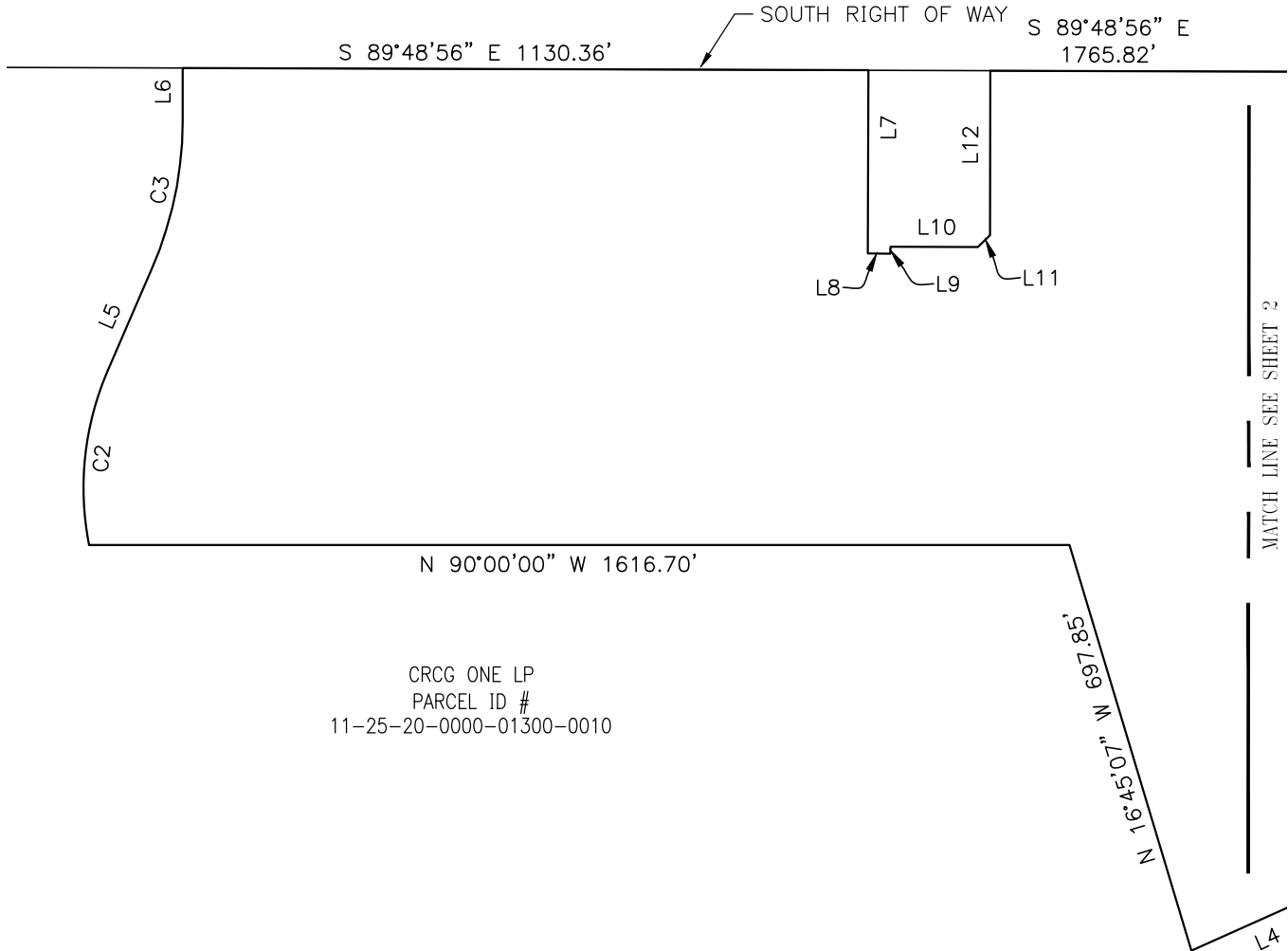
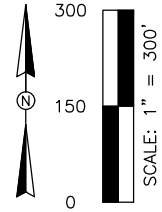
775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407 362 5929

SHEET  
**2/4**



# SKETCH & DESCRIPTION – NOT A SURVEY EXHIBIT "A"

CLINTON AVENUE EXTENSION  
(ORB. 7241 PG. 25)



CRCG ONE LP  
PARCEL ID #  
11-25-20-0000-01300-0010

SECTION 11  
TOWNSHIP 25 S  
RANGE 20 E



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MIRADA II CDD  
MIRADA PARCEL 4

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
11-25-20	03895.0007	AS SHOWN	04/18/2022	2/4

# SKETCH & DESCRIPTION – NOT A SURVEY

## EXHIBIT "A"

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 88°18'52" W	62.61'
L2	N 49°36'09" W	21.58'
L3	N 77°23'21" W	211.83'
L4	S 65°57'17" W	206.82'
L5	N 23°28'28" E	182.61'
L6	N 00°10'33" E	88.44'
L7	S 00°11'04" W	302.07'
L8	S 89°48'56" E	37.20'
L9	N 00°11'04" E	11.33'
L10	S 89°48'56" E	144.39'
L11	N 45°11'04" E	27.64'
L12	N 00°11'04" E	271.20'
L13	S 00°10'55" W	267.01'
L14	S 89°48'55" E	103.81'
L15	N 00°00'02" E	17.81'
L16	N 54°57'48" E	278.80'
L17	N 00°11'04" E	88.41'
L18	S 89°48'56" E	44.26'
L19	S 44°48'57" E	104.85'
L20	N 89°43'52" W	45.48'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L21	S 71°20'34" W	60.60'
L22	S 74°43'33" W	123.32'
L23	S 67°49'36" W	132.59'
L24	N 66°32'35" W	13.51'
L25	S 88°18'52" W	17.39'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	186.20'	N 47°27'47" W	148.00'	152.21'	46°50'08"
C2	486.00'	N 06°10'00" E	289.18'	293.62'	34°36'57"
C3	614.00'	N 11°49'31" E	247.96'	249.68'	23°17'55"
C4	396.00'	S 52°20'43" W	432.71'	457.78'	66°14'02"
C5	2865.00'	S 75°44'55" W	439.50'	439.93'	8°47'53"
C6	385.60'	S 79°27'51" W	155.56'	156.64'	23°16'29"



**HAMILTON**  
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MIRADA II CDD  
MIRADA PARCEL 4

SEC TWP RGE  
11-25-20

JOB NUMBER  
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SCALE  
AS SHOWN

DATE  
04/18/2022

SHEET  
**4/4**

# Exhibit B

## Mirada II Community Development District

Report of the District Engineer -  
Capital Improvement Revenue Bonds,  
Series 2022



Prepared for:  
Board of Supervisors  
Mirada II Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

February 2, 2022



## **1.0 INTRODUCTION**

The Mirada II Community Development District (the "District"), encompasses approximately 801.59 acres of land in Pasco County, Florida. The District is located within Sections 10, 11, 14, 15, and 16, Township 25 South, Range 20 East, abutting the southwestern and eastern boundary of the Mirada Community Development District to Tyndall Road, County Road 577 and Clinton Avenue.

See Appendix A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

Pasco County Board of County Commissioners adopted Ordinance No. 18-33, which became effective on August 14, 2018 and thereby established the District for the purpose of constructing and/or acquiring, operating, and maintaining all or a portion of the public infrastructure improvements and community facilities within the District. A Report of the District Engineer, dated January 6, 2021, described and estimated the construction costs for public infrastructure improvements and community facilities associated with the District's Capital Improvement Revenue Bonds, Series 2021.

The purpose of this Report of the District Engineer (the "Report") is to describe and estimate the construction costs for Phase 3 of the project, anticipated to include 233 single family lots and Phase 4 of the project, anticipated to include 153 single family lots.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner and developer, CR Pasco Development Company LLC, CRCG One LP, and CRCG Two LP, collectively, plan to develop up to 1600 residential units, in accordance with Mirada CC-MPUD. Kenton Road extension to the southwest boundary of the property is substantially complete and paved. Teak Follow Blvd. (North) from Mirada Blvd. to the Phase 5 entrance is complete and paved. Teak Follow Blvd. (South) from Mirada Blvd. to the southern boundary of the property is 60% complete with storm drainage and utilities installed. Mirada Blvd. Phase 3B from existing Western terminus eastward to the Phase 7 entrance is complete and paved. Mirada Blvd. Phase 4 from the Phase 7 entrance past the Phase 1 entrance is complete and paved and the roundabout to Curley Road is 60% complete. For Phase 1 with 97 single family lots, Phase 7 with 250 single family lots and Phase 8 with 540 single family lots, the subdivision earthwork and stormwater facilities are approximately 70% complete. Subdivision earthwork and stormwater facility site work activity for Phase 15A with 78 single family lots is anticipated to commence within 60 days.

Subdivision earthwork and stormwater facility sitework for Phase 2 with 67 single family lots, Phase 5 and 6 with 291 lots and Phases 15B and 15C with 221 single family lots is anticipated to commence within 60 days.

See Appendix B for the Bond Coverage Map.



## **4.0 MASTER PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed master public improvements and community facilities are provided as follows:

### **4.1 MASTER WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage and will be owned and maintained by the District.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

### **4.2 MASTER DISTRICT ROADS**

Master District roads includes portions of the community collector roads which will provide service to the future subdivision streets, including Mirada Boulevard segment and roundabout from the Phase 1 entrance to the eastern boundary, Teak Follow Boulevard from the West entrance road into Phase 5 to the District's northern boundary, Road H north of Mirada Boulevard in Phase 5 East entrance road and connecting to Phases 3 and 4.

Master District roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



Master District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and will be owned and maintained by the District, except for the round-a-bout that will be owned by Pasco County.

#### **4.3 MASTER SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service. Master sewer and wastewater management improvements include a gravity sanitary sewer collection system within the District roads rights of way, as well as pumping stations and interconnecting force mains. Reclaimed water lines will also be constructed within District roads rights of way and easements and are considered part of this master system.

The sanitary sewer and wastewater management systems will be designed in accordance with Pasco County technical standards. They will be constructed by the District and transferred to Pasco County for ownership, operation, and maintenance.

#### **4.4 MASTER WATER SUPPLY**

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection. The master water supply includes water mains constructed within master District roads rights of way and easements.

The water supply systems will be designed in accordance with Pasco County technical standards, and will be constructed by the District and then transferred to Pasco County for operations and maintenance.

#### **4.5 MASTER ELECTRIC UNDERGROUNDING OF ELECTRICAL SERVICE**

The District lies within the area served by Withlacoochee River Electric Cooperative. There are fees to convert service from overhead to underground within the subdivision for service. The development's internal electrical power system will consist of conduit, and underground cable. The master system includes those installed along master District roads rights of way and easements.

#### **4.6 MASTER LANDSCAPING, IRRIGATION AND HARDSCAPING**

Master landscape/wall/fencing buffering and screening and hardscaping will be along master District roads, various entry points and, within common area tracts and along perimeters. Irrigation will also be provided within the landscaped areas.

The District will own and maintain the recreation, landscaping, irrigation, and hardscaping improvements.



## **4.7 MASTER PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape and hardscape improvements. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

## **5.0 SUBDIVISION PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

The following proposed subdivision public improvements and community facilities, within Phase 3, anticipated to include 233 single family units and Phase 4, anticipated to include 153 single family units, are also included:

### **5.1 SUBDIVISION WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage and will be owned and maintained by the District.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.



## **5.2 SUBDIVISION DISTRICT ROADS**

Subdivision District roads includes the subdivision streets for Phases 3 and 4.

Subdivision District roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Subdivision District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and will be owned and maintained by the District.

## **5.3 SUBDIVISION SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service. Subdivision sewer and wastewater management improvements include a gravity sanitary sewer collection system within the District roads rights of way, as well as pumping stations and interconnecting force mains. Reclaimed water lines will also be constructed within District roads rights of way and easements and are considered part of this subdivision system.

The sanitary sewer and wastewater management systems will be designed in accordance with Pasco County technical standards. They will be constructed by the District and transferred to Pasco County for ownership, operation, and maintenance.

## **5.4 SUBDIVISION WATER SUPPLY**

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection. The subdivision water supply includes water mains constructed within Subdivision District roads rights of way and easements.

The water supply systems will be designed in accordance with Pasco County technical standards, and will be constructed by the District and then transferred to Pasco County for operations and maintenance.

## **5.5 SUBDIVISION ELECTRIC UNDERGROUNDING OF ELECTRICAL SERVICE**

The District lies within the area served by Withlacoochee River Electric Cooperative. There are fees to convert service from overhead to underground within the subdivision for service. The development's internal electrical power system will consist of conduit, and underground cable. The Subdivision system includes those installed along subdivision District roads rights of way and easements.





## **5.6 SUBDIVISION LANDSCAPING, IRRIGATION AND HARDSCAPING**

Subdivision landscape/wall/fencing buffering and screening and hardscaping will be along subdivision District roads, various entry points and, within common area tracts and along perimeters. Irrigation will also be provided within the landscaped areas.

The District will own and maintain the recreation, landscaping, irrigation, and hardscaping improvements.

## **5.7 SUBDIVISION PROFESSIONAL SERVICES AND PERMITTING FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape and hardscape improvements. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

## **6.0 2021 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the 2022 Public Improvements and Community Facilities.

## **7.0 CONSTRUCTION PERMITTING**

See Appendix D for the Phases 3 and 4 Public Improvements Permits Summary.

## **8.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District.

Items of construction cost in this report are based on estimates provided by the Developer. It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

**MIRADA II CDD**

Report of the District Engineer - Capital Improvement Revenue Bonds, Series 2022

February 2, 2022

Page 8 of 8

Also, it should be anticipated that excess construction funds not needed for master improvements will be utilized to fund subdivision public infrastructure.

The professional services for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

---

Tonja L. Stewart, P.E.

Florida License No. 47704

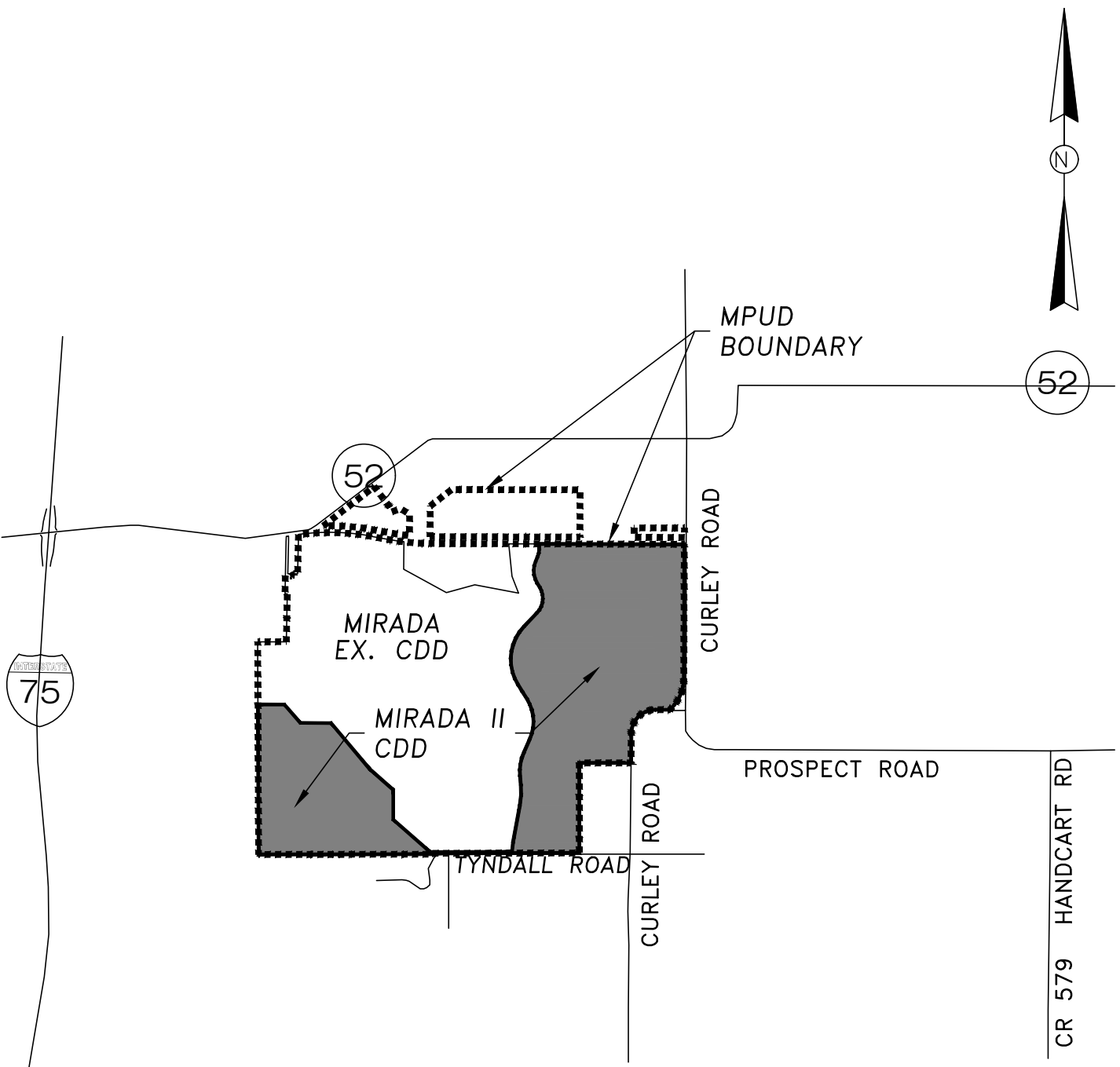


**MIRADA II CDD**

Report of the District Engineer - Capital Improvement Revenue Bonds, Series 2022  
February 2, 2022

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**

J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENGR\Master\ DWG\ CDD Exhibits\G-101-VM-EXH-MIRADA II CDD\_5/11.dwg (VICMAP) Ricar May 15, 2018 - 1:31pm



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535  
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

## MASTER VICINITY MAP MIRADA II CDD

SEC TWP RGE  
10,11,14,15-25S-20E

JOB NUMBER  
03193.0001

DRAWN BY  
ROA

DATE  
05-15-2018

SHEET  
1



## DESCRIPTION:

A portion of Sections 10, 11, 14, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:  
For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent point of curvature; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet to the end of the curve, for a POINT OF BEGINNING; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 1,596.70 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of N.05°58'28"E., 1,483.35 feet; thence N.43°46'40"E., a distance of 475.68 feet to a point of curvature; thence Northerly 703.86 feet along the arc of a curve to the left, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of N.06°26'24"E., 655.03 feet; thence N.30°53'52"W., a distance of 133.91 feet to a point of curvature; thence Northerly 572.18 feet along the arc of a curve to the right, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of N.03°50'55"W., 551.16 feet; thence N.23°12'01"E., a distance of 123.12 feet to a point of curvature; thence Northerly 200.86 feet along the arc of a curve to the left, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of N.11°41'31"E., 199.51 feet; thence N.00°11'00"E., a distance of 112.47 feet to a point of curvature; thence Northwesterly 39.27 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of N.44°48'59"W., 35.36 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 3,722.29 feet to the West right-of-way line of County Road 577; thence along said right-of-way line the following seven (7) courses: 1) S.00°15'59"W., a distance of 3,441.63 feet to a point of curvature; 2) Southerly 701.41 feet along the arc of a curve to the right, said curve having a radius of 1,000.00 feet, a central angle of 40°11'17", and a chord bearing and distance of S.20°21'38"W., 687.12 feet; 3) S.40°27'16"W., a distance of 167.05 feet; 4) N.89°46'21"W., a distance of 379.87 feet to a non-tangent point of curvature; 5) Southwesterly 948.88 feet along the arc of a curve to the left, said curve having a radius of 605.96 feet, a central angle of 89°43'13", and a chord bearing and distance of S.45°24'54"W., 854.86 feet; 6) S.00°33'31"W., a distance of 709.34 feet to a non-tangent point of curvature; 7) Southerly 48.09 feet along the arc of a curve to the left, said curve having a radius of 1,170.00 feet, a central angle of 02°21'17", and a chord bearing and distance of S.16°31'38"W., 48.08 feet to the North boundary of the South 665.00 feet of the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence along said North boundary, N.89°58'19"W., a distance of 1,300.69 feet to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 14; thence along said East boundary, S.00°00'23"W., a distance of 2,292.69 feet to the North right-of-way line of Tyndall Road as described in Official Records Book 7241, Page 16, of the public records of Pasco County, Florida; thence along said North right-of-way line the following two (2) courses: 1), S.89°50'56"W., a distance of 3,762.49 feet; 2) S.13°38'58"W., a distance of 22.08 feet to the South boundary of said Section 15; thence along said South boundary, S.89°53'44"W., a distance of 3,062.19 feet to the Southeast corner of said Section 16; thence along the South boundary of said Section 16, S.89°57'06"W., a distance of 1,334.60 feet to the Southwest corner of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 3,823.50 feet; thence S.89°36'08"E., a distance of 674.28 feet; thence S.40°45'10"E., a distance of 618.56 feet; thence S.89°36'08"E., a distance of 784.31 feet; thence S.40°01'27"E., a distance of 1,524.08 feet; thence S.48°23'48"E., a distance of 801.74 feet; thence South, a distance of 759.32 feet; thence S.48°46'43"E., a distance of 1,253.71 feet; thence N.89°50'56"E., a distance of 2,083.79 feet; thence North, a distance of 23.23 feet to a point of curvature; thence Northerly 223.14 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of N.05°16'59"E., 222.82 feet; thence N.10°33'58"E., a distance of 949.94 feet to a point of curvature; thence Northerly 528.63 feet along the arc of a curve to the left, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of N.02°45'35"E., 526.99 feet; thence N.05°02'47"W., a distance of 232.40 feet to a point of curvature; thence Northerly 613.62 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of N.09°28'54"E., 607.06 feet; thence N.24°00'35"E., a distance of 366.49 feet to a point of curvature; thence Northerly 1,062.28 feet along the arc of a curve to the left, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of N.03°54'35"W., 1,020.74 feet; thence N.31°49'44"W., a distance of 227.85 feet to the POINT OF BEGINNING.  
Containing 801.59 acres, more or less.

## DESCRIPTION ONLY NOT A BOUNDARY SURVEY

SHEET 1 OF 3  
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.  
Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
This sketch is for graphic illustration only, and does not represent a field survey.  
Descriptions created per this sketch.

### MIRADA II CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

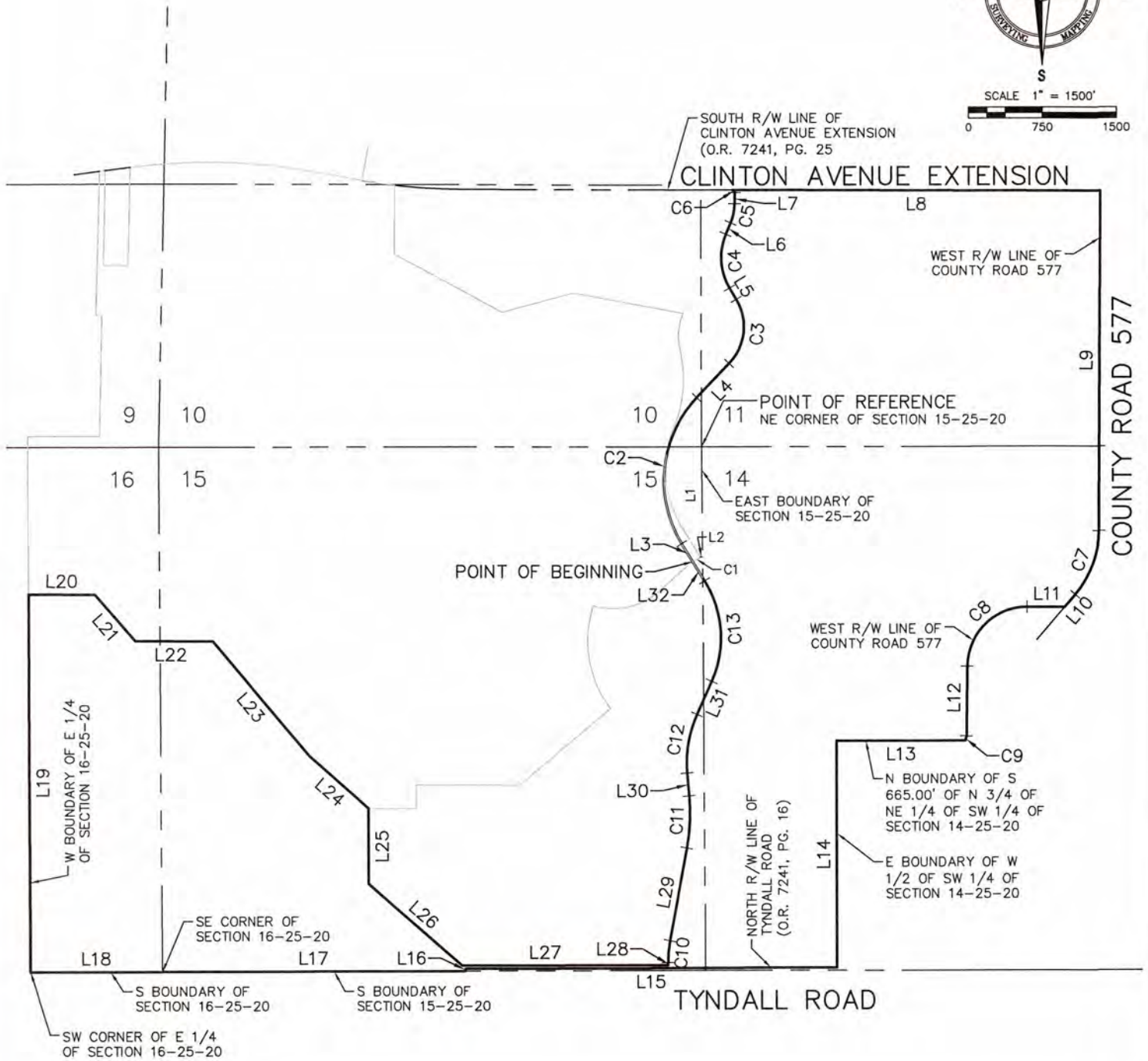
We hereby certify that the sketch and description shown hereon are true and correct to the best of my knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors in Chapter 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz  
For D.C. Johnson & Associates, Inc.  
Not valid without the signature and raised seal of a Florida Licensed Surveyor



Florida Licensed Business No. LB 4514  
11911 S. Curley St. San Antonio, FL 33523  
(352) 588-2768 survey@dcjohnson.com  
www.dcjohnson.com





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Descriptions created per this sketch.

## MIRADA II CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

## SKETCH ONLY NOT A BOUNDARY SURVEY

SHEET 2 OF 3

SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE/CURVE TABLES



**SURVEYING AND MAPPING**

Florida Licensed Business No. LB 4514  
11911 S. Curley St. San Antonio, FL 78223  
(352) 588-2768 survey@dcjohnson.com  
www.djohnson.com

LINE TABLE		
LINE	BEARING	DIST.
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	N 31°49'44" W	212.73'
L4	N 43°46'40" E	475.68'
L5	N 30°53'52" W	133.91'
L6	N 23°12'01" E	123.12'
L7	N 00°11'00" E	112.47'
L8	S 89°48'58" E	3722.29'
L9	S 00°15'59" W	3441.63'
L10	S 40°27'16" W	167.05'
L11	N 89°46'21" W	379.87'
L12	S 00°33'31" W	709.34'
L13	N 89°58'19" W	1300.69'
L14	S 00°00'23" W	2292.69'
L15	S 89°50'56" W	3762.49'
L16	S 13°38'58" W	22.08'

LINE TABLE		
LINE	BEARING	DIST.
L17	S 89°53'44" W	3062.19'
L18	S 89°57'06" W	1334.60'
L19	N 00°13'44" W	3823.50'
L20	S 89°36'08" E	674.28'
L21	S 40°45'10" E	618.56'
L22	S 89°36'08" E	784.31'
L23	S 40°01'27" E	1524.08'
L24	S 48°23'48" E	801.74'
L25	SOUTH	759.32'
L26	S 48°46'43" E	1253.71'
L27	N 89°50'56" E	2083.79'
L28	NORTH	23.23'
L29	N 10°33'58" E	949.94'
L30	N 05°02'47" W	232.40'
L31	N 24°00'35" E	366.49'
L32	N 31°49'44" W	227.85'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	1596.70'	1210.00'	75°36'24"	N 05°58'28" E	1483.35'
C3	703.80'	540.00'	74°40'32"	N 06°26'24" E	655.03'
C4	572.18'	606.00'	54°05'53"	N 03°50'55" W	551.16'
C5	200.86'	500.00'	23°01'01"	N 11°41'31" E	199.51'
C6	39.27'	25.00'	89°59'58"	N 44°48'59" W	35.36'
C7	701.41'	1000.00'	40°11'17"	S 20°21'38" W	687.12'
C8	948.88'	605.96'	89°43'13"	S 45°24'54" W	854.86'
C9	48.09'	1170.00'	2°21'17"	S 16°31'38" W	48.08'
C10	223.14'	1210.00'	10°33'58"	N 05°16'59" E	222.82'
C11	528.63'	1940.00'	15°36'45"	N 02°45'35" E	526.99'
C12	613.62'	1210.00'	29°03'22"	N 09°28'54" E	607.06'
C13	1062.28'	1090.00'	55°50'19"	N 03°54'35" W	1020.74'

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Descriptions created per this sketch.

**MIRADA II CDD**

PREPARED FOR

**CR Pasco Development Co., LLC**

JOB NO: 1986-057A31.001

DRAWN BY: RR

## LINE & CURVE TABLES

SHEET 3 OF 3  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH



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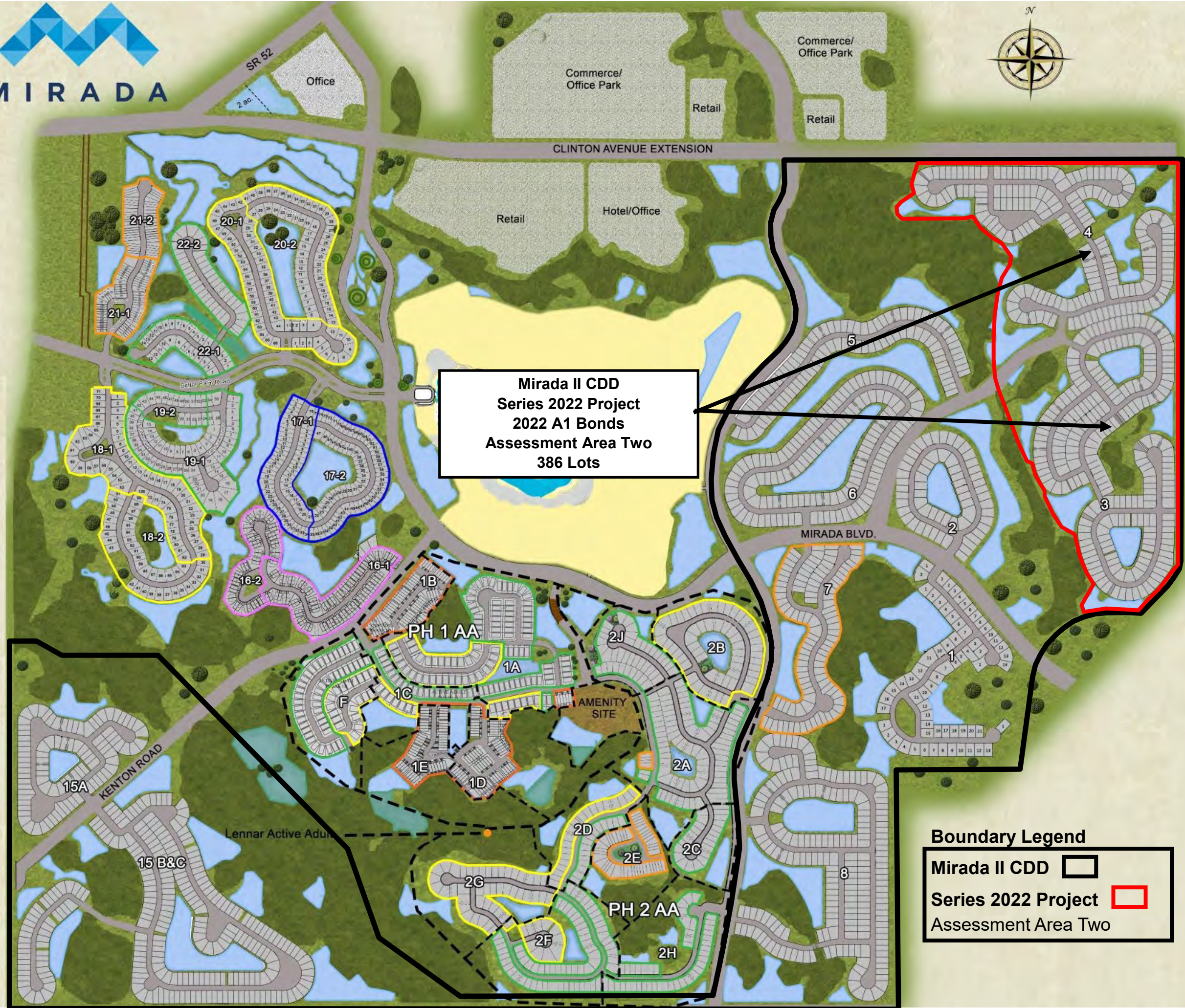


## **MIRADA II CDD**

Report of the District Engineer - Capital Improvement Revenue Bonds, Series 2022  
February 2, 2022

# **Appendix B    BOND COVERAGE MAP**





Mirada II CDD  
Series 2022 Project  
2022 A1 Bonds  
Assessment Area Two  
386 Lots

**Boundary Legend**

Mirada II CDD	
Series 2022 Project	
Assessment Area Two	





**MIRADA II CDD**

Report of the District Engineer - Capital Improvement Revenue Bonds, Series 2022  
February 2, 2022

## **Appendix C    CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

## Mirada II CDD

### 2022 PROJECT COST Assessment Area Two

ITEMS	DESCRIPTION	Master Improvements	Subdivision		Combined
			Phase 3	Phase 4	Total
1	District Roads	\$3,424,000	\$1,805,940	\$1,203,960	\$6,433,900
3	Water Management and Control	\$950,000	\$1,491,420	\$994,280	\$3,435,700
4	Sanitary Sewer & Wastewater Management	\$237,600	\$1,376,670	\$917,780	\$2,532,050
5	Potable Water Supply	\$184,800	\$884,610	\$589,740	\$1,659,150
6	Reclaimed Water System	\$343,600	\$717,060	\$478,040	\$1,538,700
7	Undergrounding of Electrical Supply		\$327,420	\$218,280	\$545,700
8	Landscape/Hardscape	\$1,500,000	\$300,000	\$200,000	\$2,000,000
10	Profession Services/Fees/Perf. Bonds	\$150,000	\$648,000	\$432,000	\$1,230,000
11	Water/Sewer Capacity Fees		\$553,920	\$369,280	\$923,200
	Total	\$6,790,000	\$8,105,040	\$5,403,360	\$20,298,400



## **MIRADA II CDD**

Report of the District Engineer - Capital Improvement Revenue Bonds, Series 2022  
February 2, 2022

# **Appendix D PERMIT SUMMARY**

## Mirada II CDD - 2022 Bond Issuance - Parcels 3 and 4

Permit	Number	Approval	Expiration
<b>Parcel 3</b>			
SWFWMD ERP	43028080.104	12/10/2021	12/10/2026
FDEP-Water (Parcel 3 Ph 1)	1464-51CW15-107.50	1/21/2022	1/21/2023
FDEP-Wastewater (Parcel 3 Ph 1)	1657-51CS15-107.50	1/21/2022	1/21/2023
FDEP-Reclaimed (Parcel 3 Ph 1)	1657-51RW15-107.50	1/21/2022	1/21/2023
FDEP-Water (Parcel 3 Ph 2)	1464-51CW15-107.68	1/21/2022	1/21/2023
FDEP-Wastewater (Parcel 3 Ph 2)	1658-51CS15-107.68	1/21/2022	1/21/2023
FDEP-Reclaimed (Parcel 3 Ph 2)	1658-51RW15-107.68	1/21/2022	1/21/2023
Pasco County Utility (Parcel 3 Ph 1)	PCU #15-107.50.A.1	12/28/2021	12/28/2022
Pasco County Utility (Parcel 3 Ph 2)	PCU #15-107.68.A.1	12/28/2021	12/28/2022
Pasco County Approval	PDD22-0202	1/31/2022	1/31/2032

<b>Parcel 4</b>			
Pasco County Approval (Parcel 4-1)	In process	6/31/2022	Anticipated Approval
Pasco County Approval (Parcel 4-2)	In process	6/31/2022	Anticipated Approval
SWFWMD ERP (Parcel 4 Ph 1)	43028080.109	4/19/2022	4/19/2027
SWFWMD ERP (Parcel 4 Ph 2)	43028080.110	4/19/2022	4/19/2027
FDEP-Water (Parcel 4 Ph 1)	In process	6/31/2022	Anticipated Approval
FDEP-Wastewater (Parcel 4 Ph 1)	In process	6/31/2022	Anticipated Approval
FDEP-Reclaimed (Parcel 4 Ph 1)	In process	6/31/2022	Anticipated Approval
FDEP-Water (Parcel 4 Ph 2)	In process	6/31/2022	Anticipated Approval
FDEP-Wastewater (Parcel 4 Ph 2)	In process	6/31/2022	Anticipated Approval
FDEP-Reclaimed (Parcel 4 Ph 2)	In process	6/31/2022	Anticipated Approval
Pasco County Utility (Parcel 4 Ph 1)	In process	5/31/2022	Anticipated Approval
Pasco County Utility (Parcel 4 Ph 2)	In process	5/31/2022	Anticipated Approval

# **EXHIBIT 7**

Arbitrage Rebate Counselors, LLC has provided arbitrage rebate compliance services to its clients since 1996. The firm is headed by John C. Rogers, who has 30 years of experience in the public finance industry as an investment banker at Dolphin & Bradbury Inc., Philadelphia, PA and as a financial advisor with Penn Capital Advisors, Malvern, PA. Mr. Rogers holds an M.B.A. from Cornell University and a B.A. from Tufts University. Mr. Rogers has also served as a Board Member for the Municipal Bond Club of Philadelphia.

The arbitrage rebate regulations have created a challenge for issuers of municipal bonds: the issuer wishes to maximize its investment return on bond proceeds, without spending monies that are “rebatable” to the U.S. Government. The solution to this dilemma is to obtain an accurate, timely rebate report. Arbitrage Rebate Counselors has completed more than 1,000 rebate engagements for over \$10 billion of bonds, and has assisted its clients in attaining the goal of maximizing returns on invested funds while still complying with the rebate regulations.

# ARC

## Arbitrage Rebate Counselors

*Arbitrage Rebate Compliance  
For Issuers of Tax-Exempt Bonds*



### Arbitrage Rebate Counselors, LLC

John C. Rogers, President

32 Whitemarsh Road

Ardmore, PA 19003

(610) 764-7998

[jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

[www.arbitragerebate.net](http://www.arbitragerebate.net)

# Arbitrage Rebate Services

- ◆ Obtain all relevant records from Trustee, Issuer & Bond Counsel, including...
  - Trustee Statements of Project Fund Investments and Disbursements.
  - Bond Closing Documents.
- ◆ Review all documentation to understand specifics of Bond Issue, including applications of Bond Proceeds.
- ◆ Compile a computerized record of all expenditures of Bond Proceeds; verify and recalculate original arbitrage yield.
- ◆ Compute an estimated rebate liability and prepare an opinion letter and report summarizing the results.
- ◆ If required, review updated Project Fund Investments and Disbursements and update rebate liability on each Bond Year anniversary.
- ◆ On each 5-year anniversary date, review all prior records and reports.
- ◆ On each 5-year anniversary date, prepare a rebate installment report, "8038-T" form, and assist the Issuer in making arrangements for the rebate installment payment.

# Representative Clients

## Municipal

Bucks County (PA)  
Cumberland County (NJ)  
Smithtown (NY)  
Berks County (PA)  
New Brunswick Pkg. (NJ)  
Lancaster Area Sewer (PA)  
Sea Isle City (NJ)  
Lehigh Cnty. Wtr. & Sew. (PA)  
City of Scranton (PA)  
Morristown Parking (NJ)  
North Penn Water (PA)  
Tredyffrin Township (PA)  
York City Sewer (PA)  
City of Wildwood (NJ)  
New Kensington Sewer (PA)  
North Wales Water (PA)

## Industrial Development

Lancaster Convent. Ctr. (PA)  
Newark Downtown Dist. (NJ)  
Mohegan Sun Arena (PA)  
PNC Field (PA)  
Susquehanna Airport (PA)

## Housing

Branch Village (NJ)  
Brigantine Homes (NJ)  
Ocean Towers (NJ)  
Riverside Arms (NJ)  
Egg Harbor Family (NJ)

## Hospital

Children's Hosp. of Phila. (PA)  
St. Peter's University Hosp. (NJ)  
Lancaster General Hosp. (PA)  
Christiana Hospital (NJ)  
Hunterdon Hospital (NJ)  
St. Joseph's Health (NJ)

## Senior Care

Baptist Homes (PA)  
Jefferson's Ferry (NY)  
St. Anne's Retirement (PA)  
Cadbury Senior Life (NJ)  
Waverly Heights (PA)  
The Hickman (PA)  
Pennswood Village (PA)  
Vincetian Collaborative (PA)

## Secondary / Higher Education

Haverford College (PA)  
Duquesne University (PA)  
Gill St. Bernard's Prep. (NJ)  
Tacony Academy Charter (PA)  
State College School Dist. (PA)  
Arcadia University (PA)

## Social Services

Children's Home Pittsburgh (PA)  
Eden Autism (NJ)  
Elwyn, Inc. (PA)  
Watson Institute (PA)  
Girl Scouts Southeast PA



# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

July 26, 2022

Mirada II Community Development District  
c/o Patricia Comings-Thibault, Dir. Dist. Mgt. Services  
Breeze Homes  
1540 International Pkwy., Suite 2000  
Lake Mary, FL 32746

Re: Contract – Annual Arbitrage Calculations – Mirada II CDD – \$26,850,000 Cap. Improv. Rev. Bonds – Series 2021 (“2021 Series”), and \$11,600,000 Cap. Improv. Rev. Bonds – Series 2022 (“2022 Series”)

Dear Mirada II CDD:

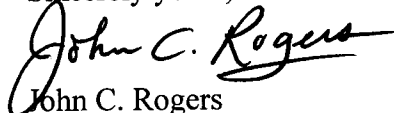
**Arbitrage Rebate Counselors** hereby contracts with Mirada II CDD to provide annual arbitrage calculations for the above-referenced 2021 Series and 2022 Series.

The annual arbitrage calculations will cover the one-year period February 4, 2022 to February 4, 2023 for the 2021 Series, and June 29, 2022 to June 29, 2023 for the 2022 Series, and each successive one-year period thereafter; we will provide all arbitrage services listed in the attached brochure.

To do the annual arbitrage calculations, we will need: (1) trust fund statements for the Construction, Capitalized Interest and Debt Service Reserve Funds, and (2) and I.R.S. Form 8038.

Our fee to prepare the annual arbitrage calculations is a “flat rate” of \$475.00 each for the 2021 Series and 2022 Series for a total of \$950.00. Our fee includes any “out of pocket” expenses we might incur.

Sincerely yours,



John C. Rogers  
President

Acknowledged and accepted:

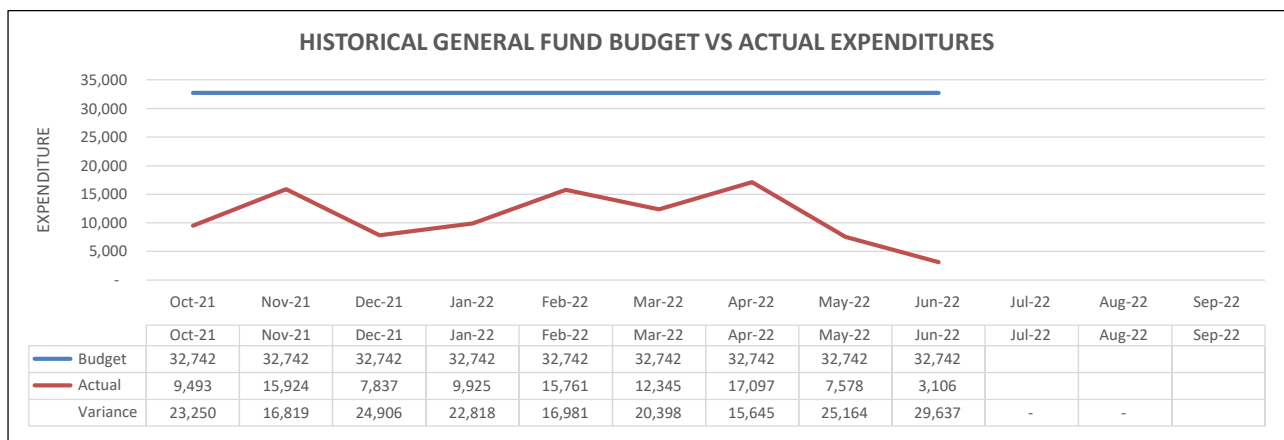
Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

# **EXHIBIT 8**

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

For The Period Ending :	General Fund 6/30/2022	Construction 2021 6/30/2022	Construction 2022 6/30/2022
CASH BALANCE	\$ 21,574	\$ 32,527	\$ 9,865,090
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	7,115	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	-	-	-
PLUS: PREPAID EXPENSES	2,694	-	-
LESS: ACCOUNTS PAYABLE	(4,540)	(154,160)	(25,000)
<b>NET CASH BALANCE</b>	<b>\$ 26,843</b>	<b>\$ (121,633)</b>	<b>\$ 9,840,090</b>

GENERAL FUND REVENUE AND EXPENDITURES:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 125,560	\$ 392,909	\$ (267,349)
EXPENDITURES (YTD)	(99,064)	(299,292)	200,228
<b>NET OPERATING CHANGE</b>	<b>\$ 26,496</b>	<b>\$ 93,616</b>	<b>\$ (67,120)</b>
AVERAGE MONTHLY EXPENDITURES	\$ 11,007	\$ 33,255	\$ 22,248
PROJECTED EOY BASED ON AVERAGE	\$ 132,086	\$ 698,349	\$ 566,263
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	6/30/2022 ACTUAL YEAR-TO-DATE	6/30/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
<b>REVENUE:</b>			
ASSESSMENTS-ON-ROLL (NET)	\$ -	\$ -	\$ -
ASSESSMENTS-OFF-ROLL (NET)	125,366	392,909	(267,542)
MISCELLANEOUS REVENUE	27	-	27
<b>TOTAL REVENUES</b>	<b>125,393</b>	<b>392,909</b>	<b>(267,515)</b>
<b>EXPENDITURES:</b>			
ADMINISTRATIVE EXPENDITURES	76,059	90,482	14,423
DEBT ADMINISTRATION	6,347	7,810	1,463
FIELD SERVICE EXPENDITURES - LANDSCAPE	-	-	-
FIELD SERVICE EXPENDITURES - STREETLIGHTS	-	112,500	112,500
FIELD SERVICE EXPENDITURES - POND	-	-	-
FIELD SERVICE EXPENDITURES - SECURITY	-	-	-
FIELD SERVICE EXPENDITURES - OTHER	16,658	88,500	71,842
AMENITY CENTER EXPENDITURES	-	-	-
RESERVE	-	-	-
UNBUDGETED EXPENDITURES	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 99,064</b>	<b>\$ 299,292</b>	<b>\$ 200,228</b>



(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.

**Mirada II CDD**  
**Balance Sheet**  
**June 30, 2022**

	GENERAL FUND	DEBT SERVICE 2021	DEBT SERVICE 2022	TOTAL
<b>ASSETS:</b>				
CASH - OPERATING ACCTS	\$ 21,574	\$ -	\$ -	\$ 21,574
INVESTMENTS:				
REVENUE TRUST FUND	-	6,129	-	6,129
INTEREST FUND	-	-	-	-
RESERVE FUND	-	1,495,244	807,260	2,302,504
PREPAYMENT FUND	-	-	-	-
CAPITAL INTEREST	-	-	543,250	543,250
COST OF ISSUANCE	-	-	8,650	8,650
ACCOUNTS RECEIVABLE	7,115	-	-	7,115
ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-
ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-
DUE FROM OTHER FUNDS	-	-	-	-
DEPOSITS	-	-	-	-
PREPAID ITEMS	2,694	-	-	2,694
<b>TOTAL ASSETS</b>	<b>\$ 31,382</b>	<b>\$ 1,501,372</b>	<b>\$ 1,359,160</b>	<b>\$ 2,891,915</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$ 4,540	\$ -	\$ -	\$ 4,540
DUE TO OTHER FUNDS	-	-	-	-
ACCRUED EXPENSES	-	-	-	-
DEFERRED REVENUE ON-ROLL	-	-	-	-
<b>OTHER LIABILITIES:</b>				
DUE TO GF	-	-	-	-
DEFERRED REV. ON ROLL	-	-	-	-
DEFERRED REV. OFF ROLL	-	-	-	-
<b>FUND BALANCE:</b>				
NON SPENDABLE	-	-	-	-
UNASSIGNED	347	1,975,656	-	1,976,003
NET CHANGE IN FUND BALANCE	26,496	(474,283)	1,359,160	911,372
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 31,382</b>	<b>\$ 1,501,372</b>	<b>\$ 1,359,160</b>	<b>\$ 2,891,915</b>

**Mirada II CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2021 through June 30, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Budget Year-to-Date</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>REVENUE</b>				
GENERAL FUND REVENUE	\$ 392,909	\$ 392,909	\$ 125,366	\$ (267,542)
INTEREST	-	-	27	27
MISCELLANEOUS	-	-	167	167
<b>TOTAL REVENUE</b>	<b>\$ 392,909</b>	<b>\$ 392,909</b>	<b>\$ 125,560</b>	<b>\$ (267,349)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	\$ 7,200	5,400	\$ 1,200	\$ 4,200
PAYROLL TAXES	551	413	92	321
PAYROLL PROCESSING	513	385	100	285
MANAGEMENT CONSULTING SERVICES	21,000	15,750	14,097	1,653
CONSTRUCTION ACCOUNTING SERVICES	9,000	6,750	6,000	750
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	27,000	21,000	6,000
ADMINISTRATIVE SERVICES	875	656	657	(0)
BANK FEES	300	225	-	225
MISCELLANEOUS	-	-	153	(153)
AUDITING SERVICES	3,200	2,400	-	2,400
TRAVEL PER DIEM	-	-	-	-
INSURANCE	5,500	4,813	5,381	(568)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	142	1,358
ENGINEERING SERVICES	4,000	4,000	16,244	(12,244)
LEGAL SERVICES	7,500	7,500	8,779	(1,279)
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-
WEBSITE HOSTING	2,265	2,265	1,848	417
ADMINISTRATIVE CONTINGENCY	15,000	11,250	194	11,057
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>115,079</b>	<b>90,482</b>	<b>76,059</b>	<b>14,423</b>
<b>DEBT ADMINISTRATIVE:</b>				
DISSEMINATION AGENT	1,000	1,000	5,000	(4,000)
TRUSTEE FEES	8,080	6,060	1,347	4,713
ARBITRAGE	750	750	-	750
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,830</b>	<b>7,810</b>	<b>6,347</b>	<b>1,463</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				
COMPREHENSIVE FIELD TECH SERVICES	15,000	11,250	9,408	1,842
STREETPOLE LIGHTING	150,000	112,500	-	112,500
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-
WATER	-	-	-	-
LANDSCAPING MAINTNANCE & REPLINISHMENT	-	-	-	-
IRRIGATION MAINTENANCE	-	-	-	-
RUST CONTROL	-	-	-	-
ENVIRONMENTAL MITIGATION & MAINTENANCE	-	-	-	-
POND MAINTENANCE	-	-	-	-

**Mirada II CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2021 through June 30, 2022**

	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Budget Year-to-Date</b>	<b>FY 2022 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
RETENTION POND MOWING	-	-	-	-
STORMWATER DRAIN & MAINTENANCE	-	-	-	-
NPDES MONITORING	-	-	-	-
STREET SWEEP	-	-	-	-
AMENITY MANAGEMENT	3,000	2,250	3,750	(1,500)
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	75,000	3,500	71,500
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>268,000</b>	<b>201,000</b>	<b>16,658</b>	<b>184,342</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 392,909</b>	<b>\$ 299,292</b>	<b>\$ 99,064</b>	<b>\$ 200,228</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>93,616</b>	<b>26,496</b>	<b>(67,120)</b>
FUND BALANCE - BEGINNING	347	347	347	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 347</b>	<b>\$ 93,963</b>	<b>\$ 26,843</b>	<b>\$ (67,120)</b>

# **EXHIBIT 9**

# **EXHIBIT 10**



1 **MINUTES OF MEETING**

2 **MIRADA II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada II Community Development  
5 District was held on Tuesday, May 3, 2022 at 6:00 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	Doug Draper	Board Supervisor, Assistant Secretary

14  
15 Also present were:

16	Patricia Comings-Thibault	BREEZE, District Manager
17	Tom O’Grady	BREEZE Associate District Manager

18 *The following is a summary of the discussions and actions taken at the May 3, 2022 Mirada II CDD Board*  
19 *of Supervisors Regular Meeting.*

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

22 There being none, the next item followed.

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

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

25 A. Exhibit 1: Service Agreement Amendment – Innovative Employer Solutions, Inc

26 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
27 the Service Agreement Amendment – Innovative Employer Solutions, Inc for the Mirada II  
28 Community Development District.

29 B. Exhibit 2: Amortization Recalculation Agreement Mirada II CDD

30 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
31 the Amortization Recalculation Agreement Mirada II CDD for the Mirada II Community Development  
32 District.

33 C. Declaration of Consent (**Doc. #106698/2**)

34 D. Agreement to Convey or Dedicate (Doc. #106701/2)

35 E. Collateral Assignment (Doc. #106712/2)

36 F. Funding and Completion Agreement (Doc. #106713/2)

37 G. True-Up Agreement (Doc. #106715/2)

38 H. Notice of Lien and Disclosure of Public Finance (Doc. #106717/2)

39 I. Opinion Letter (**Doc. #106718**)

40 **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 – Supervisors Requests**

There being none, the next item followed.

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

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 Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Zephyr Lakes 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 11**

1 **MINUTES OF MEETING**

2 **MIRADA II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada II Community Development  
5 District was held on Tuesday, June 7, 2022 at 6:00 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 June 7, 2022 Mirada II 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 2022-09 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 2022-09 Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)**  
25 for the Mirada II Community Development District.

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

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

- 29 A. Exhibit 2: Ratification of Contracts

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

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

34 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

35 There being none, the next item followed.

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

38           There being none, the next item followed.

39   **EIGHTH ORDER OF BUSINESS – Adjournment**

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

42   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned  
43 the meeting for the Mirada II Community Development District.

44   *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
45 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
46 *including the testimony and evidence upon which such appeal is to be based.*

47   **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
48 **meeting held on \_\_\_\_\_.**

49

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

50

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

51   **Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

## **EXHIBIT 12**

## **RATIFICATION OF CONTRACTS**

<b>SC-000467 CO#2</b>	Ripa & Associates – Mirada Parcel 3 Fuel Increase April	<b>\$10,875.91</b>
<b>SC-000819</b>	Clearview – Mirada Blvd. 4, Parcel 1,7 & 8	<b>\$7,500.00</b>