

Mirada
Community Development District

May 12, 2017

Mirada

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

May 4, 2017

Board of Supervisors Mirada Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Mirada Community Development District** will be held on **March 10, 2017 at 2:00 p.m. at Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Approval of the Minutes of the March 10, 2017 Meeting
3. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-02** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2017-03** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Number of Registered Voters in the District - **6**
 - 2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule and Landowners Election on November 3, 2017 (*time will change from originally presented to reflect adopted meeting schedule*)
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
5. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

Enclosed for your review is a copy of the minutes of the March 10, 2017 meeting.

The third order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-02** Annual Appropriation Resolution, and **Resolution #2017-03** Levy of Non Ad Valorem Assessments are enclosed for your review.

The fourth order of business is staff reports. Enclosed under the manager's report are copies of the following: a letter from the Lee County Supervisor of Elections office indicating there are currently 6 registered voters in the district, the proposed fiscal year 2018 meeting schedule, and the financial disclosure report from the Commission on Ethics, reminding Supervisors to file their annual forms.

The financials are also enclosed for your review and approval. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting, and in the meantime if you have any questions, please contact me.

Sincerely,



Paul Winkeljohn
Manager

CC: Dennis Lyles Carl Barraco Stephen Sanford Jon Kessler Charles Mann

**MINUTES OF MEETING
MIRADA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Mirada Community Development District held on March 10, 2017 at 11:00 a.m. at 10481 Six Mile Cypress Parkway, Ft. Myers, Florida.

Present and constituting a quorum were:

Russ Smith	Chairman
Dalton Drake	Vice Chairman
Alex Hinebaugh	Assistant Secretary
Joan Campagna	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Gerry Knight	District Counsel (by phone)
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of January 13, 2017 Meeting

Mr. Winkeljohn: The January 13th minutes have been circulated. Any corrections? If not, a motion to approve them.

On MOTION by Mr. Drake seconded by Ms. Campagna with all in favor the Minutes of the January 13, 2017 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2017-01 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Mr. Winkeljohn: The main purpose we are here today is to start our budget cycle. Resolution #2017-01 approves the proposed fiscal year 2018 budget, sets the public

hearing, and sets the ceiling on what our assessment is going to be. I don't have any information that suggests that we should change the assessment level so unless anyone else does we can keep it the same. There is a 60 day requirement to adopt that could put us ideally at our May meeting, which is May 12th. We would need to set it for 2:00 p.m. if that works for everyone.

On MOTION by Mr. Drake seconded by Mr. Hinebaugh with all in favor Resolution #2017-01 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on May 12, 2017 at 2:00 p.m. at Lennar Homes at 10481 Six Mile Cypress Parkway, Ft. Myers, Florida.

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter and Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016

Mr. Winkeljohn: Another annual activity is the audit so we have the engagement letter and the addendum to the engagement letter. We authorize this on an annual basis and we would just need to ratify it.

On MOTION by Ms. Campagna seconded by Mr. Drake with all in favor the engagement letter and the addendum to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016 were approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the Landowners Election - November 3, 2017

Mr. Winkeljohn: The last item is for informational purposes. I know you are all pros and know what a landowners election is, but the statutes require that we show you the sample agenda and other documents. If you have any questions we can answer those.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

There not being any report, the next item followed.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Under Financial Reports we have the check run summary and we also have the balance sheet and income statement for your approval. If there are any questions on those, we can take those now. If not, a motion approving them.

On MOTION by Mr. Hinebaugh seconded by Ms. Campagna with all in favor the Check Run Summary and the Balance Sheet and Income Statement were approved.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: And if there is nothing further, a motion to adjourn the meeting.

On MOTION by Mr. Drake seconded by Ms. Campagna with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2017***

***Mirada Community
Development District***

May 12, 2017



Mirada
Community Development District

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Mirada

Community Development District

General Fund

Description	FY2017 Adopted Budget	Actual thru 3/31/2017	Projected Next 6 Months	Total Projected at 9/30/2017	FY2018 Proposed Budget
Revenues					
Maintenance Assessments- Tax Roll	\$51,644	\$52,212	\$528	\$52,740	\$51,644
Maintenance Assessments- Direct	\$15,890	\$9,669	\$6,221	\$15,890	\$15,890
Carryforward Surplus	\$0	\$0	\$0	\$0	\$16,047
Total Revenues	\$67,534	\$61,881	\$6,750	\$68,630	\$83,581
Expenditures					
<i>Administrative</i>					
Engineering	\$2,500	\$1,195	\$1,310	\$2,505	\$2,500
Attorneys Fees	\$10,000	\$3,955	\$5,891	\$9,846	\$10,000
Dissemination	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500
Audit Fees	\$3,500	\$0	\$3,200	\$3,200	\$3,300
Trustee Fees	\$4,500	\$1,500	\$3,000	\$4,500	\$4,500
Management Fees	\$22,000	\$11,000	\$11,000	\$22,000	\$22,000
Telephone	\$50	\$3	\$27	\$30	\$50
Postage	\$150	\$86	\$64	\$150	\$150
Insurance	\$5,794	\$5,100	\$0	\$5,100	\$5,610
Printing & Binding	\$500	\$67	\$151	\$218	\$500
Legal Advertising	\$2,400	\$384	\$750	\$1,134	\$2,400
Other Current Charges	\$400	\$274	\$151	\$425	\$400
Office Supplies	\$100	\$18	\$83	\$100	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingency	\$200	\$0	\$200	\$200	\$200
1st Quarter Operating	\$12,265	\$0	\$0	\$0	\$28,696
Website Compliance	\$500	\$250	\$250	\$500	\$500
Administrative Expenditures	\$67,534	\$25,257	\$27,326	\$52,583	\$83,581
Ending Fund Balance	\$0	\$36,624	(\$20,576)	\$16,047	\$0

	FY 2017	FY 2018
Gross Assesment	\$71,845	\$71,845
Plus Collections&Discounts (6%)	\$4,311	\$4,311
Net Assesment	\$67,534	\$67,534
No. of Units	136	136
Net Per Unit Assessment	\$496.58	\$496.58
Gross Per Unit Assessment	\$528.27	\$528.27

Mirada
Community Development District
GENERAL FUND BUDGET

REVENUES:

Maintenance Assessments

The District will levy a Maintenance Assessment on all assessable property within the District.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Audit Fees

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2016 which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District will bind General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Mirada
Community Development District
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Contingency

Unscheduled expenses incurred throughout the year.

1st Quarter Operating

These funds are the first quarter of the following fiscal year of expenses the District will incur before assessments are collected.

Website Compliance

Per Section 189.069 F.S, all District must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Mirada
Community Development District

Debt Service Fund
Series 2016 Special Assessment Bonds

Description	Adopted Budget FY2017	Actual Thru 3/31/2017	Projected Next 6 Months	Total Projected 9/30/2017	Proposed Budget FY2018
Revenues					
Special Assessments - Tax Roll	\$99,297	\$100,389	\$1,016	\$101,405	\$99,297
Special Assessments - Direct	\$30,553	\$0	\$30,553	\$30,553	\$30,553
Interest Income	\$0	\$171	\$100	\$271	\$200
Carry Forward Surplus ⁽¹⁾	\$56,447	\$56,514	\$0	\$56,514	\$50,147
TOTAL REVENUES	\$186,297	\$157,074	\$31,669	\$188,743	\$180,197
Expenditures					
<i>Series 2016</i>					
Interest - 11/01	\$56,445	\$56,445	\$0	\$56,445	\$47,523
Interest - 05/01	\$48,152	\$0	\$48,152	\$48,152	\$47,523
Principal - 05/01	\$34,000	\$0	\$34,000	\$34,000	\$35,000
TOTAL EXPENDITURES	\$138,596	\$56,445	\$82,152	\$138,596	\$130,046
EXCESS REVENUES (EXPENDITURES)	\$47,701	\$100,630	(\$50,483)	\$50,147	\$50,151

11/18 Interest Total \$46,875

	No. of Units	Assessment Per Unit Amount	Total
Net Assessment	136	\$954.78	\$129,850.08
Plus Collections & Discounts 6%			\$8,288.30
Gross Assessment*	136	\$1,015.72	\$138,138.38

*Annual assessment when collected on Lee County tax bill

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Mirada
Community Development District

Amortization Schedule
Series 2016, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$ 2,050,000	\$ -	\$ 56,444.55	\$ 56,444.55
05/01/17	\$ 2,050,000	\$ 34,000.00	\$ 48,151.75	\$ -
11/01/17	\$ 2,016,000	\$ -	\$ 47,522.75	\$ 129,674.50
05/01/18	\$ 2,016,000	\$ 35,000.00	\$ 47,522.75	\$ -
11/01/18	\$ 1,981,000	\$ -	\$ 46,875.25	\$ 129,398.00
05/01/19	\$ 1,981,000	\$ 36,000.00	\$ 46,875.25	\$ -
11/01/19	\$ 1,945,000	\$ -	\$ 46,209.25	\$ 129,084.50
05/01/20	\$ 1,945,000	\$ 38,000.00	\$ 46,209.25	\$ -
11/01/20	\$ 1,907,000	\$ -	\$ 45,506.25	\$ 129,715.50
05/01/21	\$ 1,907,000	\$ 39,000.00	\$ 45,506.25	\$ -
11/01/21	\$ 1,868,000	\$ -	\$ 44,784.75	\$ 129,291.00
05/01/22	\$ 1,868,000	\$ 41,000.00	\$ 44,784.75	\$ -
11/01/22	\$ 1,827,000	\$ -	\$ 44,026.25	\$ 129,811.00
05/01/23	\$ 1,827,000	\$ 42,000.00	\$ 44,026.25	\$ -
11/01/23	\$ 1,785,000	\$ -	\$ 43,107.50	\$ 129,133.75
05/01/24	\$ 1,785,000	\$ 44,000.00	\$ 43,107.50	\$ -
11/01/24	\$ 1,741,000	\$ -	\$ 42,145.00	\$ 129,252.50
05/01/25	\$ 1,741,000	\$ 46,000.00	\$ 42,145.00	\$ -
11/01/25	\$ 1,695,000	\$ -	\$ 41,138.75	\$ 129,283.75
05/01/26	\$ 1,695,000	\$ 48,000.00	\$ 41,138.75	\$ -
11/01/26	\$ 1,647,000	\$ -	\$ 40,088.75	\$ 129,227.50
05/01/27	\$ 1,647,000	\$ 50,000.00	\$ 40,088.75	\$ -
11/01/27	\$ 1,597,000	\$ -	\$ 38,995.00	\$ 129,083.75
05/01/28	\$ 1,597,000	\$ 53,000.00	\$ 38,995.00	\$ -
11/01/28	\$ 1,544,000	\$ -	\$ 37,736.25	\$ 129,731.25
05/01/29	\$ 1,544,000	\$ 55,000.00	\$ 37,736.25	\$ -
11/01/29	\$ 1,489,000	\$ -	\$ 36,430.00	\$ 129,166.25
05/01/30	\$ 1,489,000	\$ 58,000.00	\$ 36,430.00	\$ -
11/01/30	\$ 1,431,000	\$ -	\$ 35,052.50	\$ 129,482.50
05/01/31	\$ 1,431,000	\$ 61,000.00	\$ 35,052.50	\$ -
11/01/31	\$ 1,370,000	\$ -	\$ 33,603.75	\$ 129,656.25
05/01/32	\$ 1,370,000	\$ 64,000.00	\$ 33,603.75	\$ -
11/01/32	\$ 1,306,000	\$ -	\$ 32,083.75	\$ 129,687.50
05/01/33	\$ 1,306,000	\$ 67,000.00	\$ 32,083.75	\$ -
11/01/33	\$ 1,239,000	\$ -	\$ 30,492.50	\$ 129,576.25
05/01/34	\$ 1,239,000	\$ 70,000.00	\$ 30,492.50	\$ -
11/01/34	\$ 1,169,000	\$ -	\$ 28,830.00	\$ 129,322.50
05/01/35	\$ 1,169,000	\$ 73,000.00	\$ 28,830.00	\$ -
11/01/35	\$ 1,096,000	\$ -	\$ 27,096.25	\$ 128,926.25
05/01/36	\$ 1,096,000	\$ 77,000.00	\$ 27,096.25	\$ -
11/01/36	\$ 1,019,000	\$ -	\$ 25,267.50	\$ 129,363.75
05/01/37	\$ 1,019,000	\$ 81,000.00	\$ 25,267.50	\$ -
11/01/37	\$ 938,000	\$ -	\$ 23,343.75	\$ 129,611.25
05/01/38	\$ 938,000	\$ 85,000.00	\$ 23,343.75	\$ -
11/01/38	\$ 853,000	\$ -	\$ 21,325.00	\$ 129,668.75
05/01/39	\$ 853,000	\$ 89,000.00	\$ 21,325.00	\$ -
11/01/39	\$ 764,000	\$ -	\$ 19,100.00	\$ 129,425.00
05/01/40	\$ 764,000	\$ 94,000.00	\$ 19,100.00	\$ -
11/01/40	\$ 670,000	\$ -	\$ 16,750.00	\$ 129,850.00
05/01/41	\$ 670,000	\$ 98,000.00	\$ 16,750.00	\$ -
11/01/41	\$ 572,000	\$ -	\$ 14,300.00	\$ 129,050.00
05/01/42	\$ 572,000	\$ 103,000.00	\$ 14,300.00	\$ -
11/01/42	\$ 469,000	\$ -	\$ 11,725.00	\$ 129,025.00
05/01/43	\$ 469,000	\$ 109,000.00	\$ 11,725.00	\$ -
11/01/43	\$ 360,000	\$ -	\$ 9,000.00	\$ 129,725.00
05/01/44	\$ 360,000	\$ 114,000.00	\$ 9,000.00	\$ -
11/01/44	\$ 246,000	\$ -	\$ 6,150.00	\$ 129,150.00
05/01/45	\$ 246,000	\$ 120,000.00	\$ 6,150.00	\$ -
11/01/45	\$ 126,000	\$ -	\$ 3,150.00	\$ 129,300.00
05/01/46	\$ 126,000	\$ 126,000.00	\$ 3,150.00	\$ 129,150.00
Total		\$ 2,050,000	\$ 1,888,267.80	\$ 3,938,267.80

⁽¹⁾ Please note that the Series 2016 Special Assessment Revenue Bonds has 4 maturities.

RESOLUTION 2017-02

A RESOLUTION OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on March 10, 2017, the Board set May 12, 2017 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project 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; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIRADA COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is 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 the fiscal year 2017 and/or revised projections for fiscal year 2018.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Mirada Community Development District** for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on **May 12, 2017.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Mirada Community Development District**, for the fiscal year beginning October 1, 2017, and ending September 30, 2018 the sum of \$ 213,627 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	<u>\$ 83,581</u>
Total Debt Service	<u>\$ 130,046</u>
Total All Funds	<u><u>\$ 213,627</u></u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **12th day of May, 2017.**

Mirada Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2017-03

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2018

WHEREAS, certain improvements exist within the **Mirada Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Mirada Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2018, will amount to \$ 70,830.44; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT OF LEE COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in Lee County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the Lee County **Property Appraiser**, to be extended on the Lee County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as Lee County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit "A", are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep appraised of all updates made to the Lee County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Lee County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 12th day of May, 2017, by the Board of Supervisors of the **Mirada Community Development District, Lee County, Florida.**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

STRAP	LegalDescription	Units	Tax Roll O&M Assessment	Direct O&M Assessment	Tax Roll Debt Assessment	Direct Debt Assessment
33-45-24-L4-25000.1010	MIRADA AS DESC IN INST# 2016000041909 LOT 101	1	\$528.27		\$1,015.72	
33-45-24-L4-25000.1020	MIRADA AS DESC IN INST# 2016000041909 LOT 102	1	\$528.27		\$1,015.72	
33-45-24-L4-25000.1030	MIRADA AS DESC IN INST# 2016000041909 LOT 103	1	\$528.27		\$1,015.72	
33-45-24-L4-25000.1040	MIRADA AS DESC IN INST# 2016000041909 LOT 104	1	\$528.27		\$1,015.72	
Totals		136	\$54,940.08	\$15,890.36	\$105,634.88	\$30,552.86

GOVERNMENTAL MANAGEMENT SERVICES

5385 N. Nob Hill Rd.
Sunrise FL 33351

Lee County – Community Development Districts
FLORIDA

04/15/2017

2017 PRECINCT	NAME OF CDD	# REG VOTERS
49	Bonita Village	10
122	Copper Oaks	390
20	Mirada	6
9	Portofino Cove	57
70	Portofino Springs	131
121	Portofino Vineyards	0
9	Treeline Preserve	0
58	Verona	0

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Jennifer McConnell jmcconnell@gmssf.com Phone: 954-721-8681 x203

NOTICE OF MEETING DATES
MIRADA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mirada Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 2:00 PM at the offices of Lennar Homes at 10481 Six Mile Cypress Parkway, Fort Myers, FL 33966, on the second Friday of each month as follows:

October 13, 2017
November 3, 2017 Exception (Landowners Meeting)
December 08, 2017
January 12, 2018
February 09, 2018
March 09, 2018
April 13, 2018
May 11, 2018
June 08, 2018
July 13, 2018
August 10, 2018
September 14, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Paul Winkeljohn at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Paul Winkeljohn
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of Judges and Judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State website](#) before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Mirada Community Development District - Board of Supervisors" returned the following results:

Coordinator: **Narrow results to a particular subgroup:**

- Rich Hans
 - [All Suborganizations](#)
 - [Board of Supervisors](#)
- Governmental Management Services
 - [Employees](#)

5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmsf.com

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
265568	2016	Campagna, Joan	<ul style="list-style-type: none"> • Mirada Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
245028	2016	Drake, Dalton	<ul style="list-style-type: none"> • Mirada Community Development District-Board of Supervisors • Beach Road Golf Estates Community Development District-Board of Supervisors • Bonita Landing Community Development District-Board of Supervisors • Lee County-Conservation Land Acquisition & Stewardship Advisory Committee • Palermo Community Development District-Board of Supervisors • Wentworth Estates Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
234741	2016	Gabor, Stephen	<ul style="list-style-type: none"> • Mirada Community Development District-Board of Supervisors • Beach Road Golf Estates Community Development District-Board of Supervisors • Palermo Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
254717	2016	Hinebaugh, Alex	<ul style="list-style-type: none"> • Mirada Community Development District-Board of Supervisors • Beach Road Golf Estates Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
98361	2016	Smith, Russell	<ul style="list-style-type: none"> • Mirada Community Development District-Board of Supervisors • Beach Road Golf Estates Community Development District-Board of Supervisors • Bonita Landing Community Development District-Board of Supervisors • Palermo Community Development District-Board of Supervisors • Wentworth Estates Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Mirada
Community Development District

Check Run Summary

May 12, 2017

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
03/06/17	225 ⁽¹⁾	(\$1,060.80)
03/16/17	226-229	\$6,084.76
03/21/17	230-231	\$1,185.00
04/18/17	232-234	\$2,702.17
04/24/17	235	\$13,533.03
Total		<u><u>\$22,444.16</u></u>

⁽¹⁾ Check #225 was voided on March 6th, 2017.

*** CHECK DATES 02/23/2017 - 05/03/2017 ***

MIRADA - GENERAL FUND
BANK A MIRADA - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/17	00009	1/31/17	1394440	201701	310	51300	31500		SERVICE THRU 01/31/2017	V	1,060.80		
									BILLING, COCHRAN, LYLES, MAURO &			1,060.80	000225
3/16/17	00020	3/09/17	54180	201703	310	51300	32300		TRUSTEE FEES	*	1,500.00		
									CORPORATE TRUST OPERATIONS			1,500.00	000226
3/16/17	00006	3/01/17	110	201703	310	51300	34000		MAR 17-MGMT FEES	*	1,833.33		
		3/01/17	110	201703	310	51300	31300		MAR 17-DISSEMINATION SVCS	*	208.33		
		3/01/17	110	201703	310	51300	35101		MAR 17-WEBSITE ADMIN	*	41.67		
		3/01/17	110	201703	310	51300	42000		MAR 17-POSTAGE	*	7.17		
		3/01/17	110	201703	310	51300	42500		MAR 17-COPIES	*	1.65		
									GMS-SO FLORIDA, LLC			2,092.15	000227
3/16/17	00018	3/16/17	03162017	201703	300	20700	10100		TXFER OF TAX RCPTS	*	1,990.81		
									MIRADA CDD			1,990.81	000228
3/16/17	00005	4/19/17	1995418	201704	310	51300	48000		NOTICE OF PUBLIC HEARING	*	501.80		
									THE NEWS-PRESS MEDIA GROUP			501.80	000229
3/21/17	00007	3/13/17	17248	201702	310	51300	31100		ENGINEERING SERVICES	*	685.00		
									BARRACO AND ASSOCIATES, INC.			685.00	000230
3/21/17	00009	2/28/17	140025	201702	310	51300	31500		FEB 17-GENERAL COUNSEL	*	500.00		
									BILLING, COCHRAN, LYLES, MAURO &			500.00	000231
4/18/17	00009	3/31/17	140667	201703	310	51300	31500		SERVICE THRU 03/31/2017	*	503.70		
									BILLING, COCHRAN, LYLES, MAURO &			503.70	000232
4/18/17	00002	3/28/17	5-752-04	201703	310	51300	42000		DELIVERIES THRU 03/28/17	*	17.58		
									FEDEX			17.58	000233
4/18/17	00006	4/03/17	111	201704	310	51300	34000		APR 17-MGMT FEES	*	1,833.33		

MIRA MIRADA MDELGADO

*** CHECK DATES 02/23/2017 - 05/03/2017 ***

MIRADA - GENERAL FUND
BANK A MIRADA - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/17	111	111	201704 310-51300-31300	APR 17					DISSEMINATION SVCS	*	208.33		
4/03/17	111	111	201704 310-51300-35101	APR 17					WEBSITE ADMIN	*	41.67		
4/03/17	111	111	201704 310-51300-51000	APR 17					OFFICE SUPPLIES	*	17.50		
4/03/17	111	111	201704 310-51300-42000	APR 17					POSTAGE	*	5.48		
4/03/17	111	111	201704 310-51300-42500	APR 17					COPIES	*	68.40		
4/03/17	111	111	201704 310-51300-41000	APR 17					TELEPHONE	*	6.18		
GMS-SO FLORIDA, LLC											2,180.89	000234	
4/24/17	00018	4/24/17	ASSESMEN 201704 300-20700-10100						DIRECT ASSESSMENT	*	13,533.03		
MIRADA CDD											13,533.03	000235	
TOTAL FOR BANK A											22,444.16		
TOTAL FOR REGISTER											22,444.16		

MIRA MIRADA MDELGADO

Mirada
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year Ending September 30, 2017

\$ 54,940.08 \$ 105,634.88 \$ 160,574.96
ASSESSED THROUGH COUNTY
34.21% 65.79% 100.00%
36300.10000 021.36300.10000
O&M Portion DSF Portion Total

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
12/16/2016	11/16/16-11/30/16	\$3,087.98	\$123.52	\$145.60	\$0.00	\$2,818.86	\$964.46	\$1,854.40	\$2,818.86
12/31/2016	12/01/16-12/15/16	\$152,855.01	\$6,098.80	\$0.00	\$0.00	\$146,756.21	\$50,212.05	\$96,544.16	\$146,756.21
1/17/2017	12/16/16-12/31/16	\$1,543.99	\$46.32	\$0.00	\$0.00	\$1,497.67	\$512.42	\$985.25	\$1,497.67
3/15/2017	02/01/17-02/28/17	\$1,543.99	\$15.44	\$0.00	\$0.00	\$1,528.55	\$522.99	\$1,005.56	\$1,528.55
TOTAL		\$159,030.97	\$6,284.08	\$145.60	\$0.00	\$152,601.29	\$52,211.92	\$100,389.37	\$152,601.29

99%

Assessed on Roll:

\$1,543.99

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$54,940.08	34.2146%	\$52,211.92	(\$52,211.92)	\$0.00
DEBT SERVICE	\$105,634.88	65.7854%	\$100,389.37	(\$100,389.37)	(\$0.00) 001.300.20700.10100 V#18
TOTAL	\$160,574.96	100.00%	\$152,601.29	(\$152,601.29)	(\$0.00)

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/19/2016	210	\$1,854.40
1/3/2017	214	\$96,544.16
3/16/2017	228	\$1,990.81
TOTAL		\$100,389.37
Amount due:		(\$0.00)

Mirada
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
 March 31, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$44,032	---	---	\$44,032
Series 2016				
Investment - Reserve	---	\$65,101	---	\$65,101
Investment - Revenue	---	\$100,454	---	\$100,454
Investment - Construction	---	---	\$519,228	\$519,228
TOTAL ASSETS	<u>\$44,032</u>	<u>\$165,555</u>	<u>\$519,228</u>	<u>\$728,815</u>
LIABILITIES:				
Accounts Payable	\$19	---	---	\$19
TOTAL LIABILITIES	<u>\$19</u>	<u>\$0</u>	<u>\$0</u>	<u>\$19</u>
FUND BALANCES:				
Restricted:				
Debt Service	---	\$165,555	---	\$165,555
Capital Projects	---	---	\$519,228	\$519,228
Unassigned:	\$44,013	---	---	\$44,013
TOTAL FUND BALANCES	<u>\$44,013</u>	<u>\$165,555</u>	<u>\$519,228</u>	<u>\$728,796</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$44,032</u>	<u>\$165,555</u>	<u>\$519,228</u>	<u>\$728,815</u>

Mirada
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended March 31, 2017

	Adopted Budget	Prorated Budget Thru 03/31/17	Actual Thru 03/31/17	Variance
REVENUES:				
Special Assessments	\$51,644	\$51,644	\$52,212	\$568
Direct Assessments	\$15,890	\$9,669	\$9,669	\$0
TOTAL REVENUES	\$67,534	\$61,313	\$61,881	\$568
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering Fees	\$2,500	\$1,250	\$1,195	\$55
Attorney Fees	\$10,000	\$5,000	\$3,955	\$1,045
Dissemination	\$2,500	\$1,250	\$1,250	\$0
Audit Fees	\$3,500	\$1,750	\$0	\$1,750
Trustee Fees	\$4,500	\$2,250	\$1,500	\$750
Management Fees	\$22,000	\$11,000	\$11,000	\$0
Telephone	\$50	\$25	\$3	\$22
Postage	\$150	\$75	\$86	(\$11)
Insurance	\$5,794	\$5,794	\$5,100	\$694
Printing & Binding	\$500	\$250	\$67	\$183
Legal Advertising	\$2,400	\$1,200	\$384	\$816
Other Current Charges	\$400	\$200	\$274	(\$74)
Office Supplies	\$100	\$50	\$18	\$33
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Contingency	\$200	\$100	\$0	\$100
Operating Reserves	\$12,265	\$6,133	\$0	\$6,133
Website Compliance	\$500	\$250	\$250	\$0
TOTAL EXPENDITURES	\$67,534	\$36,752	\$25,257	\$11,495
EXCESS REVENUES/(EXPENDITURES)	\$0		\$36,624	
Fund Balance - Beginning	\$0		\$7,389	
Fund Balance - Ending	<u>\$0</u>		<u>\$44,013</u>	

Mirada

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2017

	ADOPTED BUDGET	PRORATED Thru 03/31/17	ACTUAL Thru 03/31/17	VARIANCE
REVENUES:				
Special Assessments	\$99,297	\$99,297	\$100,389	\$1,092
Direct Assessments	\$30,553	\$0	\$0	\$0
Interest Income	\$0	\$0	\$171	\$171
TOTAL REVENUES	\$129,850	\$99,297	\$100,561	\$1,264
EXPENDITURES:				
Interest Expense - 11/01	\$56,445	\$56,445	\$56,445	\$0
Interest Expense -05/01	\$48,152	\$0	\$0	\$0
Principal	\$34,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$138,596	\$56,445	\$56,445	\$0
EXCESS REVENUES (EXPENDITURES)	(\$8,746)		\$44,116	
FUND BALANCE - Beginning	\$56,447		\$121,439	
FUND BALANCE - Ending	\$47,701		\$165,555	

Mirada

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2017

	ADOPTED BUDGET	PRORATED Thru 03/31/17	ACTUAL Thru 03/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$862	\$862
TOTAL REVENUES	\$0	\$0	\$862	\$862
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$862	
FUND BALANCE - Beginning			\$518,366	
FUND BALANCE - Ending			\$519,228	

Mirada
Community Development District
Series 2016 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through March 31, 2017

Opening Balance in Construction Account	\$1,985,075.00
Source of Funds:	
Interest Earned	\$1,868.64
Developer Proceeds	\$0.00
Interfund Transfer In/(Out)	(\$1.27)
Use of Funds:	
Disbursements:	
Roadways Improvements	(\$609,769.12)
Stormwater Management	(\$627,965.65)
Water Distribution System	\$0.00
Streetlighting & Landscaping	\$0.00
Professional Fees	(\$18,107.17)
COI	(\$211,872.07)
Adjusted Balance in Construction Account at March 31, 2017	<u><u>\$519,228.36</u></u>

2. Funds Available For Construction at March 31, 2017

Book Balance of Construction Fund March 31, 2017	\$519,228.36
Construction Funds available at March 31, 2017	<u><u>\$519,228.36</u></u>

3. Investments - Regions Bank

March 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.43%		\$519,228.36	\$519,228.36

	\$0.00
Contracts Payable	
Balance at 03/31/2017	<u><u>\$519,228.36</u></u>