

Mirada
Community Development District

Proposed Budget
Fiscal Year 2026



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Mirada
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 1/31/25	Projected Next 8 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 67,534	\$ 66,638	\$ 2,262	\$ 68,900	\$ 67,534
Interest Income	1,000	540	1,079	1,619	1,000
TOTAL REVENUES	\$ 68,534	\$ 67,177	\$ 3,342	\$ 70,519	\$ 68,534
EXPENDITURES:					
General & Administrative:					
Engineering	\$ 9,000	\$ -	\$ 6,000	\$ 6,000	\$ 8,000
Attorney	8,000	2,109	4,218	6,328	8,000
Dissemination Agent	2,500	833	1,667	2,500	2,500
Annual Audit	4,500	-	4,600	4,600	4,800
Assessment Roll Administration	2,099	2,099	-	2,099	2,099
Trustee Fees	3,500	-	3,500	3,500	3,500
Management Fees	24,761	8,254	16,508	24,761	25,504
Website Maintenance	2,015	672	1,343	2,015	2,015
Postage and Delivery	150	7	100	107	150
Insurance General Liability	8,069	7,266	-	7,266	7,993
Printing and Binding	500	-	333	333	500
Legal Advertising	1,500	527	1,000	1,527	1,500
Other Current Charges	1,000	282	667	948	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating / Contingency	765	-	-	-	798
TOTAL GENERAL & ADMINISTRATIVE:	\$ 68,534	\$ 22,223	\$ 39,936	\$ 62,159	\$ 68,534
TOTAL EXPENDITURES	\$ 68,534	\$ 22,223	\$ 39,936	\$ 62,159	\$ 68,534
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 44,954	\$ (36,594)	\$ 8,360	\$ -

Mirada
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - On Roll

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - General & Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

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 unrated bond issues.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Trustee Fees

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

Management Fees

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the District as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

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Budget Narrative
Fiscal Year 2025

Expenditures - General & Administrative (Continued)

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

1st Quarter Operating/Contingency

These funds are the first quarter of the following fiscal year of expenses the District will incur before assessments are collected and/or unscheduled expenditures incurred throughout the year, as applicable.

Mirada
Community Development District
Proposed Budget
Debt Service Series 2016 Special Assessment Bonds

Description	Adopted Budget Fiscal Year 2025	Actuals Through 1/31/25	Projected Next 8 Months	Projected Through 9/30/25	Proposed Budget Fiscal Year 2026
REVENUES:					
Special Assessments - On Roll	\$ 129,850	\$ 128,126	\$ 4,350	\$ 132,476	\$ 129,850
Interest Income	-	2,308	1,050	3,358	-
Carry Forward Surplus ⁽¹⁾	80,826	-	-	80,826	86,370
TOTAL REVENUES	\$ 210,676	\$ 130,434	\$ 5,400	\$ 216,660	\$ 216,220
EXPENDITURES:					
Interest - 11/1	\$ 42,145	\$ 42,145	\$ -	\$ 42,145	\$ 41,139
Interest - 5/1	42,145	-	42,145	42,145	41,139
Principal - 5/1	46,000	-	46,000	46,000	48,000
TOTAL EXPENDITURES	\$ 130,290	\$ 42,145	\$ 88,145	\$ 130,290	\$ 130,278
EXCESS REVENUES (EXPENDITURES)	\$ 80,386	\$ 88,289	\$ (82,745)	\$ 86,370	\$ 85,942

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$40,088.75
	\$40,088.75
	\$40,088.75

Mirada
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest
05/01/25	\$1,741,000	4.375%	\$46,000	\$42,145.00
11/01/25	1,695,000	4.375%	-	41,138.75
05/01/26	1,695,000	4.375%	48,000	41,138.75
11/01/26	1,647,000	4.375%	-	40,088.75
05/01/27	1,647,000	4.375%	50,000	40,088.75
11/01/27	1,597,000	4.750%	-	38,995.00
05/01/28	1,597,000	4.750%	53,000	38,995.00
11/01/28	1,544,000	4.750%	-	37,736.25
05/01/29	1,544,000	4.750%	55,000	37,736.25
11/01/29	1,489,000	4.750%	-	36,430.00
05/01/30	1,489,000	4.750%	58,000	36,430.00
11/01/30	1,431,000	4.750%	-	35,052.50
05/01/31	1,431,000	4.750%	61,000	35,052.50
11/01/31	1,370,000	4.750%	-	33,603.75
05/01/32	1,370,000	4.750%	64,000	33,603.75
11/01/32	1,306,000	4.750%	-	32,083.75
05/01/33	1,306,000	4.750%	67,000	32,083.75
11/01/33	1,239,000	4.750%	-	30,492.50
05/01/34	1,239,000	4.750%	70,000	30,492.50
11/01/34	1,169,000	4.750%	-	28,830.00
05/01/35	1,169,000	4.750%	73,000	28,830.00
11/01/35	1,096,000	4.750%	-	27,096.25
05/01/36	1,096,000	4.750%	77,000	27,096.25
11/01/36	1,019,000	4.750%	-	25,267.50
05/01/37	1,019,000	4.750%	81,000	25,267.50
11/01/37	938,000	4.750%	-	23,343.75
05/01/38	938,000	4.750%	85,000	23,343.75
11/01/38	853,000	5.000%	-	21,325.00
05/01/39	853,000	5.000%	89,000	21,325.00
11/01/39	764,000	5.000%	-	19,100.00
05/01/40	764,000	5.000%	94,000	19,100.00
11/01/40	670,000	5.000%	-	16,750.00
05/01/41	670,000	5.000%	98,000	16,750.00
11/01/41	572,000	5.000%	-	14,300.00
05/01/42	572,000	5.000%	103,000	14,300.00
11/01/42	469,000	5.000%	-	11,725.00
05/01/43	469,000	5.000%	109,000	11,725.00
11/01/43	360,000	5.000%	-	9,000.00
05/01/44	360,000	5.000%	114,000	9,000.00
11/01/44	246,000	5.000%	-	6,150.00
05/01/45	246,000	5.000%	120,000	6,150.00
11/01/45	126,000	5.000%	-	3,150.00
05/01/46	126,000	5.000%	126,000	3,150.00
Total			\$1,741,000	\$1,147,608

Mirada
Community Development District
Non-Ad Valorem Assessments Comparison

Product	O&M Units	Bonds Units 2016	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			Fiscal Year 2026	Fiscal Year 2025	Increase/ (Decrease)	Fiscal Year 2026	Fiscal Year 2025	Increase/ (Decrease)	Fiscal Year 2026	Fiscal Year 2025	Increase/ (Decrease)
Single Family	136	136	\$528.27	\$528.27	\$0.00	\$1,015.72	\$1,015.72	\$0.00	\$1,543.99	\$1,543.99	\$0.00
Total Assessment Units	136	136									