



Mirada
Community Development District

<http://www.miradacdd.com>

David Westbrook, Chairman

Mary Ann Nielsen, Vice Chair

Carol Kerr, Assistant Secretary

Cindy Peter, Assistant Secretary

Cathy Miletta, Assistant Secretary

February 13, 2026



Mirada

Community Development District

Agenda

Seat 5: David Westbrook – (C.)	
Seat 2: Mary Ann Nielsen – (V.C.)	
Seat 3: Carol Kerr – (A.S.)	
Seat 4: Cindy L. Peter – (A.S.)	
Seat 1: Cathy Miletta – (A.S.)	

Friday
February 13, 2026
11:00 a.m.

Barraco and Associates, Inc.
2271 McGregor Blvd., Suite 100, Fort Myers, FL 33901
[Join the Meeting Now](#)
Meeting ID: 278 257 922 209 82 and Passcode: qs6fj96R
1 872-240-4685 and Phone Conference ID: 550 102 624#

1. Roll Call
2. Approval of the Minutes of the May 16, 2025 Meeting – **Page 3**
3. Consideration of **Resolution #2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 10**
4. Acceptance of Audit for Fiscal Year Ending in September 30, 2024 – **Page 19**
5. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 50**
6. Discussion of Procedures for the General Election – **Page 55**
7. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 57**
 - B. Engineer
 - C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 59**
8. Financial Reports
 - A. Approval of Check Run Summary – **Page 64**
 - B. Acceptance of Unaudited Financials – **Page 70**
9. Supervisors Requests and Audience Comments
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.miradacdd.com>

**MINUTES OF MEETING
MIRADA
COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Mirada Community Development District was held on Friday, May 16, 2025, at 11:00 a.m. at 2271 McGregor Blvd., Suite 100, Fort Myers, Florida.

Present and constituting a quorum were:

David Westbrook	Chairman
Mary Ann Nielsen	Vice Chairman
Cindy Peter	Assistant Secretary
Cathy Miletta	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel (by phone)
Wess Caine	District Engineer
Marylou Westbrook	Resident
Don Miletta	Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 14, 2025 Meeting**

Mr. Winkeljohn: The minutes from your March 14th meeting have been circulated, if those are in order a motion to approve is appreciated.

On MOTION by Ms. Nielsen seconded by Mr. Westbrook with all in favor, the Minutes of the March 14, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: And our big order of business as you all are familiar is our adoption of our 2026 budget and you all promised you'd be here today and you did it, so thank you very much, and a motion to open the public hearing is appreciated from anyone.

On MOTION by Ms. Nielsen seconded by Ms. Miletta with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-07 Annual Appropriation Resolution

Mr. Winkeljohn: So, we have opened the public hearing portion of today's meeting, there's a couple members of the public here today, do you have any comments about the proposed budget?

Ms. Westbrook: No.

Mr. Miletta: No.

Mr. Winkeljohn: Alright, very good, and there's no one on the phone for any comments so we can conclude the public comment portion of the meeting, and I'm pretty sure the Board members don't have a lot of discussion because it's the same budget that you've had for many years, the concepts have been well established of how we delegate most of the service elements, or all of them, the maintenance elements too, our HOA friends, and we have that relationship pretty ironed out, so I'm very confident that resolution #2025-07 with the previous and current and proposed assessment levels is acceptable and appropriate so a motion would be most welcomed.

On MOTION by Ms. Peter seconded by Ms. Miletta with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Resolution #2025-08 is the collection method for that assessment, a motion to approve would be welcomed.

On MOTION by Ms. Nielsen seconded by Mr. Westbrook with all in favor, Resolution #2025-08 levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And with the hard work over, a motion to close the public hearing.

On MOTION by Mr. Westbrook seconded by Ms. Miletta with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Winkeljohn: That brings us to staff reports, Ginger is on the phone with us, and go ahead Ginger, how are you?

A. Attorney

Ms. Wald: Good, hello everybody, good morning. I don't have anything specific for you today, next time we meet I will have the memo for the legislative session and we'll provide that to you and update you on all the new laws. Thank you.

Mr. Winkeljohn: Thank you for that.

B. Engineer

Mr. Winkeljohn: That moves us to engineer, and I know we have one little item, we've been working on for you all, Wes.

Mr. Caine: So, to be open and honest, Frank Savage had a family situation that he had to leave early for so I was not prepped for anything for this meeting, I am just here to stand in but, I can answer any questions or take anything back to Frank.

Mr. Winkeljohn: That's ok, I'll take the discussion, that's ok, I understand Frank has things he has to take care of. We do have a resident that our engineering firm was working with to verify that a proposed fence would or would not be allowable for the District meaning, the engineer could say no you can't maintain your lake or your property with this fence, or it will damage your property, or whatever the reasons are. In this case it wouldn't do any of that but, we always recommend an agreement with the property owner that should we need that space to access something it would be removed and replaced if they want to replace it

an their expense, and some other legal parameters that our law firm is exceptional at knowing and articulating in said agreement. Do you remember the name of the resident?

Mr. Westbrook: No, I was just trying to think of it.

Mr. Winkeljohn: Ok, so what I'm asking from the Board today is to authorize a draft agreement to be executed between the District and any resident that meets those expectations and standards that one, the engineer approves of it and that they execute a document that they know it's on their nickel, it's that's simple, and the engineer would draw the line like I described, they wouldn't approve anything that would make the property harder to maintain, more expensive to maintain, other than just simply there's a fence and we just have to go around it or remove it. Is there a motion to authorize that.

On MOTION by Mr. Westbrook seconded by Ms. Miletta with all in favor, authorizing staff to prepare a draft encroachment easement agreement to engage with any property owner that meets the expectations as stated on the record was approved.

Mr. Winkeljohn: And the resident in particular has met all the requirements if they're approved by the HOA then they would take the two agreements in essence and go to the city or the county and get a permit.

Mr. Miletta: They already surveyed it, and it's like when you're coming into our development, it's like the 4th or 5th house on the right hand side.

Mr. Winkeljohn: And this saves you all a lot of headache so if somebody does want this, the HOA channels it to us, we do the review as a courtesy.

Ms. Peter: At this point could the county reject it?

Mr. Winkeljohn: Yes, absolutely, they could say, no we don't want anything in the easement, forget it, and this doesn't give up the easements, it just simply allows the maximum use of someone's property but, it also let's them know they can or can't and if the person sells it, we usually record these and so it would go with the land, so the new owner would be held to the same requirements.

Ms. Wald: That is correct, it's recorded.

Mr. Miletta: The ARC was just waiting for this to go in.

Mr. Winkeljohn: I'm glad you said that, and we are blind to that, this Board is, we don't care what it looks like, that's somebody else's decision and if they reject it for that

reason, that's your standard to apply, we're apply it really as a utility basically, how it affects us and stuff. Alright, so Ginger we'll work with you on that and get that moving forward. No other engineering items?

Mr. Caine: No, none.

C. Manager

- 1) Number of Registered Voters in the District – 261**
- 2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: Under the manager's report, just to report to you verbally and in the record that we have 261 registered voters, which is why you're eligible to have your elections on the ballot with the county election process, so no change there. Your 2026 meeting schedule, it seems to work at this time and location, everything seems to continue to work so we've proposed next year's schedule to match that, and if there's a motion accepting that I'd appreciate it.

On MOTION by Mr. Westbrook seconded by Ms. Nielsen with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Mr. Winkeljohn: Just a reminder to you that this is Form 1 renewal season, and those of you who have already done it, which I think all of you have.

Ms. Miletta: I haven't done it.

Mr. Winkeljohn: Ok, well, not for this year but prior years, and it's an electronic process now, there's a portal, you should be getting an email shortly in the next 30 days or so from the Supervisor of Elections office, and in that email it says you can login and redo your form, and you can do it now if you want but, you will check the ethics training block this time that you've completed that and you'll do the same thing next year.

Ms. Nielsen: Does that have to be completed again this year, like you have to take the course every year?

Mr. Winkeljohn: Yes, every year for now but, we're hoping that they change their minds on that because a lot of legislation gets stuck in there and then they say, why did we do that but, for now, yes.

Ms. Nielsen: Ok.

Mr. Winkeljohn: And if you have any questions, I think I've worked with a few of you in the past to get through some of the weird questions but, it's pretty easy, in fact the paper form used to be more complicated, the online portal kind of guides you a little more firmly and so you don't have to be as creative.

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Your financials reports were distributed, there's nothing of interest or alarming, you're an administrative District so it's very routine, and I recommend approval by motion.

On MOTION by Ms. Nielsen seconded by Ms. Miletta with all in favor, the Check Run Summary and the Unaudited Financials were approved.

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

Mr. Winkeljohn: Are there any other comments, or Supervisor's requests?

Mr. Miletta: Yes, I have one. We just talked about the easement, I found that we have the same situation on the north and south side of our properties, as a matter of fact you guys were involved I think with Lennar re-grading the south side.

Mr. Winkeljohn: We found out that needed to be done and we observed it, yes.

Mr. Miletta: So, we're getting that T fixed and I went back there the other day, and the fences are right there, I mean that right-of-way, is there a setback in the back of the properties where that the ARC should realize, I mean by our rules it says the fence has to be on the property line, which they are all surveyed, I went back there and took pictures the other day but, I'm wondering why there's not a setback on that drainage line because this person just put a brand new fence in and now that corner will probably have to be removed for them to dig and fix that.

Mr. Winkeljohn: Right, to get to it, so typically yes, like any utility easement that a District has is 10' or so.

Mr. Miletta: Do we have a map of that for Mirada for that setback?

Mr. Winkeljohn: So, did you look on the Property Appraiser's website?

Mr. Miletta: No.

Mr. Winkeljohn: Do you have the address?

Mr. Miletta: No.

Mr. Winkeljohn: Ok, we can verify that, it's fairly easy.

Mr. Miletta: Ok.

Mr. Winkeljohn: You just shoot me the details and I'll get you an answer.

Mr. Miletta: Ok, alright, thank you.

Mr. Winkeljohn: Any other comments?

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: If not, a motion to adjourn would be welcomed.

On MOTION by Mr. Westbrook seconded by Ms. Nielsen with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR **2027** AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: 11:00 am
Place: offices of Barraco and Associates, Inc
Suite 100
Fort Myers, FL 33901

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Mirada
Community Development District

Proposed Budget
Fiscal Year 2027



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Mirada
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 12/31/25	Projected Next 9 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 67,534	\$ 64,062	\$ 3,472	\$ 67,534	\$ 67,534
Interest Income	1,000	393	1,178	1,571	1,000
TOTAL REVENUES	\$ 68,534	\$ 64,455	\$ 4,650	\$ 69,105	\$ 68,534
<u>EXPENDITURES:</u>					
<u>General & Administrative:</u>					
Engineering	\$ 8,000	\$ 743	\$ 6,000	\$ 6,743	\$ 7,500
Attorney	8,000	1,500	6,000	7,500	8,000
Dissemination Agent	2,500	625	1,875	2,500	2,500
Annual Audit	4,800	-	4,800	4,800	4,900
Assessment Roll Administration	2,099	2,099	-	2,099	2,099
Trustee Fees	3,500	-	3,500	3,500	3,500
Management Fees	25,504	6,376	19,128	25,504	27,034
Website Maintenance	2,015	504	1,511	2,015	2,015
Postage and Delivery	150	90	113	202	200
Insurance General Liability	8,674	7,702	-	7,702	8,211
Printing and Binding	500	-	375	375	400
Legal Advertising	1,500	-	1,000	1,000	1,000
Other Current Charges	1,000	345	750	1,095	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
1st Quarter Operating / Contingency	117	-	117	117	-
TOTAL GENERAL & ADMINISTRATIVE:	\$ 68,534	\$ 20,159	\$ 45,169	\$ 65,327	\$ 68,534
TOTAL EXPENDITURES	\$ 68,534	\$ 20,159	\$ 45,169	\$ 65,327	\$ 68,534
EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 44,296	\$ (40,518)	\$ 3,778	\$ -

Mirada

Community Development District

Budget Narrative

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.

Mirada
Community Development District
Budget Narrative

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 2026	Actuals Through 12/31/25	Projected Next 9 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - On Roll	\$ 129,850	\$ 123,174	\$ 6,676	\$ 129,850	\$ 129,850
Interest Income	-	1,525	600	2,125	-
Carry Forward Surplus ⁽¹⁾	89,105	-	-	89,783	91,481
TOTAL REVENUES	\$ 218,955	\$ 124,699	\$ 7,276	\$ 221,758	\$ 221,331
EXPENDITURES:					
Interest - 11/1	\$ 41,139	\$ 41,139	\$ -	\$ 41,139	\$ 40,089
Interest - 5/1	41,139	-	41,139	41,139	40,089
Principal - 5/1	48,000	-	48,000	48,000	50,000
TOTAL EXPENDITURES	\$ 130,278	\$ 41,139	\$ 89,139	\$ 130,278	\$ 130,178
EXCESS REVENUES (EXPENDITURES)	\$ 88,678	\$ 83,560	\$ (81,863)	\$ 91,481	\$ 91,153

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$38,995.00
	<u>\$38,995.00</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest
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			\$1,695,000	\$1,022,179

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 2027	Fiscal Year 2026	Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	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									

**MIRADA
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Mirada Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Mirada Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 28, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Mirada Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$437,184).
- The change in the District's total net position in comparison with the prior fiscal year was \$17,584, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$203,930, an increase of \$18,239 in comparison with the prior fiscal year. Fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 204,645	\$ 187,018
Capital assets, net of depreciation	1,127,393	1,172,488
Total assets	<u>1,332,038</u>	<u>1,359,506</u>
Current liabilities	35,836	37,250
Long-term liabilities	1,733,386	1,777,024
Total liabilities	<u>1,769,222</u>	<u>1,814,274</u>
Net position		
Net investment in capital assets	(605,448)	(604,019)
Restricted	119,346	107,233
Unrestricted	48,918	42,018
Total net position	<u>\$ (437,184)</u>	<u>\$ (454,768)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues:		
Charges for services	\$ 202,171	\$ 201,920
Operating grants and contributions	8,527	6,384
Capital grants and contributions	28	21
General revenues	2,220	1,718
Total revenues	<u>212,946</u>	<u>210,043</u>
Expenses:		
General government	64,492	51,769
Maintenance and operations	45,095	140,095
Interest	85,775	87,650
Total expenses	<u>195,362</u>	<u>279,514</u>
Change in net position	<u>17,584</u>	<u>(69,471)</u>
Net position - beginning	<u>(454,768)</u>	<u>(385,297)</u>
Net position - ending	<u>\$ (437,184)</u>	<u>\$ (454,768)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$195,362. The costs of the District's activities were primarily funded by program revenues. In the current fiscal year, program revenues were comprised primarily of assessments, and also included investment income. In total, expenses decreased over the prior fiscal year as a result of a decrease in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$1,352,868 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$225,475 has been taken, which resulted in a net book value of \$1,127,393. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$1,741,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Mirada Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 8,975
Investments	33,206
Assessments receivable	542
Prepays items	7,266
Restricted assets:	
Investments	154,656
Capital assets:	
Depreciable, net	1,127,393
Total assets	1,332,038
 LIABILITIES	
Accounts payable	715
Accrued interest payable	35,121
Non-current liabilities:	
Due within one year	46,000
Due in more than one year	1,687,386
Total liabilities	1,769,222
 NET POSITION	
Net investment in capital assets	(605,448)
Restricted for debt service	119,346
Unrestricted	48,918
Total net position	\$ (437,184)

See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:					
Governmental activities:					
General government	\$ 64,492	\$ 64,492	\$ -	\$ -	\$ -
Maintenance and operations	45,095	4,680	-	28	(40,387)
Interest on long-term debt	85,775	132,999	8,527	-	55,751
Total governmental activities	195,362	202,171	8,527	28	15,364
General revenues:					
Unrestricted investment earnings					2,220
Total general revenues					2,220
Change in net position					17,584
Net position - beginning					(454,768)
Net position - ending					\$ (437,184)

See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 8,975	\$ -	\$ -	\$ 8,975
Investments	33,206	154,111	545	187,862
Due from other funds	-	356	-	356
Assessments receivable	542	-	-	542
Prepays items	7,266	-	-	7,266
Total assets	<u>\$ 49,989</u>	<u>\$ 154,467</u>	<u>\$ 545</u>	<u>\$ 205,001</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 715	\$ -	\$ -	\$ 715
Due to other funds	356	-	-	356
Total liabilities	<u>1,071</u>	<u>-</u>	<u>-</u>	<u>1,071</u>
Fund balances:				
Nonspendable:				
Prepaid items	7,266	-	-	7,266
Restricted for:				
Debt service	-	154,467	-	154,467
Capital projects	-	-	545	545
Unassigned	41,652	-	-	41,652
Total fund balances	<u>48,918</u>	<u>154,467</u>	<u>545</u>	<u>203,930</u>
Total liabilities and fund balances	<u>\$ 49,989</u>	<u>\$ 154,467</u>	<u>\$ 545</u>	<u>\$ 205,001</u>

See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$	203,930
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.			
Cost of capital assets	1,352,868		
Accumulated depreciation	<u>(225,475)</u>		1,127,393
All liabilities, both current and long-term, are reported in the government- wide financial statements.			
Accrued interest payable	(35,121)		
Unamortized issuance discount	7,614		
Bonds payable	<u>(1,741,000)</u>		<u>(1,768,507)</u>
Net position of governmental activities		\$	<u>(437,184)</u>

See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 69,172	\$ 132,999	\$ -	\$ 202,171
Interest	2,220	8,527	28	10,775
Total revenues	71,392	141,526	28	212,946
EXPENDITURES				
Current:				
General government	64,492	-	-	64,492
Debt service:				
Principal	-	44,000	-	44,000
Interest	-	86,215	-	86,215
Total expenditures	64,492	130,215	-	194,707
Excess (deficiency) of revenues over (under) expenditures	6,900	11,311	28	18,239
Fund balances - beginning	42,018	143,156	517	185,691
Fund balances - ending	\$ 48,918	\$ 154,467	\$ 545	\$ 203,930

See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	18,239
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Amounts reported for governmental activities in the statement of activities are different because:

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(45,095)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the fund financial statements.		802
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Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(362)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		44,000
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Change in net position of governmental activities	\$	<u>17,584</u>
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See notes to the financial statements

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Mirada Community Development District ("District") was created on June 16, 2007 by Ordinance 07-21 by the Board of County Commissioners of Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater management	30
Infrastructure - landscaping	30

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Fidelity Government Portfolio	\$ 154,656	S&P AAAM	Weighted average of the fund portfolio: 21 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	33,206	S&P AAAM	Weighted average of the fund portfolio: 39 days
Total Investments	<u>\$ 187,862</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - stormwater management	\$ 1,252,868	\$ -	\$ -	\$ 1,252,868
Infrastructure - landscaping	100,000	-	-	100,000
Total capital assets, being depreciated	1,352,868	-	-	1,352,868
Less accumulated depreciation for:				
Infrastructure - stormwater management	167,048	41,762	-	208,810
Infrastructure - landscaping	13,332	3,333	-	16,665
Total accumulated depreciation	180,380	45,095	-	225,475
Total capital assets, being depreciated, net	1,172,488	(45,095)	-	1,127,393
Governmental activities capital assets, net	\$ 1,172,488	\$ (45,095)	\$ -	\$ 1,127,393

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

On March 31, 2016, the District issued \$2,050,000 of Special Assessment Bonds, Series 2016 consisting of \$223,000 Term Bonds due on May 1, 2022 with a fixed interest rate of 3.7%, \$230,000 Term Bonds due on May 1, 2027 with a fixed interest rate of 4.375%, \$744,000 Term Bonds due on May 1, 2038 with a fixed interest rate of 4.75 %, and \$853,000 Term Bonds due on May 1, 2046 with a fixed interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016 and the principal is to be paid serially on each May 1, commencing May 1, 2017.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with those requirements of the Bond Indenture at September 30, 2024.

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 1,785,000	\$ -	\$ 44,000	\$ 1,741,000	\$ 46,000
Less: original issue discount	7,976	-	362	7,614	-
Total	\$ 1,777,024	\$ -	\$ 43,638	\$ 1,733,386	\$ 46,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 46,000	\$ 84,290	\$ 130,290
2026	48,000	82,278	130,278
2027	50,000	80,178	130,178
2028	53,000	77,990	130,990
2029	55,000	75,473	130,473
2030-2034	320,000	335,325	655,325
2035-2039	405,000	251,725	656,725
2040-2044	518,000	141,750	659,750
2045-2046	246,000	18,600	264,600
Total	\$ 1,741,000	\$ 1,147,609	\$ 2,888,609

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u> Original & Final	<u>Actual</u> Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 67,534	\$ 69,172	\$ 1,638
Interest and other revenues	385	2,220	1,835
Total revenues	<u>67,919</u>	<u>71,392</u>	<u>3,473</u>
EXPENDITURES			
Current:			
General government	67,919	64,492	3,427
Total expenditures	<u>67,919</u>	<u>64,492</u>	<u>3,427</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	6,900	<u>\$ 6,900</u>
Fund balance - beginning		<u>42,018</u>	
Fund balance - ending		<u>\$ 48,918</u>	

See notes to required supplementary information

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**MIRADA COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	0
Independent contractor compensation	\$38,535
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$528.27 Debt service - \$1,015.72
Special assessments collected	\$202,171
Outstanding Bonds:	
Series 2016, due May 1, 2022 - May 1, 2046	\$1,741,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Mirada Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Mirada Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 28, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 28, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Mirada Community Development District
Lee County, Florida

We have examined Mirada Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Mirada Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 28, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Mirada Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Mirada Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 28, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Mirada Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Mirada Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

March 28, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



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August 14, 2025

Board of Supervisors
Mirada Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Mirada Community Development District, Lee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Mirada Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Mirada Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

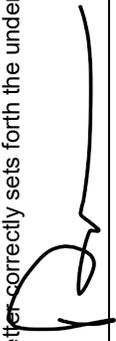


Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Mirada Community Development District.

By: _____



Title: **Treasurer**

Date: **1/5/2026**



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Mirada

Community Development District

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

February 5, 2026

Legal Advertising
Fort Myers News Press
P. O. Box 2950
Fort Myers, Florida 33902-2950

Call: 239-335-0258

email: fnlegals@gannett.com

RE: GE2026

Please publish the enclosed notice **on May 20, 2026**, sending your proof of publication and invoice to the following:

A/C# 665462
Mirada CDD
Jennifer McConnell
5385 N. Nob Hill Road
Sunrise, Florida 33351

Please call if you have questions. Thanks very much.

Sincerely,

Jennifer McConnell

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Mirada Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Constitutional Complex, 2480 Thompson St., Fort Myers, FL 33901, and the telephone number is 239-533-8683. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Mirada Community Development District has two seats up for election, specifically seat #1, and seat # 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

LAW OFFICES
BILLING  **COCHRAN**
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY – pwinkeljohn@gmssf.com

Mr. Paul Winkeljohn
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Mirada Community Development District
Our File: 893.07058**

Dear Paul:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

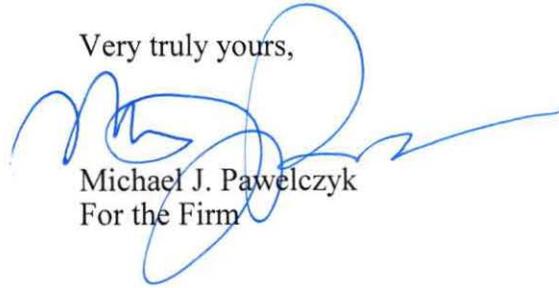
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Paul Winkeljohn
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Pawelczyk', with a long horizontal flourish extending to the right.

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



Memorandum

To: Mirada Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Mirada Community Development District

District Manager: _____

Date: _____

Print Name: _____

Mirada Community Development District

Mirada
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
05/20/25	590-593	\$43,454.79
06/17/25	594-597	\$7,344.85
07/15/25	598-599	\$3,109.24
08/19/25	600-601	\$2,940.41
09/09/25	602-604	\$5,469.45
09/23/25	605-606	\$8,224.50
10/07/25	607-609	\$5,124.74
10/22/25	610-611	\$403.46
11/13/25	612-615	\$3,142.86
12/16/25	616-619	\$181,184.01
01/13/26	620-623	\$3,827.34
TOTAL		\$264,225.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/20/25	00009	4/30/25	193076	202504	310-51300	31500	BILLING COCHRAN PA	*	500.00	500.00	000590
5/20/25	00027	4/30/25	00070940	202504	310-51300	48000	GANNETT FLORIDA LOCALIQ	*	508.25	508.25	000591
5/20/25	00006	5/01/25	212	202505	310-51300	34000	GOVERNMENTAL MANAGEMENT SERVICES	*	2,063.42	2,446.54	000592
		5/01/25	212	202505	310-51300	31300	GOVERNMENTAL MANAGEMENT SERVICES	*	208.33		
		5/01/25	212	202505	310-51300	35101	GOVERNMENTAL MANAGEMENT SERVICES	*	167.92		
		5/01/25	212	202505	310-51300	51000	GOVERNMENTAL MANAGEMENT SERVICES	*	.30		
		5/01/25	212	202505	310-51300	42000	GOVERNMENTAL MANAGEMENT SERVICES	*	6.57		
5/20/25	00023	5/20/25	052025	202505	300-15100	10000	STATE BOARD OF ADMINISTRATION C/O	*	40,000.00	40,000.00	000593
6/17/25	00007	6/03/25	29655	202505	310-51300	31100	BARRACO AND ASSOCIATES, INC.	*	600.00	600.00	000594
6/17/25	00009	5/31/25	193503	202505	310-51300	31500	BILLING COCHRAN PA	*	797.50	797.50	000595
6/17/25	00006	6/01/25	213	202506	310-51300	34000	GOVERNMENTAL MANAGEMENT SERVICES	*	2,063.42	2,447.35	000596
		6/01/25	213	202506	310-51300	31300	GOVERNMENTAL MANAGEMENT SERVICES	*	208.33		
		6/01/25	213	202506	310-51300	35101	GOVERNMENTAL MANAGEMENT SERVICES	*	167.92		
		6/01/25	213	202506	310-51300	42000	GOVERNMENTAL MANAGEMENT SERVICES	*	1.38		
		6/01/25	213	202506	310-51300	42500	GOVERNMENTAL MANAGEMENT SERVICES	*	6.30		
6/17/25	00022	6/12/25	123900	202506	310-51300	32300	REGIONS	*	3,500.00	3,500.00	000597

MIRA MIRADA

JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/15/25	00009	6/30/25 193993	202506 310-51300-31500	SVCS 06/25	*	667.50	
BILLING COCHRAN PA							667.50 000598
7/15/25	00006	7/01/25 214	202507 310-51300-34000	MGMT FEES 07/25	*	2,063.42	
		7/01/25 214	202507 310-51300-31300	DISSEMINATION AGENT SVCS	*	208.33	
		7/01/25 214	202507 310-51300-35101	WEBSITE ADMIN 07/25	*	167.92	
		7/01/25 214	202507 310-51300-42000	POSTAGE&DELIVERY 07/25	*	2.07	
GOVERNMENTAL MANAGEMENT SERVICES							2,441.74 000599
8/19/25	00009	7/31/25 194551	202507 310-51300-31500	SVCS 07/25	*	500.00	
BILLING COCHRAN PA							500.00 000600
8/19/25	00006	8/01/25 215	202508 310-51300-34000	MGMT FEE 08/25	*	2,063.42	
		8/01/25 215	202508 310-51300-31300	DISSEMINATION AGENT SVCS	*	208.33	
		8/01/25 215	202508 310-51300-35101	WEBSITE ADMIN 08/25	*	167.92	
		8/01/25 215	202508 310-51300-42000	POSTAGE&DELIVERY 08/25	*	.74	
GOVERNMENTAL MANAGEMENT SERVICES							2,440.41 000601
9/09/25	00007	8/21/25 29941	202508 310-51300-31100	SVCS 08/25	*	450.00	
BARRACO AND ASSOCIATES, INC.							450.00 000602
9/09/25	00006	9/01/25 216	202509 310-51300-34000	MGMT FEE 09/25	*	2,063.42	
		9/01/25 216	202509 310-51300-31300	DISSEMINATION AGENT SVCS	*	208.33	
		9/01/25 216	202509 310-51300-35101	WEBSITE ADMIN 09/25	*	167.92	
		9/01/25 216	202509 310-51300-51000	OFFICE SUPPLIES 09/25	*	.74	
		9/01/25 216	202509 310-51300-42000	POSTAGE&DELIVERY 09/25	*	1.20	
GOVERNMENTAL MANAGEMENT SERVICES							2,441.61 000603
9/09/25	00018	9/09/25 090925	202509 300-20700-10100	TRANSFER OF TAX RECEIPTS	*	2,577.84	
MIRADA CDD							2,577.84 000604

MIRA MIRADA

JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/23/25	00009	8/31/25	195013	202508	310-51300	31500		BILLING COCHRAN PA	*	522.50	522.50	000605
9/23/25	00013	9/15/25	29208	202509	300-15500	10000		EGIS INSURANCE ADVISORS, LLC	*	7,702.00	7,702.00	000606
10/07/25	00002	9/16/25	89931585	202509	310-51300	42000		FEDEX	*	23.42	23.42	000607
10/07/25	00006	9/15/25	217	202510	310-51300	31400		ASSESSMENT ROLL FY2026	*	2,099.00		
		10/01/25	218	202510	310-51300	34000		MGMT FEES 10/25	*	2,125.33		
		10/01/25	218	202510	310-51300	31300		DISSEMINATION AGENT SVCS	*	208.33		
		10/01/25	218	202510	310-51300	35101		WEBSITE ADMIN 10/25	*	167.92		
		10/01/25	218	202510	310-51300	42000		POSTAGE&DELIVERY 10/25	*	.74		
								GOVERNMENTAL MANAGEMENT SERVICES			4,601.32	000608
10/07/25	00009	9/30/25	195513	202509	310-51300	31500		BILLING COCHRAN PA	*	500.00	500.00	000609
10/22/25	00028	10/01/25	93112	202510	310-51300	54000		FLORIDACOMMERCE	*	175.00	175.00	000610
10/22/25	00027	9/30/25	00073521	202509	310-51300	48000		GANNETT FLORIDA LOCALIQ	*	228.46	228.46	000611
11/13/25	00009	10/31/25	195935	202510	310-51300	31500		BILLING COCHRAN PA	*	500.00	500.00	000612
11/13/25	00002	10/21/25	97055358	202509	310-51300	42000		FEDEX	*	2.32	2.32	000613
11/13/25	00006	11/01/25	220	202511	310-51300	34000		MGMT FEE 11/25	*	2,125.33		

MIRA MIRADA

JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
11/01/25		220		202511	310-51300	31300			*	208.33			
			DISSEMINATION AGENT SVCS										
11/01/25		220		202511	310-51300	35101			*	167.92			
			WEBSITE ADMIN 11/25										
11/01/25		220		202511	310-51300	42000			*	2.96			
			POSTAGE&DELIVERY 11/25										
			GOVERNMENTAL MANAGEMENT SERVICES									2,504.54	000614
11/13/25	00014	11/04/25	013292	202511	310-51300	49000			*	136.00			
			COST FOR MAILING INVOICES										
			LEE COUNTY PROPERTY APPRAISERS									136.00	000615
12/16/25	00009	11/30/25	196238	202511	310-51300	31500			*	500.00			
			SVCS 11/25										
			BILLING COCHRAN PA									500.00	000616
12/16/25	00006	12/01/25	221	202512	310-51300	34000			*	2,125.33			
			MGMT FEE 12/25										
12/01/25		221		202512	310-51300	31300			*	208.33			
			DISSEMINATION AGENT SVCS										
12/01/25		221		202512	310-51300	35101			*	167.92			
			WEBSITE ADMIN 12/25										
12/01/25		221		202512	310-51300	42000			*	3.70			
			POSTAGE&DELIVERY 12/25										
			GOVERNMENTAL MANAGEMENT SERVICES									2,505.28	000617
12/16/25	00018	12/16/25	12162025	202512	300-20700	10100			*	271.94			
			TRANSFER OF TAX RECEIPTS										
12/16/25		121625		202512	300-20700	10100			*	112,906.79			
			TRANSFER OF TAX RECEIPTS										
			MIRADA CDD									113,178.73	000618
12/16/25	00023	12/16/25	12162025	202512	300-15100	10000			*	65,000.00			
			TXFR EXCESS FUNDS										
			STATE BOARD OF ADMINISTRATION C/O									65,000.00	000619
1/13/26	00007	12/18/25	30508	202512	310-51300	31100			*	742.50			
			SVCS 12/25										
			BARRACO AND ASSOCIATES, INC.									742.50	000620
1/13/26	00002	12/23/25	91130937	202512	310-51300	42000			*	26.29			
			DELIVERY THRU 12/16/25										
12/30/25		91230098		202512	310-51300	42000			*	56.23			
			DELIEVRY THRU 12/16/25										
			FEDEX									82.52	000621

MIRA MIRADA

JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/26	00006	1/01/26 222	202601 310-51300-34000	MGMT FEE 01/26	*	2,125.33	
		1/01/26 222	202601 310-51300-31300	DISSEMINATION AGENT SVCS	*	208.33	
		1/01/26 222	202601 310-51300-35101	WEBSITE ADMIN 01/26	*	167.92	
		1/01/26 222	202601 310-51300-42000	POSTAGE&DELIVERY 01/26	*	.74	
GOVERNMENTAL MANAGEMENT SERVICES							2,502.32 000622
1/13/26	00009	12/31/25 196790	202512 310-51300-31500	12/25 LEGAL SVCS	*	500.00	
BILLING COCHRAN PA							500.00 000623
TOTAL FOR BANK A						264,225.65	
TOTAL FOR REGISTER						264,225.65	

MIRA MIRADA

JWASSERMAN

Mirada
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Mirada
Community Development District
Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Operating Account	\$ 22,993	\$ -	\$ -	\$ 22,993
Due from General Fund	-	10,267	-	10,267
Investments:				
State Board of Administration	95,564	-	-	95,564
Series 2016				
Reserve	-	75,271	-	75,271
Interest	-	22	-	22
Revenue	-	163,040	-	163,040
Principal	-	2	-	2
Sinking	-	12	-	12
Construction	-	-	575	575
Total Assets	\$ 118,557	\$ 248,615	\$ 575	\$ 367,747
Liabilities:				
Due to Debt Service	\$ 10,267	\$ -	\$ -	\$ 10,267
Total Liabilities	\$ 11,592	\$ -	\$ -	\$ 11,592
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 248,615	\$ -	\$ 248,615
Capital Projects	-	-	575	575
Unassigned	106,965	-	-	106,965
Total Fund Balances	\$ 106,965	\$ 248,615	\$ 575	\$ 356,155
Total Liabilities & Fund Balance	\$ 118,557	\$ 248,615	\$ 575	\$ 367,747

Mirada
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,534	\$ 27,014	\$ 64,062	\$ 37,048
Interest Income	1,000	250	393	143
Total Revenues	\$ 68,534	\$ 27,264	\$ 64,455	\$ 37,191
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 8,000	\$ 2,000	\$ 743	\$ 1,258
Attorney	8,000	2,000	1,500	500
Dissemination Agent	2,500	625	625	0
Annual Audit	4,800	1,200	-	1,200
Assessment Roll Administration	2,099	2,099	2,099	-
Trustee Fees	3,500	875	-	875
Management Fees	25,504	6,376	6,376	0
Website Maintenance	2,015	504	504	(0)
Postage and Delivery	150	38	90	(52)
Insurance General Liability	8,674	8,674	7,702	972
Printing and Binding	500	125	-	125
Legal Advertising	1,500	375	-	375
Other Current Charges	1,000	250	345	(95)
Dues, Licenses & Subscriptions	175	175	175	-
1st Quarter Operating / Contingency	117	29	-	29
Total General & Administrative	\$ 68,534	\$ 25,345	\$ 20,159	\$ 5,186
Total Expenditures	\$ 68,534	\$ 25,345	\$ 20,159	\$ 5,186
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 1,919	\$ 44,296	\$ 42,377
Fund Balance - Beginning			\$ 62,669	
Fund Balance - Ending			\$ 106,965	

Mirada
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 129,850	\$ 51,940	\$ 123,174	\$ 71,234
Interest Income	-	-	1,525	1,525
Total Revenues	\$ 129,850	\$ 51,940	\$ 124,699	\$ 72,759
Expenditures:				
Interest - 11/1	\$ 41,139	\$ 41,139	\$ 41,139	\$ -
Interest - 5/1	41,139	-	-	-
Principal - 5/1	48,000	-	-	-
Total Expenditures	\$ 130,278	\$ 41,139	\$ 41,139	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (428)	\$ 10,801	\$ 83,560	\$ 72,759
Net Change in Fund Balance	\$ (428)	\$ 10,801	\$ 83,560	\$ 72,759
Fund Balance - Beginning			\$ 165,055	
Fund Balance - Ending			\$ 248,615	

Mirada
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ -	\$ -	\$ 6	\$ 6
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 6	\$ 6
Net Change in Fund Balance	\$ -	\$ -	\$ 6	\$ 6
Fund Balance - Beginning			\$ 569	
Fund Balance - Ending			\$ 575	

Mirada
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 7,501	\$ 56,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,062
Interest Income	130	103	160	-	-	-	-	-	-	-	-	-	393
Total Revenues	\$ 130	\$ 7,604	\$ 56,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,455
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ 743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Attorney	500	500	500	-	-	-	-	-	-	-	-	-	1,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	208	208	208	-	-	-	-	-	-	-	-	-	625
Assessment Roll Administration	2,099	-	-	-	-	-	-	-	-	-	-	-	2,099
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,125	2,125	2,125	-	-	-	-	-	-	-	-	-	6,376
Website Maintenance	168	168	168	-	-	-	-	-	-	-	-	-	504
Postage and Delivery	1	3	86	-	-	-	-	-	-	-	-	-	90
Insurance General Liability	7,702	-	-	-	-	-	-	-	-	-	-	-	7,702
Printing and Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	73	223	49	-	-	-	-	-	-	-	-	-	345
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 13,052	\$ 3,227	\$ 3,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,159
Total Expenditures	\$ 13,052	\$ 3,227	\$ 3,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,159
Excess (Deficiency) of Revenues over Expenditures	\$ (12,922)	\$ 4,377	\$ 52,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,296
Net Change in Fund Balance	\$ (12,922)	\$ 4,377	\$ 52,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,296

Mirada
Community Development District
Long Term Debt Report

Series 2016, Special Assessment Bonds		
Interest Rate:	4.375%	
Maturity Date:	5/1/27	\$230,000.00
Interest Rate:	4.75%	
Maturity Date:	5/1/38	\$744,000.00
Interest Rate:	5.0%	
Maturity Date:	5/1/46	\$853,000.00
Bonds Outstanding - 9/30/25		\$1,695,000
Less: Principal Payment - 5/1/26		-
Current Bonds Outstanding		\$1,695,000

Mirada
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Lee County

Gross Assessments	\$	71,844.72	\$	138,137.92	\$	209,982.64
Net Assessments	\$	67,534.04	\$	129,849.64	\$	197,383.68

ON ROLL ASSESSMENTS

						Allocation in %	34.21%	65.79%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
11/07/25	10/1/25-10/31/25	\$ 1,501.57	\$ 78.83	\$ 250.24	\$ -	\$ 1,172.50	\$ 401.17	\$ 771.33	\$ 1,172.50
11/19/25	11/1/25-11/14/25	21,615.86	864.64	-	-	20,751.22	7,099.95	13,651.27	20,751.22
12/11/25	11/15/25-11/30/25	155,942.99	6,237.76	-	-	149,705.23	51,221.05	98,484.18	149,705.23
12/22/25	12/1/25-12/15/25	16,233.10	625.96	-	-	15,607.14	5,339.92	10,267.22	15,607.14
TOTAL		\$ 195,293.52	\$ 7,807.19	\$ 250.24	\$ -	\$ 187,236.09	\$ 64,062.09	\$ 123,174.00	\$ 187,236.09

93.00%	Percent Collected
\$ 14,689.12	Balance Remaining to Collect