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***MIRADA
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
March 7, 2017
9:00 a.m.***

At:

***Residence Inn
2101 Northpointe Parkway
Lutz, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

MIRADA COMMUNITY DEVELOPMENT DISTRICT AGENDA

March 7, 2017 at 9:00 a.m.

At Residence Inn, located at 2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **9:00 a.m.** with the first section is **Roll Call** of the current Board member to assure a **Quorum** is at hand. The meeting cannot proceed without three Board members in attendance. The second section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The third and fourth section is called **Consent Agenda and Business Matters**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The Fifth section is **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. It may also include at times the **Landscaping and Ponds** section which contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fifth section is called **Business Items** Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday March 7, 2017
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from January 3, 2017 Meeting Exhibit 1
- B. Acceptance of December 2016 & January 2017 Unaudited Financial Statement Exhibit 2

IV. Business Matters

- A. Ratification of Mirada Parcels 16-22 Early Release (\$175,303.00) Exhibit 3
- B. Consideration and Approval of the District Management Services Contract Assignment Exhibit 4
- C. Additional Business Matters

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1.

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**MINUTES OF MEETING
MIRADA
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Mirada Community Development District was held on Tuesday, January 3, 2017 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida

FIRST ORDER OF BUSINESS – Roll Call

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Ted Sanders	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
Mark Straley	District Counsel (<i>via phone</i>)
Tonja Stewart	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Consent Agenda

A. Approval of Minutes from November 1, 2016 Meeting

Mr. Cusmano presented the November 1, 2016 Meeting Minutes and asked for comments, questions, or corrections.

<p>On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes from the November 1, 2016 meeting for the Mirada Community Development District.</p>
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B. Acceptance of the November 2016 Unaudited Financial Statements

Mr. Cusmano presented the November 2016 Unaudited Financial Statements and asked for comments or questions.

<p>On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board accepted the November 2016 Unaudited Financial Statements for the Mirada Community Development District.</p>
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FOURTH ORDER OF BUSINESS – Business Matters

A. Approval of the Pasco County Property Appraiser UMC Agreement

Mr. Cusmano presented Pasco County Property Appraiser UMC Agreement and asked for comments or questions.

43 Mr. Lawson stated that Mike Wells is no longer Pasco County Property Appraiser. His
44 replacement is Gary Joiner.

45 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
46 approved the Pasco County Property Appraiser UMC Agreement, as amended, for the Mirada
47 Community Development District.

48
49 **B. Bond Participation Note Discussion**
50 **(Document to follow under separate cover)**

51 Mr. Cusmano stated they still don't have all the documents in from the team.

52 Discussion ensued. Decision was made to CONTINUE this meeting to January 17, 2017.

53 **C. Additional Matters**

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

55 **A. District Manager**

56 **B. District Attorney**

57 **C. District Engineer**

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

59 **SEVENTH ORDER OF BUSINESS – Public Comments**

60 **EIGHTH ORDER OF BUSINESS – Continuation**

61 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board agreed
62 to CONTINUE this meeting to January 17, 2017 at 9:00 a.m. at the Residence Inn for the Mirada
63 Community Development District.

64
65 **Each person who decides to appeal any decision made by the Board with respect to any matter*
66 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
67 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

68
69 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
70 **meeting held on _____.**

71
72
73
74 _____
75 **Signature**

76
77 _____
78 **Printed Name**
79 **Title: Secretary Assistant Secretary**

74 _____
75 **Signature**

76
77 _____
78 **Printed Name**
79 **Title: Chairman Vice Chairman**

EXHIBIT 2.

Mirada CDD
Community Development District

Financial Statements
Unaudited

Period ending
December 31, 2016

**MIRADA CDD
BALANCE SHEET
December 31, 2016**

	M GEN FUND	CAP FUND	CONSOLIDATED TOTAL
<u>ASSETS:</u>			
CASH	\$ (3)	\$ -	\$ (3)
ACCOUNTS RECEIVABLE	6,276	1,650	7,926
DEPOSIT	300	-	300
TOTAL ASSETS	\$ 6,573	\$ 1,650	\$ 8,223
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ 6,276	\$ 1,650	\$ 7,926
<u>FUND BALANCE:</u>			
RESTRICTED FOR:			
ASSIGNED:	-	-	-
UNASSIGNED:	297	-	297
TOTAL LIABILITIES & FUND BALANCE	\$ 6,573	\$ 1,650	\$ 8,223

**MIRADA CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2016 ENDING SEPTEMBER 30, 2017**

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
SPECIAL ASSESSMENTS - OFF ROLL	-	-	-	-
DEVELOPER FUNDING	362,105	90,526	19,552	(70,975)
INTEREST	-	-	-	-
TOTAL REVENUE	362,105	90,526	19,552	(70,975)
II. EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	12,000	3,000	1,380	1,621
PAYROLL PROCESSING	660	165	223	(58)
MANAGEMENT CONSULTING SERVICES	21,000	5,250	5,250	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	2,250	-	2,250
PLANNING AND COORDINATING SERVICES	36,000	9,000	9,000	-
ADMINISTRATIVE SERVICES	3,500	875	-	875
BANK FEES	300	75	24	51
MISCELLANEOUS	500	125	-	125
AUDITING SERVICES	4,500	1,125	-	1,125
TRAVEL PER DIEM	-	-	8	(8)
INSURANCE	4,000	2,410	2,410	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	500	242	258
ENGINEERING SERVICES	4,000	1,000	-	1,000
LEGAL SERVICES	7,500	1,875	559	1,317
PERFORMANCE & WARRANTY BOND PREM.	-	-	700	(700)
WEBSITE HOSTING	720	180	357	(177)
ADMINISTRATIVE CONTINGENCY	-	-	-	-
TOTAL ADMINISTRATIVE	105,855	28,005	20,326	7,679
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	1,000	-	-	-
TRUSTEE FEES	4,500	-	-	-
ARBITRAGE	750	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	6,250	-	-	-
FIELD OPERATIONS:				
UTILITIES	-	-	198	(198)
FIELD MANAGEMENT	-	-	-	-
LANDSCAPE/FIELD CONTINGENCY	250,000	-	-	-
TOTAL FIELD OPERATIONS	250,000	-	198	(198)
TOTAL EXPENDITURES	362,105	28,005	20,524	7,481
EXCESS REVENUE OVER (UNDER) EXPEND.	-	62,521	(972)	(63,494)
FUND BALANCE - BEGINNING	-	-	1,270	1,270
FUND BALANCE - ENDING	\$ -	\$62,521	297	(62,224)

MIRADA CDD
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2016 ENDING SEPTEMBER 30, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER FUNDING	1,650
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	1,650
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,650
TOTAL EXPENDITURES	1,650
EXCESS REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	-

MIRADA CDD
Cash Reconciliation - General Fund
December 31, 2016

Balance Per Bank Statement	\$ 697.34
Less: Outstanding Checks	(700.00)
<i>Adjusted Bank Balance</i>	<u><u>\$ (2.66)</u></u>
Beginning Cash Balance Per Books	\$ 9.34
Cash Receipts	-
Cash Disbursements	(12.00)
<i>Balance Per Books</i>	<u><u>\$ (2.66)</u></u>

**Mirada CDD
Check Register
FY 2017**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2016	EOM					1,133.76
10/14/2016		Developer Funding	GF 2016-09, 2017-01	8,585.65		9,719.41
10/14/2016	1014	DPFG	CDD/Field Mgmt - October		4,750.00	4,969.41
10/14/2016	1015	Egis Insurance & Risk Advisors	Insurance FY 2017		2,410.00	2,559.41
10/14/2016	1016	Stantec Consulting Services, Inc.	Engineering Svcs thru 8/26/16		916.00	1,643.41
10/14/2016	1017	Straley Robin Vericker	Legal Svcs thru 9/15/16		255.73	1,387.68
10/14/2016	1018	TECO	8/25-9/20 - 31126 Rd 52 Well		76.93	1,310.75
10/14/2016	1019	Venturesin.com, Inc.	Set Up/Domain Name		176.99	1,133.76
10/28/2016	1020	TECO	Electricity		113.79	1,019.97
10/31/2016	EOM	TOTALS		8,585.65	8,699.44	1,019.97
11/02/2016	80007	Ira Draper	BOS Mtg - 9/6/16		188.58	831.39
11/02/2016	80009DD	Lori Price	BOS Mtg - 9/6/16		183.45	647.94
11/02/2016	80008	Michael Lawson	BOS Mtg - 9/6/16		184.70	463.24
11/02/2016	ACH11022016	Paychex	Employee Tax - 9/6/16		96.65	366.59
11/02/2016	ACH110216	Paychex	EIB - payroll		77.25	289.34
11/09/2016		Developer Funding	GF 2017-2	184.80		474.14
11/10/2016	1021	Tampa Bay Times	Legal Ad		124.80	349.34
11/10/2016	1022	Venturesin.com, Inc.	Web Site Hosting - Oct		60.00	289.34
11/10/2016	ACH111016	Paychex	EIB - payroll		93.00	196.34
11/28/2016		Developer Funding	GF 2017-03	5,752.00		5,948.34
11/29/2016	1023	DPFG	CDD/Field Mgmt - Nov		4,750.00	1,198.34
11/29/2016	1024	FLORIDA DEPT OF ECONOMIC	Annual Filing Fee		175.00	1,023.34
11/29/2016	1025	Pasco County Tax Collector	UMC Agreement		700.00	323.34
11/29/2016	1026	Tampa Bay Times	Legal Ad		242.00	81.34
11/29/2016	1027	Venturesin.com, Inc.	Web Site Hosting - Nov		60.00	21.34
11/30/2016		Bank United	Bank Fee		12.00	9.34
11/30/2016	EOM	TOTALS		5,936.80	6,947.43	9.34
12/30/2016		Bank United	Bank Fee		12.00	-2.66
11/30/2016	EOM	TOTALS			12.00	(2.66)

Mirada CDD
Community Development District

Financial Statements
Unaudited

Period ending
January 31, 2017

**MIRADA CDD
BALANCE SHEET
January 31, 2017**

	M GEN FUND	CAP FUND	CONSOLIDATED TOTAL
<u>ASSETS:</u>			
CASH	\$ 700	\$ -	\$ 700
ACCOUNTS RECEIVABLE	558	1,650	2,208
DEPOSIT	300	-	300
TOTAL ASSETS	\$ 1,558	\$ 1,650	\$ 3,208
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ 655	\$ 1,650	\$ 2,305
<u>FUND BALANCE:</u>			
RESTRICTED FOR:			
ASSIGNED:	-	-	-
UNASSIGNED:	903	-	903
TOTAL LIABILITIES & FUND BALANCE	\$ 1,558	\$ 1,650	\$ 3,208

**MIRADA CDD
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2016 ENDING JANUARY 31, 2017**

	<u>FY2017 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
I. REVENUE				
SPECIAL ASSESSMENTS - OFF ROLL	-	-	-	-
DEVELOPER FUNDING	362,105	120,702	25,612	(95,090)
INTEREST	-	-	-	-
TOTAL REVENUE	362,105	120,702	25,612	(95,090)
II. EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	12,000	4,000	650	3,351
PAYROLL PROCESSING	660	220	253	(33)
MANAGEMENT CONSULTING SERVICES	21,000	7,000	7,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	3,000	-	3,000
PLANNING AND COORDINATING SERVICES	36,000	12,000	12,000	-
ADMINISTRATIVE SERVICES	3,500	1,167	-	1,167
BANK FEES	300	100	24	76
MISCELLANEOUS	500	167	-	167
AUDITING SERVICES	4,500	1,500	-	1,500
TRAVEL PER DIEM	-	-	4	(4)
INSURANCE	4,000	2,410	2,410	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	667	242	425
ENGINEERING SERVICES	4,000	1,333	-	1,333
LEGAL SERVICES	7,500	2,500	1,059	1,442
PERFORMANCE & WARRANTY BOND PREM.	-	-	1,450	(1,450)
WEBSITE HOSTING	720	240	417	(177)
ADMINISTRATIVE CONTINGENCY	-	-	-	-
TOTAL ADMINISTRATIVE	105,855	36,478	25,683	10,795
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	1,000	-	-	-
TRUSTEE FEES	4,500	-	-	-
ARBITRAGE	750	-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	6,250	-	-	-
FIELD OPERATIONS:				
UTILITIES	-	-	295	(295)
FIELD MANAGEMENT	-	-	-	-
LANDSCAPE/FIELD CONTINGENCY	250,000	-	-	-
TOTAL FIELD OPERATIONS	250,000	-	295	(295)
TOTAL EXPENDITURES	362,105	36,478	25,978	10,500
EXCESS REVENUE OVER (UNDER) EXPEND.	-	84,223	(366)	(84,590)
FUND BALANCE - BEGINNING	-	-	1,270	1,270
FUND BALANCE - ENDING	\$ -	\$84,223	903	(83,320)

MIRADA CDD
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2016 ENDING JANUARY 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER FUNDING	1,650
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	1,650
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,650
TOTAL EXPENDITURES	1,650
EXCESS REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	-

MIRADA CDD
Cash Reconciliation - General Fund
January 31, 2017

Balance Per Bank Statement	\$ 6,616.89
Less: Outstanding Checks	(5,916.40)
<i>Adjusted Bank Balance</i>	<u>700.49</u>
Beginning Cash Balance Per Books	\$ (2.66)
Cash Receipts	11,777.81
Cash Disbursements	(11,074.66)
<i>Balance Per Books</i>	<u>700.49</u>

**Mirada CDD
Check Register
FY 2017**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMT	BALANCE
9/30/2016	EOM					1,133.76
10/14/2016		Developer Funding	GF 2016-09, 2017-01	8,585.65		9,719.41
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10/14/2016	1015	Egis Insurance & Risk Advisors	Insurance FY 2017		2,410.00	2,559.41
10/14/2016	1016	Stantec Consulting Services, Inc.	Engineering Svcs thru 8/26/16		916.00	1,643.41
10/14/2016	1017	Straley Robin Vericker	Legal Svcs thru 9/15/16		255.73	1,387.68
10/14/2016	1018	TECO	8/25-9/20 - 31126 Rd 52 Well		76.93	1,310.75
10/14/2016	1019	Venturesin.com, Inc.	Set Up/Domain Name		176.99	1,133.76
10/28/2016	1020	TECO	Electricity		113.79	1,019.97
10/31/2016	EOM	TOTALS		8,585.65	8,699.44	1,019.97
11/02/2016	80007	Ira Draper	BOS Mtg - 9/6/16		188.58	831.39
11/02/2016	80009DD	Lori Price	BOS Mtg - 9/6/16		183.45	647.94
11/02/2016	80008	Michael Lawson	BOS Mtg - 9/6/16		184.70	463.24
11/02/2016	ACH11022016	Paychex	Employee Tax - 9/6/16		96.65	366.59
11/02/2016	ACH110216	Paychex	EIB - payroll		77.25	289.34
11/09/2016		Developer Funding	GF 2017-2	184.80		474.14
11/10/2016	1021	Tampa Bay Times	Legal Ad		124.80	349.34
11/10/2016	1022	Venturesin.com, Inc.	Web Site Hosting - Oct		60.00	289.34
11/10/2016	ACH111016	Paychex	EIB - payroll		93.00	196.34
11/28/2016		Developer Funding	GF 2017-03	5,752.00		5,948.34
11/29/2016	1023	DPFG	CDD/Field Mgmt - Nov		4,750.00	1,198.34
11/29/2016	1024	FLORIDA DEPT OF ECONOMIC	Annual Filing Fee		175.00	1,023.34
11/29/2016	1025	Pasco County Tax Collector	UMC Agreement		700.00	323.34
11/29/2016	1026	Tampa Bay Times	Legal Ad		242.00	81.34
11/29/2016	1027	Venturesin.com, Inc.	Web Site Hosting - Nov		60.00	21.34
11/30/2016		Bank United	Bank Fee		12.00	9.34
11/30/2016	EOM	TOTALS		5,936.80	6,947.43	9.34
12/30/2016		Bank United	Bank Fee		12.00	-2.66
12/31/2016	EOM	TOTALS			12.00	(2.66)
01/10/2017			GF 2017-04, 05	5,861.41		5,858.75
01/10/2017	ACH11017	Paychex	Paychex EIB charge		83.00	5,775.75
01/12/2017	1028	DPFG	CDD/Field Mgmt - December		4,750.00	1,025.75
01/12/2017	1029	Straley Robin Vericker	Legal Svcs thru 11/15/16		225.00	800.75
01/12/2017	1030	TECO	10/19-11/17 - 31126 Rd 52 Well		40.26	760.49
01/12/2017	1031	Venturesin.com, Inc.	Web Site Hosting - December		60.00	700.49
01/30/2017			GF 2017-06	5,916.40		6,616.89
01/31/2017	1034	DPFG	CDD/Field Mgmt - January		4,750.00	1,866.89
01/31/2017	1035	Pasco County Property Appraiser	Tax Collection Assessment Fee		750.00	1,116.89
01/31/2017	1036	Straley Robin Vericker	Legal Svcs thru 12/15/16		333.50	783.39
01/31/2017	1037	TECO	11/17-12/20 - 31126 Rd 52 Well		82.90	700.49
1/31/2017	EOM	TOTALS		11,777.81	11,074.66	700.49

EXHIBIT 3.

MIRADA PARCELS 16-22
EARLY RELEASE
SUMMARY OF SCHEDULES OF VALUES

MIRADA BLVD. :	\$	<u>56,400.00</u>
SETTER PALM RD. :	\$	<u>13,153.00</u>
PARCEL 16-22 EXCAVATION:	\$	<u>105,750.00</u>
TOTAL:	\$	<u>175,303.00</u>

The principle items of work and quantities shown herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. The Contractor shall examine the site of the work and shall inform himself fully in regard to all conditions pertaining to the place where the work is done. Contractor shall perform his own quantity take-off and shall submit his bid showing the items of all work, unit prices and lump sum price for all work called for in the plans, specifications and contract documents based on his assessment of the work to be performed. No claim shall be made against Heidt Design, nor the owner for any errors or omissions in the Contractor's items of work and quantities, and the unit prices shall only be used as a basis of payment for items specifically added or deleted upon change order approved by owner and Heidt Design and as a basis for computing partial pay estimates when called for in the Contract.

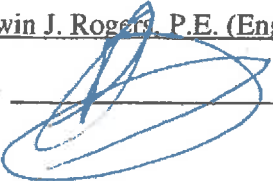
NOTE: Unit prices for all underground construction shall include those costs necessary to comply with the "TRENCH AND SAFETY ACT" and conform with all Occupational Safety and Health Administration (O.S.H.A.) regulations.

Contractor's Name: (Typed or Printed)
Ripa & Associates
 By: _____
 (Signature)
 Title: _____


Address:
1409 Tech Boulevard, Suite 1
Tampa, FL 33619-7843
 Telephone No.: 813-623-6777

Recommended to Owner for Acceptance By: (Typed or Printed)

Edwin J. Rogers, P.E. (Engineer of Record)

By:  _____
 (Signature) 1/13/17

Accepted By (Owner): (Typed or Printed)

By:  _____
 (Signature) Michael Lawson, Chairman

CR Pasco Development LLC
Mirada CDD

MIRADA PARCELS 16-22

Mirada Blvd.

Schedule of Estimated Quantities and Unit Prices BID SUMMARY

SITework (PREP):.....	\$	<u>56,400.00</u>
TOTAL:	\$	<u>56,400.00</u>

The principle items of work and quantities shown herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. The Contractor shall examine the site of the work and shall inform himself fully in regard to all conditions pertaining to the place where the work is done. Contractor shall perform his own quantity take-off and shall submit his bid showing the items of all work, unit prices and lump sum price for all work called for in the plans, specifications and contract documents based on his assessment of the work to be performed. No claim shall be made against Heidt Design, nor the owner for any errors or omissions in the Contractor's items of work and quantities, and the unit prices shall only be used as a basis of payment for items specifically added or deleted upon change order approved by owner and Heidt Design and as a basis for computing partial pay estimates when called for in the Contract.

NOTE: Unit prices for all underground construction shall include those costs necessary to comply with the "TRENCH AND SAFETY ACT" and conform with all Occupational Safety and Health Administration (O.S.H.A.) regulations.

Contractor's Name: (Typed or Printed)

Address:

By: _____

(Signature)

Title: _____

Telephone No.: _____

MIRADA PARCELS 16-22

Setter Palm Road

Schedule of Estimated Quantities and Unit Prices

BID SUMMARY

SITWORK (PREP):.....	\$	<u>13,153.00</u>
TOTAL:	\$	<u>13,153.00</u>

The principle items of work and quantities shown herein are approximate only and are furnished solely for the purpose of showing the approximate scope of work to be performed. The Contractor shall examine the site of the work and shall inform himself fully in regard to all conditions pertaining to the place where the work is done. Contractor shall perform his own quantity take-off and shall submit his bid showing the items of all work, unit prices and lump sum price for all work called for in the plans, specifications and contract documents based on his assessment of the work to be performed. No claim shall be made against Heidt Design, nor the owner for any errors or omissions in the Contractor's items of work and quantities, and the unit prices shall only be used as a basis of payment for items specifically added or deleted upon change order approved by owner and Heidt Design and as a basis for computing partial pay estimates when called for in the Contract.

NOTE: Unit prices for all underground construction shall include those costs necessary to comply with the "TRENCH AND SAFETY ACT" and conform with all Occupational Safety and Health Administration (O.S.H.A.) regulations.

Contractor's Name: (Typed or Printed)

Address:

By: _____

(Signature)

Title: _____

Telephone No.: _____

MIRADA PARCELS 16-22

Mirada Blvd.

SITEWORK*

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
0.	MOBILIZATION	LS	1		\$ -
1.	Compliance with FDEP Generic NPDES Permit	LS	1		\$ -
2.	Tree Protection and Root Pruning	LS	1	\$ 4,000.00	\$ 4,000.00
3.	Clearing and Grubbing	Ac	29.3	\$ 1,500.00	\$ 43,950.00
4.	Deleterious/unsuitable Materials Removal	CY	10950		\$ -
5.	Demolition: Sanitary Sewer Pipe Removal (8" PVC)	LF	1657		\$ -
6.	Demolition: Sanitary Sewer Manhole Removal	EA	6		\$ -
7.	Demolition: Potable Water Pipe Removal, Incl. Valves, FH's & Other Appurtenances (12" PVC)	LF	1907		\$ -
8.	Demolition: Potable Water Pipe Removal, Incl. Valves, FH's & Other Appurtenances (8" PVC)	LF	150		\$ -
9.	Demolition: Storm Sewer Pipe (18" RCP) Removal	LF	366		\$ -
10.	Demolition: Storm Sewer Pipe (24" RCP) Removal	LF	90		\$ -
11.	Demolition: Storm Sewer Pipe (30" RCP) Removal	LF	80		\$ -
12.	Demolition: Storm Sewer Inlet/MH Removal	EA	10		\$ -
13.	Solid Sod (Side slopes steeper than 5:1; See Additional Instructions to Bidders and Plan Notes)	LS	1		
14.	Grass and Mulch (All disturbed areas; See Additional Instructions to Bidders and Plan Notes)	LS	1		
15.	Floating Turbidity Barrier	LF	250	\$ 10.00	\$ 2,500.00
16.	Staked Erosion Control (TY III)(INSTALL ONLY)	LF	5,950	\$ 1.00	\$ 5,950.00
TOTAL:					\$ 56,400.00

Note: For convenience, all demolition of existing storm sewer and utilities is accounted for in the collector roadway quantities, even though some incidental quantities of these items might actually be located within the parcels.

* See separate earthwork schedule

MIRADA PARCELS 16-22
Parcels 16-22 Excavation
SITWORK*

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
1.	Compliance with FDEP Generic NPDES Permit	LS	1		\$ -
2.	Tree Protection and Root Pruning	LS	1	\$ 64,500.00	\$ 64,500.00
3.	Clearing and Grubbing	Ac	230		\$ -
4.	Deleterious/unsuitable Materials Removal	CY	192240		\$ -
5.	Solid Sod (BOC, Side slopes steeper than 5:1)	LS	1		
6.	Grass and Mulch (All disturbed areas)	LS	1		
7.	Staked Erosion Control (TY III)(INSTALL ONLY	LF	41,250	\$ 1.00	\$ 41,250.00
8.	Temporary Compacted Roadway	LS	1		\$ -
9.	LOAD & HAUL OFF (UNUSABLE MATERIALS)	LS	1		\$ -
TOTAL:					\$ 105,750.00

* See separate earthwork schedule

MIRADA PARCELS 16-22
Setter Palm Road
SITWORK*

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
0.	MOBILIZATION	LS	1		\$ -
1.	Compliance with FDEP Generic NPDES Permit	LS	1		\$ -
2.	Tree Protection and Root Pruning	LS	1	\$ 2,503.00	\$ 2,503.00
3.	Clearing and Grubbing	Ac	7.1	\$ 1,500.00	\$ 10,650.00
4.	Deleterious/unsuitable Materials Removal	CY	11685		\$ -
5.	Demolition: Sanitary Sewer Pipe Removal (8" PVC)	LF	2604		\$ -
6.	Demolition: Sanitary Sewer Pipe Grouting (8" PVC)	LF	312		\$ -
7.	Demolition: Sanitary Sewer Manhole Removal	EA	11		\$ -
8.	Demolition: Sanitary Lift Station Wet Well Removal	EA	1		\$ -
9.	Demolition: Storm Sewer Pipe (18" RCP) Removal	LF	28		\$ -
10.	Demolition: Storm Sewer Pipe (24" RCP) Removal	LF	189		\$ -
11.	Demolition: Storm Sewer Pipe (48" RCP) Removal	LF	119		\$ -
12.	Demolition: Storm Sewer Inlet/MH Removal Solid Sod (Side slopes steeper than 5:1; See	EA	7		\$ -
13.	Additional Instructions to Bidders and Plan Notes) Grass and Mulch (All disturbed areas; See Additional	LS	1		
14.	Instructions to Bidders and Plan Notes)	LS	1		
				TOTAL:	\$ 13,153.00

Note: For convenience, all demolition of existing storm sewer and utilities is accounted for in the collector roadway quantities, even though some incidental quantities of these items might actually be located within the parcels.

* See separate earthwork schedule

EXHIBIT 4.

District Management Services Contract Assignment

DPFG, Inc. (the "Assignor") entered into a management services contract with the Mirada Community Development District (the "District"), dated 5/16/2016 (the "Contract"), as amended. Assignor wishes to assign and transfer all of its interests, rights and obligations to DPGF Management and Consulting, LLC (the Assignee").

The Assignee hereby accepts the assignment of all the Assignors obligations, responsibilities, and duties under the Contract. It is the intention of the parties that upon assignment there will no change in the level of services to the District.

Signed this February ____, 2017.

ASSIGNEE:

DPFG Management and Consulting, LLC, a Florida limited liability company

By: _____

Name: Maik Aagaard

Title: President

ASSIGNOR:

DPFG, Inc., a Delaware corporation

By: _____

Name: John Foreman

Title: President and CEO

DISTRICT:

By: _____

Title: Chairman



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508