



Landings at Miami
Community Development District

<http://www.landingsatmiamicdd.com>

Nathalia Jirón, Chair

Alex Fonseca, Vice Chair

Daimy Figueroa, Assistant Secretary

Angela Coelho, Assistant Secretary

Juana Montes, Assistant Secretary

April 22, 2026



Landings at Miami

Community Development District

Agenda

Seat 2: Nathalia Jirón – (C)	
Seat 4: Alejandro Fonseca – (V.C.)	
Seat 3: Daimy Figueroa – (A.S.)	
Seat 5: Angela Coelho – (A.S.)	
Seat 1: Juana Montes – (A.S.)	

Wednesday
April 22, 2026
6:00 p.m.

The Landings Clubhouse
23398 SW 108th Court, Miami, FL 33032
Join the meeting now

Meeting ID: 271 981 607 078 and Passcode: 73WE7BZ3
1 872-240-4685 and Phone Conference ID: 531 355 741#

1. Roll Call
2. Approval of the Minutes of the October 22, 2025 Meeting – **Page 3**
3. Consideration of:
 - A. **Resolution #2026-01** Electing Jesus Lorenzo as Assistant Secretary – **Page 11**
 - B. **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 12**
 - C. Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to Perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 23**
4. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 36**
5. Discussion of:
 - A. Procedure for the General Election – **Page 76**
 - B. Installation of Lake Water Fountain
 - C. Rulemaking
6. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 79**
 - B. Engineer
 - C. Manager – Open Carry Policy Memo – **Page 81**
7. Financial Reports
 - A. Approval of Check Run Summary – **Page 82**
 - B. Approval of Unaudited Financials – **Page 86**
8. Supervisors Requests and Audience Comments
9. 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.landingsatmiamicdd.com>

**MINUTES OF MEETING
LANDINGS AT MIAMI
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Landings at Miami Community Development District was held on Wednesday, October 22, 2025, at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida.

Present and constituting a quorum were:

Nathalia Jiron	Chairman
Alejandro (Alex) Fonseca	Vice Chairman
Daimy Figueroa	Assistant Secretary
Juana Montes	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Liza Smoker	District Counsel
Walt Havers	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of
the June 25, 2025 Meeting**

Ms. Duque: The next item is approval of the minutes from the June 25, 2025 meeting. This is the time to provide any additions, corrections, or deletions. I have a few corrections from District Counsel: on page 1, Nicki's name is misspelled and will be corrected; on page 6, the statement currently attributed to Ms. Smoker, following my "yes" response, was actually made by Nathalia Jiron; and on page 12, in the first paragraph of Ms. Jiron's comments, "eco system" should be "ecosystem." Are there any additional changes from the Board? Hearing none, I'll ask for a motion to approve the minutes as corrected.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, the Minutes of the June 25, 2025 meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS

Discussion of Rulemaking

Ms. Duque: The next item is a discussion of the rulemaking process. I want to remind the Board that, for any new parking rules or rules related to lake use and enforcement, the District must follow the formal rulemaking procedure. That means publicly advertising the Board’s intent to adopt the rules, holding a public hearing to receive resident feedback, and then voting on the rules and implementing them with appropriate signage and compliance measures. This process ensures transparency and gives residents an opportunity to participate. As of today, I have not received any feedback from the HOA regarding the proposed parking rules and regulations, so once those are provided, we will bring them back to the Board for consideration.

FOURTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let’s move forward to staff reports, attorney, memorandum 2025 legislative update.

A. Attorney – Memorandum – 2025 Legislative Update

Ms. Smoker: Yes, so every year our office monitors the legislative session and looks for any laws that might be passed that affect CDDs, so we put together a memorandum that we circulate which is in your packet in detail for a bunch items that affect CDDs in one way or another or could affect them. Two of these that I’d like to just point out is there have been some changes to the rulemaking process, so if and when a District goes through the rulemaking we’ll do it under the new rule, which is just new notice requirements, and some changes in the public notice but, we’ll be sure to comply with the new law in effect. Then the other thing might affect this District is, the change orders, if there’s a change order by a vendor now, Districts are required to approve or deny these in 35 days and if they are denying they have identify the specific deficiencies in the quote any corrective action needed and some of the related items to that. I can answer any questions as to this but, all the information is in the memo and if you have questions you can call me at any time.

Ms. Jiron: No questions.

Ms. Duque: Thank you so much Liza.

B. Engineer

Ms. Duque: Nothing additional to report under the engineer's report.

C. Manager

- 1) Final Approval of the FY 2024 Report Performance Measures and Standards**
- 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: Let's move on to the manager's report. We have two memorandums. The first is the final report detailing the performance measures for fiscal year 2025, which confirms that the District is in compliance with the accountability and transparency requirements. It also documents the goals and objectives for the year that were met and recommends that the Board accept the report as the District's required annual performance report. I'd also like to note for the record that Juana Montes has joined us. The second memorandum is the forward-looking planning document for fiscal year 2026, similar to the one the Board adopted last year. It outlines the legislative requirements effective October 1, 2025, summarizes the District's obligations for goal-setting, performance standards, and annual web reporting, and recommends that the Board adopt the proposed goals and objectives for the upcoming year, with the next annual report due December 1, 2026. At this time, I'll ask for a motion to approve both the final FY 2025 performance measures and standards report, and the FY 2026 performance measures and standards as required by Florida Statutes.

On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, accepting the final FY 2024 Report Performance Measures and Standards and also accepting 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Ms. Duque: Let's move forward to the financial reports, tab A is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, the check run summary, and the unaudited financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Board of Supervisor’s requests at this moment? Not hearing any, do I have any audience comments?

Mr. Havers: Yes.

Ms. Duque: And the meeting is being recorded, if you could please state your name.

Mr. Havers: I understand, my name is Walt Havers, and I’m a resident here obviously, and I reviewed previous minutes and I read a long discussion with regards to putting the fence around what we call a lake, it looks beautiful, center piece of the community, we walk around it a lot, I understand it’s a retention pond, and a fence would make it look like that, and I think it would be a huge eyesore in the community. So, I came in with the intention of asking if that issue was raised before the CDD again, if it would be listed specifically on the agenda so that I would be aware of that and other residents. Well, you just mentioned public notice, so my question is if that was an issue before the CDD, would that required a public notice and an opportunity for the residents to be heard?

Ms. Duque: Let me take a step back and address your first question regarding the lake. You are correct that it is actually a retention pond and part of the community’s drainage system. The Board discussed the area because they have seen an increase in residents or outsiders fishing there and children playing around the pond, but it was only a discussion; no decision was made. One of the concerns raised was exactly what you mentioned, the visual impact on the community, so there is currently no Board direction to move forward with a fence; it was only an idea. On your second question about the public’s opportunity to be heard, this relates to establishing formal rules and regulations. The lake is owned by the District but maintained by the HOA under the existing operations and maintenance agreement, so the HOA is responsible for day-to-day maintenance of the lake. However, if the District wants to enforce specific rules, such as trespass, police involvement, or other behavioral restrictions on that area or other CDD-owned property,

the Board must go through a formal rulemaking process. That requires advertising and holding a public hearing, notifying residents, and allowing them to comment on the proposed rules before the Board decides whether to adopt them and how to implement them. At this time, the Board has not initiated that process and has not made any decisions on new rules for the lake area.

Mr. Havers: Thank you for that detailed explanation. So, what I gather is the building of the fence, it's not normal maintenance so it doesn't require a public notice.

Ms. Duque: No, it does.

Mr. Havers: Oh, it does.

Ms. Duque: Yes, it does.

Mr. Havers: Probably with the rules against trespassing, but maybe not the actual building of the fence.

Ms. Duque: Correct, these are two separate issues. One is whether the Board wants to install a fence and, if it also wants to adopt formal rules tied to that, then the Board must go through the rulemaking process, which requires advertising a public hearing. All of our meetings are already public and noticed in accordance with Florida Statutes in the newspaper; every Board meeting is open to the public, and anyone, whether a resident or not, can attend and listen. With respect to the fence itself, the Board can discuss it at any meeting, but based on the last discussion, that does not appear to be the direction they want to take. Their concern has been preserving the appearance of the community and not impacting the look of the lake, while still finding ways to better enforce the rules.

Mr. Havers: Alright, so I have a simple request which is if the fence is going to be a topic of discussion, that it be included in the agenda like the other items.

Ms. Duque: Of course.

Mr. Havers: And I believe parking was included in the last agenda.

Ms. Duque: Yes, and sometimes the agenda, like the one you have in front of you today, lists the main topics for discussion, but related ideas can still come up under those items. For example, if "parking spaces" is on the agenda, a Board member or a resident might suggest enclosing a parking area with a chain-link fence as part of that discussion, even though a fence is not specifically listed as a separate agenda item. It would still be discussed under that broader topic. That said, if there is going to be a substantial

conversation with proposals, bids, or formal action, you can expect to see that clearly reflected on the agenda.

Mr. Havers: Ok, that's what I was asking, I don't want to wake up and just see a fence there, I'd like to know something ahead of time.

Ms. Duque: And again, for the Board to make any decision on a project like that, staff would first need to obtain proposals from different vendors so the Supervisors can compare pricing, materials, and perform their due diligence. At this time, however, I do not expect that discussion to move forward because the Board has already indicated it does not wish to proceed with that option.

Mr. Havers: It wasn't a deep discussion because I didn't hear a comparison between the cost of fish and the cost of the plants, so it looks like it was just a preliminary discussion and I appreciate your answer.

Ms. Duque: And just to clarify, the Board is present, and as far as I know, they have not given staff any direction to obtain proposals or to pursue this item further.

Mr. Fonseca: And we would likely budget it also, so that would be for the next fiscal year.

Ms. Duque: That's a very good point, Alex, and in addition, we do not have funding for that in the current budget.

Mr. Havers: And now the HOA is responsible for maintaining the lake, does that include building structures like fences? Would that cost be that of the HOA or the CDD?

Ms. Duque: That is correct. The maintenance of that structure would be the responsibility of the HOA, as it is not currently included under the CDD's maintenance obligations. The Board would also need to decide whether the CDD should fund and install the structure, assuming funds are allocated for that purpose, while the HOA assumes ongoing maintenance. In that case, we would likely need to amend the existing agreement to add this to the HOA's maintenance responsibilities.

Mr. Havers: And would the cost of the fence get passed along somehow? I'm assuming that the residents would have to somehow pay the cost of the fence, the residents would have to come up with that.

Ms. Duque: Of course, the cost would ultimately be paid by the community, whether it is funded through the CDD or through the HOA, it will still be an expense you all have to cover.

Mr. Havers: Ok, thank you.

Ms. Duque: But in the CDD's current budget, there are no funds allocated for that item.

Mr. Havers: Ok, thank you.

Mr. Fonseca: I don't want to detract too much because I don't think we are planning on building a fence but, the way that we would raise the funds is through another bond issuance, is that right?

Ms. Duque: No, you would have to increase assessments.

Mr. Fonseca: Ok, got it.

Ms. Duque: By February or March, this Board will begin reviewing the proposed budget for the next fiscal year. The CDD budget has two main components: the debt assessment, which repays the bonds that financed the community's infrastructure and is a fixed amount that does not change each year, and the operations and maintenance (O&M) assessment, which the Board can increase or decrease based on the community's needs. If the Board wanted to fund a new fence, that cost would need to be built into the O&M portion when we prepare the proposed budget in March or April, which would mean higher assessments that residents would see on their November tax bills; if the Board chooses not to pursue it, that increase would not appear.

Mr. Havers: Thank you for clarifying that it wouldn't be free, I just wanted that clarity, thank you.

Ms. Duque: Correct.

Ms. Smoker: And I'll just mention one thing for Alex, you could get a bond technically but, Juliana is right, the cost of issuance of the bond only makes sense if you're doing major projects, because the cost of issuance almost is the same whether you're doing this amount or this amount, so typically for something like this, unless it is a huge fence, it wouldn't be worth it.

Ms. Duque: For example, something like: if you're talking about enclosing the entire community.

Ms. Smoker: It's a tool available but, it wouldn't be worth it.

Mr. Fonseca: Thank you.

Ms. Duque: Another time you might see savings, or be able to shift money from the debt side to O&M, is if the District refinances its bonds and secures a lower interest rate. In

that situation, the Board typically has two choices: it can reduce the debt assessment so residents pay less on the debt portion, or it can keep the total assessment level the same and move the savings from debt service into the O&M budget, creating additional funds or reserves that can be used for capital projects.

Mr. Fonseca: Thank you.

Ms. Duque: My pleasure, are there any other questions? None. So, not hearing any other questions, I just want to mention that no one joined us over the teleconference.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Ms. Jiron seconded by Ms. Montes with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

**A RESOLUTION OF THE LANDINGS AT MIAMI
COMMUNITY DEVELOPMENT DISTRICT ELECTING
JESUS LORENZO AS ASSISTANT SECRETARY OF THE
BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Landings at Miami Community Development District desire to appoint Jesus Lorenzo as Assistant Secretary:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE LANDINGS AT MIAMI
COMMUNITY DEVELOPMENT DISTRICT:**

1. Jesus Lorenzo is elected Assistant Secretary of the Board of Supervisors

Adopted this _____ day of _____

Chairman/Vice Chairman

Secretary/Assistant Secretary

RESOLUTION 2026-02

A RESOLUTION OF THE LANDINGS AT MIAMI 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 LANDINGS AT MIAMI 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: _____
Place: _____

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

Adopted this ____ day of _____, 202

Chairman/Vice Chairman

Secretary/Assistant Secretary

Landings at Miami
Community Development District

Proposed Budget
FY 2027



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Landings at Miami
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 82,448	\$81,549	\$899	\$82,448	\$103,505
Interest income	2,700	2,428	2,428	4,857	2,700
Carry Forward Surplus	10,714	10,714	-	10,714	-
TOTAL REVENUES	\$95,862	\$94,692	\$3,327	\$98,019	\$106,205
EXPENDITURES:					
Administrative					
Supervisor Fees	\$3,000	\$400	\$1,800	\$2,200	\$3,000
FICA Taxes	230	31	138	168	230
Engineering	5,000	-	2,500	2,500	5,000
Attorney	14,000	3,436	4,810	8,246	16,100
Annual Audit	4,500	3,570	-	3,570	4,500
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	1,100	550	550	1,100	1,100
Dissemination Agent	2,862	1,431	1,431	2,862	3,063
Trustee Fees	4,500	8,331	-	8,331	9,000
Management Fees	32,872	16,436	16,436	32,872	35,173
Telephone	25	-	13	13	25
Website Maintenance	1,200	600	600	1,200	1,284
Postage & Delivery	350	13	175	188	350
Insurance General Liability/Property	20,691	19,094	-	19,094	21,000
Printing & Binding	358	8	179	187	356
Legal Advertising	1,500	-	1,500	1,500	1,500
Other Current Charges	1,000	466	466	931	1,000
Office Supplies	50	0	25	25	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingencies	450	-	225	225	1,300
TOTAL ADMINISTRATIVE	\$95,862	\$56,541	\$30,847	\$87,388	\$106,205
TOTAL EXPENDITURES	\$95,862	\$56,541	\$30,847	\$87,388	\$106,205
EXCESS REVENUES (EXPENDITURES)	\$-	\$38,151	\$(27,520)	\$10,631	\$ 0

Gross Assessments	\$ 108,953
Less: Discounts & Collections 5%	(5,448)
Net Assessments	\$ 103,505

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	168	\$ 29,574.72	\$ 176.04	\$ 221.00	\$ 44.96
Townhomes	300	\$ 52,812.00	\$ 176.04	\$ 221.00	\$ 44.96
TH	25	\$ 4,401.00	\$ 176.04	\$ 221.00	\$ 44.96
Total	493	\$ 86,787.72			

Landings at Miami

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax 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 - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

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 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.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Dissemination Agent

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

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.

Landings at Miami

Community Development District

Budget Narrative

Expenditures - Administrative (continued)
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Website Maintenance

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

Communication - Telephone

New Internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability/Property

The District's General Liability & 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 year.

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Landings at Miami
Community Development District
Proposed Budget
Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$730,861	\$722,893	\$7,968	\$730,861	\$730,861
Interest Earnings	10,000	18,731	18,731	37,462	10,000
Carry Forward Surplus ⁽¹⁾	671,487	671,167	-	671,167	718,781
TOTAL REVENUES	\$1,412,348	\$1,412,791	\$26,699	\$1,439,490	\$1,459,642
EXPENDITURES:					
Interest - 11/1	\$240,381	\$240,381	\$-	\$240,381	\$235,328
Principal - 11/1	245,000	245,000	-	245,000	260,000
Interest - 5/1	235,328	-	235,328	235,328	229,966
TOTAL EXPENDITURES	\$720,709	\$485,381	\$235,328	\$720,709	\$725,294
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$720,709	\$485,381	\$235,328	\$720,709	\$725,294
EXCESS REVENUES (EXPENDITURES)	\$691,639	\$927,410	\$(208,629)	\$718,781	\$734,348

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$229,965.63
Principal Due 11/1/27	\$270,000.00
	<u>\$499,965.63</u>

Gross Assessments	\$ 769,328
Less: Discounts & Collections 5%	(38,466)
Net Assessments	<u>\$ 730,861</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	168	\$ 324,115.68	\$ 1,929.26	\$ 1,929.26	\$ -
Townhomes	300	\$ 445,212.00	\$ 1,484.04	\$ 1,484.04	\$ -
TH	0	\$ -	\$ -	\$ -	\$ -
Total	468	\$ 769,327.68			

Landings at Miami
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	10,110,000	4.125%	260,000	235,328	
05/01/27	9,850,000	4.125%	-	229,966	729,931.25
11/01/27	9,850,000	4.125%	270,000	229,966	
05/01/28	9,580,000	4.125%	-	224,397	728,793.75
11/01/28	9,580,000	4.125%	280,000	224,397	
05/01/29	9,300,000	4.625%	-	218,622	727,243.75
11/01/29	9,300,000	4.625%	290,000	218,622	
05/01/30	9,010,000	4.625%	-	211,916	728,831.25
11/01/30	9,010,000	4.625%	305,000	211,916	
05/01/31	8,705,000	4.625%	-	204,863	729,725.00
11/01/31	8,705,000	4.625%	320,000	204,863	
05/01/32	8,385,000	4.625%	-	197,463	729,925.00
11/01/32	8,385,000	4.625%	335,000	197,463	
05/01/33	8,050,000	4.625%	-	189,716	729,431.25
11/01/33	8,050,000	4.625%	350,000	189,716	
05/01/34	7,700,000	4.625%	-	181,622	728,243.75
11/01/35	7,700,000	4.625%	365,000	181,622	
05/01/35	7,335,000	4.625%	-	173,181	726,362.50
11/01/35	7,335,000	4.625%	380,000	173,181	
05/01/36	6,955,000	4.625%	-	164,394	728,787.50
11/01/36	6,955,000	4.625%	400,000	164,394	
05/01/37	6,555,000	4.625%	-	155,144	730,287.50
11/01/37	6,555,000	4.625%	420,000	155,144	
05/01/38	6,135,000	4.625%	-	145,431	730,862.50
11/01/38	6,135,000	4.625%	440,000	145,431	
05/01/39	5,695,000	4.750%	-	135,256	730,512.50
11/01/39	5,695,000	4.750%	460,000	135,256	
05/01/40	5,235,000	4.750%	-	124,331	728,662.50
11/01/40	5,235,000	4.750%	480,000	124,331	
05/01/41	4,755,000	4.750%	-	112,931	730,862.50
11/01/41	4,755,000	4.750%	505,000	112,931	
05/01/42	4,250,000	4.750%	-	100,938	726,875.00
11/01/42	4,250,000	4.750%	525,000	100,938	
05/01/43	3,725,000	4.750%	-	88,469	726,937.50
11/01/43	3,725,000	4.750%	550,000	88,469	
05/01/44	3,175,000	4.750%	-	75,406	725,812.50
11/01/44	3,175,000	4.750%	575,000	75,406	
05/01/45	2,600,000	4.750%	-	61,750	728,500.00
11/01/45	2,600,000	4.750%	605,000	61,750	
05/01/46	1,995,000	4.750%	-	47,381	729,762.50
11/01/46	1,995,000	4.750%	635,000	47,381	
05/01/47	1,360,000	4.750%	-	32,300	729,600.00
11/01/47	1,360,000	4.750%	665,000	32,300	
05/01/48	695,000	4.750%	-	16,506	728,012.50
11/01/48	695,000	4.750%	695,000	16,506	
Total			\$10,110,000	\$6,419,291	\$16,529,291

Landings at Miami
Community Development District
Proposed Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$38,588	\$38,167	\$421	\$38,588	\$38,588
Interest Earnings	1,000	1,110	1,110	2,221	1,000
Carry Forward Surplus ⁽¹⁾	57,074	57,194	-	57,194	59,733
TOTAL REVENUES	\$96,662	\$96,471	\$1,531	\$98,002	\$99,321
EXPENDITURES:					
Interest - 11/1	\$11,794	\$11,794	\$-	\$11,794	\$11,475
Principal - 11/1	15,000	15,000	-	15,000	15,000
Interest - 5/1	11,475	-	11,475	11,475	11,156
TOTAL EXPENDITURES	\$38,269	\$26,794	\$11,475	\$38,269	\$37,631
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$38,269	\$26,794	\$11,475	\$38,269	\$37,631
EXCESS REVENUES (EXPENDITURES)	\$58,393	\$69,677	\$(9,944)	\$59,733	\$61,690
⁽¹⁾ Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/27	\$11,156.25
				Principal Due 11/1/27	\$15,000.00
					\$26,156.25
				Gross Assessments	\$ 40,619
				Less: Discounts & Collections 5%	(2,031)
				Net Assessments	\$ 38,588
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	0	\$ -	\$ -	\$ -	\$ -
Townhomes	0	\$ -	\$ -	\$ -	\$ -
TH	25	\$ 40,618.50	\$ 1,624.74	\$ 1,624.74	\$ -
Total	25	\$ 40,618.50			

Landings at Miami
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	540,000	4.250%	15,000	11,475	
05/01/27	525,000	4.250%	-	11,156	37,312.50
11/01/27	525,000	4.250%	15,000	11,156	
05/01/28	510,000	4.250%	-	10,838	36,675.00
11/01/28	510,000	4.250%	15,000	10,838	
05/01/29	495,000	4.250%	-	10,519	36,037.50
11/01/29	495,000	4.250%	15,000	10,519	
05/01/30	480,000	4.250%	-	10,200	35,400.00
11/01/30	480,000	4.250%	15,000	10,200	
05/01/31	465,000	4.250%	-	9,881	34,762.50
11/01/31	465,000	4.250%	15,000	9,881	
05/01/32	450,000	4.250%	-	9,563	34,125.00
11/01/32	450,000	4.250%	15,000	9,563	
05/01/33	435,000	4.250%	-	9,244	38,487.50
11/01/33	435,000	4.250%	20,000	9,244	
05/01/34	415,000	4.250%	-	8,819	37,637.50
11/01/35	415,000	4.250%	20,000	8,819	
05/01/35	395,000	4.250%	-	8,394	36,787.50
11/01/35	395,000	4.250%	20,000	8,394	
05/01/36	375,000	4.250%	-	7,969	35,937.50
11/01/36	375,000	4.250%	20,000	7,969	
05/01/37	355,000	4.250%	-	7,544	35,087.50
11/01/37	355,000	4.250%	20,000	7,544	
05/01/38	335,000	4.250%	-	7,119	34,237.50
11/01/38	335,000	4.250%	20,000	7,119	
05/01/39	315,000	4.250%	-	6,694	38,387.50
11/01/39	315,000	4.250%	25,000	6,694	
05/01/40	290,000	4.250%	-	6,163	37,325.00
11/01/40	290,000	4.250%	25,000	6,163	
05/01/41	265,000	4.250%	-	5,631	36,262.50
11/01/41	265,000	4.250%	25,000	5,631	
05/01/42	240,000	4.250%	-	5,100	35,200.00
11/01/42	240,000	4.250%	25,000	5,100	
05/01/43	215,000	4.250%	-	4,569	34,137.50
11/01/43	215,000	4.250%	25,000	4,569	
05/01/44	190,000	4.250%	-	4,038	38,075.00
11/01/44	190,000	4.250%	30,000	4,038	
05/01/45	160,000	4.250%	-	3,400	36,800.00
11/01/45	160,000	4.250%	30,000	3,400	
05/01/46	130,000	4.250%	-	2,763	35,525.00
11/01/46	130,000	4.250%	30,000	2,763	
05/01/47	100,000	4.250%	-	2,125	34,250.00
11/01/47	100,000	4.250%	30,000	2,125	
05/01/48	70,000	4.250%	-	1,488	37,975.00
11/01/48	70,000	4.250%	35,000	1,488	
05/01/49	35,000	4.250%	-	744	36,487.50
11/01/49	35,000	4.250%	35,000	744	
Total			\$540,000	\$319,388	\$859,388

Landings at Miami
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2018	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2027	FY2026	Increase/(decrease)	FY 2027		FY2026		Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
							Series 2018	Series 2020	Series 2018	Series 2020				
Single Family	168	168	0	\$221.00	\$176.04	\$44.96	\$1,929.26	\$0.00	\$1,929.26	\$0.00	\$0.00	\$2,150.26	\$2,105.30	\$44.96
Townhomes	300	300	0	\$221.00	\$176.04	\$44.96	\$1,484.04	\$0.00	\$1,484.04	\$0.00	\$0.00	\$1,705.04	\$1,660.08	\$44.96
TH	25	0	25	\$221.00	\$176.04	\$44.96	\$0.00	\$1,624.74	\$0.00	\$1,624.74	\$0.00	\$1,845.74	\$1,800.78	\$44.96
Total	493	468	25											



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 21, 2025

Landings at Miami Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Landings at Miami Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Landings at Miami Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 opinion. 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 auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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. 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

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October 21, 2025
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2. Consider the entity's system of internal control 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Landings at Miami Community Development District
October 21, 2025
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2. 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 District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

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October 21, 2025
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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes 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.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

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October 21, 2025
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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,570 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Landings at Miami Community Development District
October 21, 2025
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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, hold harmless and release Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

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October 21, 2025
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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Landings at Miami Community Development District
October 21, 2025
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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Landings at Miami Community Development District
October 21, 2025
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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER
LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT
DATED OCTOBER 21, 2025**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.


Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: PPOWERS@GMSSF.COM**

Auditor: Maritza Stonebraker

**District: Landings At Miami
Community Development District**

By: _____ 
Title: Director

By: _____
Title: _____

Date: October 21, 2025

Date: _____



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

To the Board of Supervisors
Landings at Miami Community Development District
Miami-Dade County, Florida

We are pleased to present this report related to our audit of the basic financial statements of Landings at Miami Community Development District for the year ended September 30, 2025. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated October 21, 2025. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have previously issued a separate communication dated January 7, 2026, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies, other than the adoption of GASB Statements No. 101 and No. 102. The adoption of these statements did not have a material impact on the District.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or proposed to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Fort Pierce / Stuart

Board of Supervisors
Landings at Miami Community Development District

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Our responsibility for other information included in financial reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor's report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the District's information for compliance with Florida Statutes 218.39(3)(c). We did not identify material inconsistencies with the audited financial statements.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit.

We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

AICPA rules require independence both of mind and in appearance when providing audit and other attestation services. We are to ensure that the AICPA General Requirements for performing non-attest services are adhered to and included in all letters of engagement. We are also required to maintain a system of quality management over compliance with independence rules and firm policies.

Management is responsible for not entering into arrangements for non-audit services resulting in our firm being involved in making management decisions on behalf of the District. To ensure this does not occur, the District is responsible for designating a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the service and the designated individual is responsible for assuming all management responsibilities for the subject matter and scope of the non-audit service. Management is also responsible for the adequacy and results of the services performed and the District accepts responsibility for the results and ultimate use of the services.



Board of Supervisors
Landings at Miami Community Development District

Page 3

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Maritza Stonebraker should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Landings at Miami Community Development District.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 22, 2026

**Landings at Miami
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Landings at Miami Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Landings at Miami Community Development District
Miami-Dade County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Landings at Miami Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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 (*Government Auditing Standards*). 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 opinion.

Responsibilities of Management for the Financial Statements

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.

To the Board of Supervisors
Landings at Miami Community Development District

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 one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility 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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, 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 be presented to supplement the basic financial statements.

To the Board of Supervisors
Landings at Miami Community Development District

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 GAAS, 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 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

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic 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 basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic 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 a report dated January 22, 2026 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 and contracts and grant agreements and other matters.

The purpose of that report is 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 22, 2026

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Landings at Miami Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total liabilities exceeded total assets by \$(5,584,559) (net position). Restricted net position was \$518,297, net investment in capital assets was \$(281,467) and unrestricted net position was \$(5,821,389).
- ◆ Governmental activities revenues totaled \$905,826 while governmental activities expenses totaled \$774,524.

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 122,150	\$ 112,006
Restricted assets	1,098,874	1,040,354
Capital assets	<u>4,315,063</u>	<u>4,508,275</u>
Total Assets	<u>5,536,087</u>	<u>5,660,635</u>
Current liabilities	470,646	466,496
Non-current liabilities	<u>10,650,000</u>	<u>10,910,000</u>
Total Liabilities	<u>11,120,646</u>	<u>11,376,496</u>
Net investment in capital assets	(281,467)	(197,286)
Net position - restricted	518,297	455,475
Net position - unrestricted	<u>(5,821,389)</u>	<u>(5,974,050)</u>
Total Net Position	<u><u>\$ (5,584,559)</u></u>	<u><u>\$ (5,715,861)</u></u>

The increase in current and restricted assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in non-current liabilities is related to the principal payments on long-term debt in the current year.

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 853,526	\$ 853,616
General Revenues		
Investment income	52,300	55,353
Total Revenues	<u>905,826</u>	<u>908,969</u>
Expenses		
General government	76,101	75,796
Physical environment	193,212	189,561
Interest and other charges	505,211	519,056
Total Expenses	<u>774,524</u>	<u>784,413</u>
Change in Net Position	131,302	124,556
Net Position - Beginning of Year	<u>(5,715,861)</u>	<u>(5,840,417)</u>
Net Position - End of Year	<u><u>\$ (5,584,559)</u></u>	<u><u>\$ (5,715,861)</u></u>

The decrease in interest and other charges is related to current year debt payments.

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

Description	Governmental Activities	
	2025	2024
Infrastructure	\$ 4,830,295	\$ 4,830,295
Accumulated depreciation	(515,232)	(322,020)
Total Capital Assets, Net	\$ 4,315,063	\$ 4,508,275

The current year activity consisted of depreciation, \$193,212.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less legal and engineering fee expenditures than were anticipated.

There were no amendments to the September 30, 2025 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In January 2018, the District issued \$11,665,000 Special Assessment Bonds, Series 2018. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 2018 Project. The balance outstanding at September 30, 2025 was \$10,355,000.
- ◆ In March 2020, the District issued \$600,000 Special Assessment Bonds, Series 2020. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 2020 Expansion Project. The balance outstanding at September 30, 2025 was \$555,000.

**Landings at Miami Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Landings at Miami Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Landings at Miami Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Landings at Miami Community Development District, Governmental Management Services, 5385 N Nob Hill Road, Sunrise, Florida 33351.

Landings at Miami Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 823
Investments	121,327
Total Current Assets	122,150
Non-current Assets	
Restricted Assets	
Investments	1,098,874
Capital Assets, Being Depreciated	
Infrastructure	4,830,295
Accumulated depreciation	(515,232)
Total Non-current Assets	5,413,937
Total Assets	5,536,087
LIABILITIES	
Current Liabilities	
Accounts payable	500
Accrued interest	210,146
Bonds payable	260,000
Total Current Liabilities	470,646
Non-current Liabilities	
Bonds payable	10,650,000
Total Liabilities	11,120,646
NET POSITION	
Net investment in capital assets	(281,467)
Restricted - debt service	518,297
Unrestricted	(5,821,389)
Total Net Position	\$ (5,584,559)

See accompanying notes to financial statements.

Landings at Miami Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (76,101)	\$ 82,633	\$ 6,532
Physical environment	(193,212)	-	(193,212)
Interest and other charges	(505,211)	770,893	265,682
Total Governmental Activities	\$ (774,524)	\$ 853,526	79,002
	General Revenues		
	Investment income		52,300
	Change in Net Position		131,302
	Net Position - October 1, 2024		(5,715,861)
	Net Position - September 30, 2025		\$ (5,584,559)

See accompanying notes to financial statements.

**Landings at Miami Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 823	\$ -	\$ 823
Investments	121,327	-	121,327
Restricted assets			
Investments	-	1,098,874	1,098,874
Total Assets	\$ 122,150	\$ 1,098,874	\$ 1,221,024
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 500	\$ -	\$ 500
FUND BALANCES			
Restricted:			
Debt service	-	1,098,874	1,098,874
Unassigned	121,650	-	121,650
Total Fund Balances	121,650	1,098,874	1,220,524
Total Liabilities and Fund Balances	\$ 122,150	\$ 1,098,874	\$ 1,221,024

See accompanying notes to financial statements.

**Landings at Miami Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025**

Total Governmental Fund Balances	\$ 1,220,524
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$4,830,295, net of accumulated depreciation, \$(515,232), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,315,063
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(10,910,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(210,146)</u>
Net Position of Governmental Activities	<u><u>\$ (5,584,559)</u></u>

See accompanying notes to financial statements.

Landings at Miami Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 82,633	\$ 770,893	\$ 853,526
Investment income	5,160	47,140	52,300
Total Revenues	<u>87,793</u>	<u>818,033</u>	<u>905,826</u>
Expenditures			
Current			
General government	76,101	-	76,101
Debt service			
Principal	-	250,000	250,000
Interest	-	509,513	509,513
Total Expenditures	<u>76,101</u>	<u>759,513</u>	<u>835,614</u>
Net Change in Fund Balances	11,692	58,520	70,212
Fund Balances - October 1, 2024	<u>109,958</u>	<u>1,040,354</u>	<u>1,150,312</u>
Fund Balances - September 30, 2025	<u>\$ 121,650</u>	<u>\$ 1,098,874</u>	<u>\$ 1,220,524</u>

See accompanying notes to financial statements.

**Landings at Miami Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$	70,212
Amounts reported for governmental activities in the Statement of Activities are different because:		
The purchase of capital assets is reflected as a capital outlay expenditure at the fund level, however, these costs are capitalized and depreciated over their estimated useful lives at the government-wide level. This is the current year depreciation.		(193,212)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		250,000
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		<u>4,302</u>
Change in Net Position of Governmental Activities	\$	<u><u>131,302</u></u>

See accompanying notes to financial statements.

Landings at Miami Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 82,449	\$ 82,449	\$ 82,633	\$ 184
Investment income	500	500	5,160	4,660
Total Revenues	<u>82,949</u>	<u>82,949</u>	<u>87,793</u>	<u>4,844</u>
Expenditures				
Current				
General government	<u>93,456</u>	<u>93,456</u>	<u>76,101</u>	<u>17,355</u>
Net Change in Fund Balances	(10,507)	(10,507)	11,692	22,199
Fund Balances - October 1, 2024	<u>10,507</u>	<u>10,507</u>	<u>109,958</u>	<u>99,451</u>
Fund Balances - September 30, 2025	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 121,650</u></u>	<u><u>\$ 121,650</u></u>

See accompanying notes to financial statements.

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 13, 2017, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 17-70 of the Board of County Commissioners of Miami-Dade County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Landings at Miami Community Development District. The District is governed by a Board of Supervisors who are elected to four year and two-year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Landings at Miami Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria, as set forth in Governmental Accounting Standards, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets is as follows:

Infrastructure	25 years
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d. Use of Estimates

The preparation of the 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 financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,220,524, differs from “net position” of governmental activities, \$(5,584,559), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, at the government-wide level those capital assets are included among the assets of the District as a whole.

Infrastructure	\$ 4,830,295
Accumulated depreciation	<u>(515,232)</u>
Total	<u>\$ 4,315,063</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported at the government-wide level. Balances at September 30, 2025 were:

Bonds payable	<u>\$ (10,910,000)</u>
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**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities at the government-wide level differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	<u>\$ (210,146)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$70,212, differs from the “change in net position” for governmental activities, \$131,302, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the fund level. However, at the government-wide level, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	<u>\$ (193,212)</u>
--------------	---------------------

Long-term debt transactions

Repayments of bond principal are reported as an expenditure at the fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 250,000</u>
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Some expenses reported at the government-wide level do not require the use of current financial resources and therefore, are not reported as expenditures at the fund level.

Net change in accrued interest payable	<u>\$ 4,302</u>
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**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance and carrying value were \$823. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Florida PRIME	47 days*	\$ 121,327
U S Bank Money Market	N/A	1,098,874
Total Investments		\$ 1,220,201

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in U S Bank Money Market are Level 1 assets.

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Florida PRIME were rated AAAM by Standard & Poor's. The District's investments in U S Bank Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The District's investment in the U S Bank Money Markets represent 90% of the District's total investments. The District's investments in Florida PRIME represents 10% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 4,830,295	\$ -	\$ -	\$ 4,830,295
Less: accumulated depreciation	(322,020)	(193,212)	-	(515,232)
Governmental Activities Capital Assets	\$ 4,508,275	\$ (193,212)	\$ -	\$ 4,315,063

Depreciation of \$193,212 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 11,160,000
Principal payments	(250,000)
Long-term debt at September 30, 2025	\$ 10,910,000

Long-term debt is comprised of the following:

Special Assessment Bonds

\$11,665,000 Series 2018 Bonds are due in annual principal installments beginning November 2019, maturing November 2048. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2018, at variable rates of 3.625% to 4.75%. Current portion is \$245,000.

\$ 10,355,000

\$600,000 Series 2020 Bonds are due in annual principal installments beginning November 2020, maturing November 2049. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2020 at an interest rate of 4.250%. Current portion is \$15,000

555,000

Bonds Payable

\$ 10,910,000

Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 260,000	\$ 498,978	\$ 758,978
2027	275,000	487,925	762,925
2028	285,000	476,356	761,356
2029	295,000	464,375	759,375
2030	305,000	451,256	756,256
2031-2035	1,760,000	2,026,028	3,786,028
2036-2040	2,205,000	1,571,169	3,776,169
2041-2045	2,765,000	989,806	3,754,806
2046-2050	<u>2,760,000</u>	<u>271,763</u>	<u>3,031,763</u>
Totals	<u>\$ 10,910,000</u>	<u>\$ 7,237,656</u>	<u>\$ 18,147,656</u>

Significant Bond Provisions

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2028 at a redemption price equal to the principal amount of the Series 2018 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029 at a redemption price equal to the principal amount of the Series 2020 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to 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.

**Landings at Miami Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025**

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

- 1) Series 2018 Reserve Fund – The 2018 Reserve Account was funded from the proceeds of the Series 2018 Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.
- 2) Series 2020 Reserve Fund – The 2020 Reserve Account was funded from the proceeds of the Series 2020 Bonds in an amount equal to \$5,000. The reserve requirement is not to be recalculated. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2018 Special Assessment Bonds	\$ 365,431	\$ 365,431
Series 2020 Special Assessment Bonds	\$ 5,110	\$ 5,000

NOTE F – 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 for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage.



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INDEPENDENT AUDITORS' 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
Landings at Miami Community Development District
Miami-Dade 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 (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Landings at Miami Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated January 22, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Landings at Miami Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Landings at Miami Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Landings at Miami Community Development 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 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.

To the Board of Supervisors
Landings at Miami Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Landings at Miami Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 22, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Landings at Miami Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the financial statements of the Landings at Miami Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated January 22, 2026.

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 Florida Auditor General.

Other Reports and Schedule

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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 January 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Landings at Miami Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Landings at Miami Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Landings at Miami Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Landings at Miami Community Development District. It is management's responsibility to monitor Landings at Miami Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Landings at Miami Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$600
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$76,267.48
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2025, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

To the Board of Supervisors
Landings at Miami Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Landings at Miami Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as: \$176.04; S2018 Debt Service: \$1,484.04-\$1,929.26; S2020 Debt Service: \$1,624.74
- 2) The amount of special assessments collected by or on behalf of the District as: \$853,526
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: Series 2018 Due November 1, 2045 \$10,355,000; Series 2020 Due November 1, 2049 \$555,000

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 22, 2026



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Landings at Miami Community Development District
Miami-Dade County, Florida

We have examined Landings at Miami Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Landings at Miami Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Landings at Miami Community Development 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 and, accordingly, included examining, on a test basis, evidence about Landings at Miami Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Landings at Miami Community Development District's compliance with the specified requirements.

In our opinion, Landings at Miami Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 22, 2026

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Landings at Miami 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 Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. 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 Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Landings at Miami 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 Miami-Dade County Supervisor of Elections.

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>
Sent: Tuesday, January 27, 2026 8:55 AM
To: Jennifer McConnell <jmccconnell@gmssf.com>
Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>
Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)
- [MD-ED 10](#) - Campaign Treasurer’s Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don’t hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections
Government Affairs Division
Office 305-499-8350

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. WOUFFE

February 3, 2026

VIA E-MAIL ONLY – jduque@gmssf.com

Ms. Juliana Duque
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Landings at Miami Community Development District
Our File: 1020.17292**

Dear Juliana:

This firm's current fee structure has been in place since 2017. 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: \$325.00 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.

Ms. Juliana Duque
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,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)

Landings at Miami CDD - Open Carry Policy Memo

From: Jesus Lorenzo <JLorenzo@gmssf.com>
Sent: Wednesday, March 18, 2026 12:32 PM
To: Elizabeth.enriquez@fsresidential.com; Nathalia Jiron CDD; Fonsecafinancial@gmail.com; dgfigcdd@gmail.com; landingscdd2025@gmail.com; jmontescdd@gmail.com
Cc: Liza E. Smoker; Jennifer McConnell; Juliana Duque
Subject: Landings at Miami CDD - Open Carry Policy Memo

Good afternoon, Board of Supervisors,

I hope this email finds you well.

As far as the District is concerned, it cannot prohibit open carrying. That being said, should there ever be a dangerous situation, the local law enforcement should be contacted.

The District cannot advise the Homeowners Association regarding its rules or internal procedures. The Homeowners Association should contact its legal counsel for further guidance.

This item will be added to the next meeting agenda for further discussion and to answer any questions. In the meantime, should you have any questions or concerns, please do not hesitate to contact me. Thank you for your time.

Respectfully,

Jesus Lorenzo
Governmental Management Services
Phone: (954) 721-8681 Ext. 223
jlorenzo@gmssf.com

“Board members should not “reply to all” in order to maintain compliance with the Sunshine Laws”

Landings at Miami
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
10/01/25 - 03/31/26

<i>Date</i>	<i>Check #'s</i>		<i>Amount</i>
10/01/25 - 10/31/25	376-378	\$	28,418.82
11/01/25 - 11/30/25	379-381	\$	5,122.31
12/01/25 - 12/31/25	382-386	\$	797,130.06
01/01/26 - 01/31/26	387-388	\$	3,648.81
02/01/26 - 02/28/26	389-391	\$	7,154.87
03/01/26 - 03/31/26	392-395	\$	8,219.78
TOTAL		\$	849,694.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/25	00004	9/28/25	30342	202510	320	53800	45000			*	12,065.00		
			FY26	INSURANCE			PROPERTY						
		9/28/25	30342	202510	310	51300	45000			*	7,029.00		
			FY26	INSURANCE									
EGIS INURANCE ADVISORS LLC											19,094.00	000376	
10/07/25	00001	9/15/25	106	202510	310	51300	31400			*	2,000.00		
			FY26	ASSESSMENT			ROLL CERT						
		10/01/25	107	202510	310	51300	34000			*	2,739.33		
			OCT 25	-			MGMT FEES						
		10/01/25	107	202510	310	51300	31300			*	238.50		
			OCT 25	-			DISSEMINATION						
		10/01/25	107	202510	310	51300	49500			*	100.00		
			OCT 25	-			WEBSITE ADMIN						
		10/01/25	107	202510	310	51300	42000			*	.74		
			OCT 25	-			POSTAGE						
GMS-SF, LLC											5,078.57	000377	
10/07/25	00010	9/18/25	7896914	202510	310	51300	32300			*	4,246.25		
			SER 2020	9/1/25	-		8/31/26						
US BANK											4,246.25	000378	
11/17/25	00003	9/30/25	195554	202509	310	51300	31500			*	500.00		
			SEP 25	-			ATTORNEY FEES						
		10/31/25	196011	202510	310	51300	31500			*	1,366.50		
			OCT 25	-			ATTORNEY FEES						
BILLING COCHRAN, P.A.											1,866.50	000379	
11/17/25	00006	10/01/25	93371	202510	310	51300	54000			*	175.00		
			SPECIAL	DISTRICT			FEE FY26						
FLORIDACOMMERCE											175.00	000380	
11/17/25	00001	11/01/25	109	202511	310	51300	34000			*	2,739.33		
			NOV 25	-			MGMT FEES						
		11/01/25	109	202511	310	51300	31300			*	238.50		
			NOV 25	-			DISSEMINATION						
		11/01/25	109	202511	310	51300	49500			*	100.00		
			NOV 25	-			WEBSITE ADMIN						
		11/01/25	109	202511	310	51300	42000			*	1.48		
			NOV 25	-			POSTAGE						
		11/01/25	109	202511	310	51300	42500			*	1.50		
			NOV 25	-			COPIES						
GMS-SF, LLC											3,080.81	000381	
12/10/25	00003	11/30/25	196291	202511	310	51300	31500			*	500.00		
			NOV 25	-			ATTORNEY FEES						
BILLING COCHRAN, P.A.											500.00	000382	

LAND LANDINGS @ MIA ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/25	00001	12/01/25	110	202512	310-51300-34000				*	2,739.33		
			DEC 25					MGMT FEES				
12/01/25		110		202512	310-51300-31300				*	238.50		
			DEC 25					DISSEMINATION				
12/01/25		110		202512	310-51300-49500				*	100.00		
			DEC 25					WEBSITE ADMIN				
12/01/25		110		202512	310-51300-42000				*	2.22		
			DEC 25					POSTAGE				
								GMS-SF, LLC			3,080.05	000383
12/10/25	00011	12/10/25	12102025	202512	300-20700-10000				*	706,261.25		
								TRANSFER OF TAX RECEIPTS				
								LANDINGS AT MIAMI CDD			706,261.25	000384
12/10/25	00016	12/10/25	12102025	202512	300-20700-10000				*	37,288.76		
								TRANSFER OF TAX RECEIPTS				
								LANDINGS AT MIAMI CDD			37,288.76	000385
12/10/25	00017	12/10/25	12102025	202512	300-15100-10000				*	50,000.00		
								TXFER FUNDS TO OPEN SBA				
								LANDINGS AT MIAMI CDD			50,000.00	000386
1/14/26	00003	12/31/25	196764	202512	310-51300-31500				*	569.50		
			DEC 25					ATTORNEY FEES				
								BILLING COCHRAN, P.A.			569.50	000387
1/14/26	00001	1/01/26	111	202601	310-51300-34000				*	2,739.33		
			JAN 26					MGMT FEES				
1/01/26		111		202601	310-51300-31300				*	238.50		
			JAN 26					DISSEMINATION				
1/01/26		111		202601	310-51300-49500				*	100.00		
			JAN 26					WEBSITE ADMIN				
1/01/26		111		202601	310-51300-42000				*	1.48		
			JAN 26					POSTAGE				
								GMS-SF, LLC			3,079.31	000388
2/20/26	00013	2/09/26	374462	202602	310-51300-32200				*	3,570.00		
								AUDIT FYE 9/30/25				
								BERGER, TOOMBS, ELAM, GAINES &			3,570.00	000389
2/20/26	00003	1/31/26	197174	202601	310-51300-31500				*	500.00		
			JAN 26					ATTORNEY FEES				
								BILLING COCHRAN, P.A.			500.00	000390
2/20/26	00001	2/01/26	112	202602	310-51300-34000				*	2,739.33		
			FEB 26					MGMT FEES				

LAND LANDINGS @ MIA ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26		112	FEB 26	202602 310-51300-31300	- DISSEMINATION	*	238.50		
2/01/26		112	FEB 26	202602 310-51300-49500	- WEBSITE ADMIN	*	100.00		
2/01/26		112	FEB 26	202602 310-51300-42000	- POSTAGE	*	.74		
2/01/26		112	FEB 26	202602 310-51300-42500	- COPIES	*	6.30		
								3,084.87	000391
3/18/26	00003	2/28/26	197558	202602 310-51300-31500	- ATTORNEY FEES	*	500.00		
								500.00	000392
3/18/26	00001	3/01/26	113	202603 310-51300-34000	- MGMT FEES	*	2,739.33		
		3/01/26	113	202603 310-51300-31300	- DISSEMINATION	*	238.50		
		3/01/26	113	202603 310-51300-49500	- WEBSITE ADMIN	*	100.00		
		3/01/26	113	202603 310-51300-51000	- OFFICE SUPPLIES	*	.15		
		3/01/26	113	202603 310-51300-42000	- POSTAGE	*	6.80		
								3,084.78	000393
3/18/26	00014	2/26/26	4079	202601 310-51300-31200	- SER 2018	*	550.00		
								550.00	000394
3/18/26	00010	2/25/26	8083857	202602 310-51300-32300	SER 2018 2/1/26 - 1/31/27	*	4,085.00		
								4,085.00	000395
TOTAL FOR BANK A							849,694.65		
TOTAL FOR REGISTER							849,694.65		

LAND LANDINGS @ MIA ACOOPER

Landings at Miami
Community Development District

Unaudited Financial Reporting
March 31, 2026



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5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

Landings at Miami
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 22,866	\$ -	\$ 22,866
Due from General Fund	-	17,510	17,510
<u>Investments:</u>			
State Board of Administration	143,730	-	143,730
Series 2018			
Reserve	-	365,431	365,431
Revenue	-	910,778	910,778
Series 2020			
Reserve	-	5,094	5,094
Revenue	-	68,469	68,469
Prepayment	-	318	318
Total Assets	\$ 166,597	\$ 1,367,599	\$ 1,534,196
Liabilities:			
Due to Debt Service	17,510	-	17,510
Total Liabilities	\$ 17,510	\$ -	\$ 17,510
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,367,599	\$ 1,367,599
Unassigned	149,086	-	149,086
Total Fund Balances	\$ 149,086	\$ 1,367,599	\$ 1,516,686
Total Liabilities & Fund Balance	\$ 166,597	\$ 1,367,599	\$ 1,534,196

Landings at Miami

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 82,448	\$ 81,549	\$ 81,549	\$ -
Interest Income	2,700	1,350	2,428	1,078
Total Revenues	\$ 85,148	\$ 82,899	\$ 83,978	\$ 1,078
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 3,000	\$ 1,500	\$ 400	\$ 1,100
PR-FICA	230	115	31	84
Engineering	5,000	2,500	-	2,500
Attorney Fees	14,000	7,000	3,436	3,564
Annual Audit	4,500	3,570	3,570	-
Assessment Roll	2,000	2,000	2,000	-
Arbitrage Rebate	1,100	550	550	-
Dissemination Agent	2,862	1,431	1,431	0
Trustee Fees	4,500	4,500	8,331	(3,831)
Management Fees	32,872	16,436	16,436	0
Telephone	25	13	-	13
Website Maintenance	1,200	600	600	-
Postage & Delivery	350	175	13	162
Insurance General Liability	20,691	19,094	19,094	-
Printing & Binding	358	179	8	171
Legal Advertising	1,500	750	-	750
Other Current Charges	1,000	500	466	34
Office Supplies	50	25	0	25
Dues, Licenses & Subscriptions	175	175	175	-
Contingencies	450	225	-	225
Total Expenditures	\$ 95,862	\$ 61,337	\$ 56,541	\$ 4,796
Excess (Deficiency) of Revenues over Expenditures	\$ (10,714)	\$ 21,562	\$ 27,437	\$ 5,875
Net Change in Fund Balance	\$ (10,714)	\$ 21,562	\$ 27,437	\$ 5,875
Fund Balance - Beginning	\$ 10,714		\$ 121,650	
Fund Balance - Ending	\$ -		\$ 149,086	

Landings at Miami
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 730,861	\$ 722,893	\$ 722,893	\$ -
Interest Income	10,000	10,000	18,731	8,731
Total Revenues	\$ 740,861	\$ 732,893	\$ 741,624	\$ 8,731
Expenditures:				
Interest Expense - 11/1	\$ 240,381	\$ 240,381	\$ 240,381	\$ -
Principal Expense - 11/1	245,000	245,000	245,000	-
Interest Expense - 05/1	235,328	-	-	-
Total Expenditures	\$ 720,709	\$ 485,381	\$ 485,381	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,152	\$ 247,512	\$ 256,243	\$ 8,731
Net Change in Fund Balance	\$ 20,152	\$ 247,512	\$ 256,243	\$ 8,731
Fund Balance - Beginning	\$ 671,487		\$ 1,036,598	
Fund Balance - Ending	\$ 691,639		\$ 1,292,841	

Landings at Miami
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 38,588	\$ 38,167	\$ 38,167	\$ -
Interest Income	1,000	1,000	1,110	110
Total Revenues	\$ 39,588	\$ 39,167	\$ 39,277	\$ 110
Expenditures:				
Interest Expense - 11/1	\$ 11,794	\$ 11,794	\$ 11,794	\$ -
Principal Expense - 11/1	15,000	15,000	15,000	-
Interest Expense - 05/1	11,475	-	-	-
Total Expenditures	\$ 38,269	\$ 26,794	\$ 26,794	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,319	\$ 12,373	\$ 12,483	\$ 110
Net Change in Fund Balance	\$ 1,319	\$ 12,373	\$ 12,483	\$ 110
Fund Balance - Beginning	\$ 57,074		\$ 62,275	
Fund Balance - Ending	\$ 58,393		\$ 74,758	

Landings at Miami
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 2,676	\$ 77,692	\$ 587	\$ 395	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,549
Interest Income	354	312	382	494	420	465	-	-	-	-	-	-	2,428
Total Revenues	\$ 354	\$ 2,988	\$ 78,074	\$ 1,081	\$ 816	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,978
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
PR-FICA	15	15	-	-	-	-	-	-	-	-	-	-	31
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	1,367	500	570	500	500	-	-	-	-	-	-	-	3,436
Annual Audit	-	-	-	3,570	-	-	-	-	-	-	-	-	3,570
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	239	239	239	239	239	239	-	-	-	-	-	-	1,431
Trustee Fees	4,246	-	-	-	4,085	-	-	-	-	-	-	-	8,331
Management Fees	2,739	2,739	2,739	2,739	2,739	2,739	-	-	-	-	-	-	16,436
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Postage & Delivery	1	1	2	1	1	7	-	-	-	-	-	-	13
Insurance General Liability	19,094	-	-	-	-	-	-	-	-	-	-	-	19,094
Printing & Binding	-	2	-	-	6	-	-	-	-	-	-	-	8
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	79	120	88	-	93	85	-	-	-	-	-	-	466
Office Supplies	-	-	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 30,254	\$ 3,916	\$ 3,738	\$ 7,699	\$ 7,763	\$ 3,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,541
Excess (Deficiency) of Revenues over Expenditures	\$ (29,900)	\$ (928)	\$ 74,336	\$ (6,618)	\$ (6,948)	\$ (2,505)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,437
Net Change in Fund Balance	\$ (29,900)	\$ (928)	\$ 74,336	\$ (6,618)	\$ (6,948)	\$ (2,505)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,437

Landings at Miami
Community Development District
Long Term Debt Report Series 2018

Special Assessment Bonds, Series 2018		
Original Issue Amount:		\$11,665,000
Term 1:	\$1,070,000	
Interest Rate:	3.63%	
Maturity Date:	November 1, 2023	
Term 2:	\$1,295,000	
Interest Rate:	4.13%	
Maturity Date:	November 1, 2028	
Term 3:	\$3,605,000	
Interest Rate:	4.63%	
Maturity Date:	November 1, 2038	
Term 24:	\$5,695,000	
Interest Rate:	4.75%	
Maturity Date:	November 1, 2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$365,431.25	
Reserve Fund Balance	\$365,431.25	
Bonds Outstanding - 1/31/2018		\$11,665,000
Less: Principal Payment - 11/1/19		(\$200,000)
Less: Principal Payment - 11/1/20		(\$205,000)
Less: Principal Payment - 11/1/21		(\$215,000)
Less: Principal Payment - 11/1/22		(\$220,000)
Less: Principal Payment - 11/1/23		(\$230,000)
Less: Principal Payment - 11/1/24		(\$240,000)
Less: Principal Payment - 11/1/25		(\$245,000)
Current Bonds Outstanding		\$10,110,000

Special Assessment Bonds, Series 2020		
Original Issue Amount:		\$600,000
Term 1:	\$600,000	
Interest Rate:	4.25%	
Maturity Date:	November 1, 2049	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$5,000.00	
Reserve Fund Balance	\$5,094.12	
Bonds Outstanding - 3/31/2020		\$600,000
Less: Principal Payment - 11/1/20		(\$5,000)
Less: Principal Payment - 11/1/21		(\$10,000)
Less: Principal Payment - 11/1/22		(\$10,000)
Less: Principal Payment - 11/1/23		(\$10,000)
Less: Principal Payment - 11/1/24		(\$10,000)
Less: Principal Payment - 11/1/25		(\$15,000)
Current Bonds Outstanding		\$540,000

Landings at Miami
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 86,787.72 \$ 769,327.68 \$ 40,618.50 \$ 896,733.90
 Net Assessments \$ 82,448.33 \$ 730,861.30 \$ 38,587.58 \$ 851,897.21

ON ROLL ASSESSMENTS

allocation in % 9.68% 85.79% 4.53% 100.00%

Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2018	2020	Total
							Debt Service	Debt Service	
11/17/25	\$ 14,757.00	\$ 590.26	\$ 141.67	\$ -	\$ 14,025.07	\$ 1,357.37	\$ 12,032.42	\$ 635.28	\$ 14,025.07
11/18/25	1,843.92	96.81	17.47	-	1,729.64	167.40	1,483.90	78.35	1,729.65
11/28/25	12,511.00	500.42	120.10	-	11,890.48	1,150.78	10,201.10	538.59	11,890.47
12/04/25	837,096.86	33,482.69	8,036.15	-	795,578.02	76,997.65	682,543.83	36,036.54	795,578.02
12/19/25	7,530.76	284.62	72.46	-	7,173.68	694.28	6,154.46	324.94	7,173.68
01/08/26	3,460.86	103.82	33.57	-	3,323.47	321.65	2,851.28	150.54	3,323.47
01/09/26	1,921.46	28.82	18.92	-	1,873.72	181.34	1,607.51	84.87	1,873.72
01/23/26	-	-	-	867.14	867.14	83.92	743.94	39.28	867.14
02/08/26	4,210.60	84.22	41.27	-	4,085.11	395.37	3,504.71	185.04	4,085.12
03/11/26	2,105.30	21.05	20.84	-	2,063.41	199.70	1,770.24	93.46	2,063.40
TOTAL	\$ 885,437.76	\$ 35,192.71	\$ 8,502.45	\$ 867.14	\$ 842,609.74	\$ 81,549.46	\$ 722,893.39	\$ 38,166.89	\$ 842,609.74

98.74%	Percent Collected
\$ 11,296.14	Balance Remaining to Collect