

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

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Budget Narrative

Expenditures - Administrative (continued)

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											