Landings at Miami

Community Development District

http://www.landingsatmiamicdd.com

Nathalia Jirón, Chair

Alejandro Fonseca, Vice Chair

Daimy Figueroa, Assistant Secretary

Angela Coelho, Assistant Secretary

Juana Montes, Assistant Secretary

July 22, 2026

GMS
Governmental Management Services

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
July 22, 2026
6:00 p.m.

The Landings Clubhouse
23398 SW 108th Court, Miami, FL 33032
Join the meeting now
Meeting ID: 256 219 705 819 642 and Passcode: cr2eo72c
1 872-240-4685 and Phone Conference ID: 428 688 560#

1. Roll Call

2. Approval of the Minutes of the April 22, 2026 Meeting **– Page 3**

3. Public Hearing to Adopt the Fiscal Year 2027 Budget
   A. Motion to Open the Public Hearing

   B. Public Comment and Discussion

   C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution **– Page 15**

   D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments **– Page 18**

   E. Motion to Close the Public Hearing

4. Staff Reports
   A. Attorney – Memorandum – 2026 Legislative Update **– Page 45**

   B. Engineer

   C. Manager
      1) Discussion of Rules and Regulations

      2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 51**

      3) Form 1 Financial Disclosure Due July 1, 2026 **– Page 52**

      4) Reminder to Complete Annual Ethics Training by December 31, 2026

      5) Number of Registered Voters in the District – **825 – Page 53**

5. Financial Reports
   A. Approval of Check Run Summary **– Page 54**

   B. Approval of Unaudited Financials **– Page 57**

6. Supervisors Requests and Audience Comments

7. 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, April 22, 2026, 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:

Jesus Lorenzo	District Manager
Liza Smoker	District Counsel
Elizabeth Enriquez	HOA Property Manager
Mr. Michael	Resident (by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Lorenzo called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the October 22, 2025 Meeting

Mr. Lorenzo: Moving forward to item No. 2 on the agenda we have approval of the minutes of the October 22, 2025 meeting and you'll find that on page 3 to page 10. Unless there are any comments, deletions, or additions, a motion to approve would be in place.

> On MOTION by Ms. Jiron seconded by Ms. Figueroa with all in favor, the Minutes of the October 22, 2025 meeting were approved.

THIRD ORDER OF BUSINESS Consideration of:

A. Resolution #2026-01 Electing Jesus Lorenzo as Assistant Secretary

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-01 electing myself, Jesus Lorenzo as assistant secretary which you'll see on page 11. Unless the Board has any questions, a motion to approve would be in place.

> On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, Resolution #2026-01 electing Jesus Lorenzo as an Assistant Secretary was approved.

B. Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Lorenzo: Moving forward to resolution #2026-02 approving the proposed Fiscal Year 2027 budget and setting the public hearing. You'll find the budget on page 12 through page 22, and I'll go over some of the items with you. So, on the first page, page 13 of your agenda is the cover sheet. On page 14 you have the table contents listing all the items that comprised the budget. On page 15 you will find the general fund which discusses and is known for the operation and maintenance portion of the budget assessments, this is the second component that makes up the Non Ad Valorem Assessments. This portion of the budget deals with the day in and day out of the administration and operation of the District facilities and infrastructure. There were some slight increases as you guys can see on the budget, we can go line item by line item if you guys have any questions but, before we do that, I wanted to go over the next few pages. On page 16 you see the budget narrative there which explains in detail each line item and what it's for and it continues on page 17, then you have the debt series 2018 special assessment bonds on page 18. Moving forward to page 19 you have the amortization schedule for the debt service 2018 special assessment bonds, you'll see the period, the principal, or the outstanding balance of coupons, which shows the interest rate, the principal, the interest payments and then the annual debt service, the bond maturity date for the 2018 bond is November 1, 2048. Moving forward to page 20, if any of you guys have any questions feel free to ask me, the proposed budget that lists the debt service series 2020 special assessments bonds, you'll see that on page 20. Then moving forward to page 21 you'll see the amortization schedule for the 2020 special assessments bonds, and that maturity date is November 1, 2049 and that is for the annexation of the 25 townhome units. Then if you go back to page 22, which is the last page of the budget you'll see the O&M units which is 168 single family, 300 townhomes and then the annexation which would be the 25 other townhome units, you'll see the separation between the Series 2018 and 2020 which totals 493 total units. So, moving forward to the next column you'll see the annual maintenance assessments which is the O&M which we just discussed. The 2027 proposed is $221 opposed to the 2026 amount of $176.04 which is an increase of $44.96 per unit on an annual basis, not a monthly basis. Moving forward to the next box which would be the annual debt assessments, fiscal year 2027 compared to fiscal year 2026, nothing has changed there because that's something that you guys have as a fixed payment. You'll see the series 2018 and the 2020, and the total amount of the single family homes is $1,929.26, and for the townhome units on the 2018 bond it's $1,484.04, and then for the series 2020 you'll see it's $1,624.74 for the additional 25 townhome units. So, all in all if you continue through the total assessments per unit, what will be paid in 2027 opposed to 2026 is a difference of $44.96, so you'll see in 2026 it was $2,105.30 for the single family homes, then for fiscal year 2027 it's $2,150.26. Going down to the townhome units for the 2018 bond it was $1,660.08 for 2026, and $,1705.04 for 2027, and then the 25 additional townhome units, which is the series 2020 bond, is $1,800.76 for fiscal year 2026, and for 2027 which is being proposed is $1,845.74 which all will have the same percentage of interest as far as those for the general fund, which is $44.96 of an increase. So, some of the items and I had discussed some of these with Nathalia and we can go line item by line item, so the Supervisors fees remains the same at $3,000, then you have the FICA taxes on the Supervisor fees, the engineering, which is $5,000 it stayed the same, they're actually going to be working on the engineering report this year, I think in either June or July and I should have that information for the next meeting contingent upon when the adoption hearing is set. So, moving forward just to the notable items, the trustee fees, you guys were being charged in 2026 budget was $4,500 and that's being increased to $9,000, so there's a $4,300 increase, and the 2020 bond, you guys weren't being assessed for the 2020 bond, which is $4,300 so that's why that one jumped from $4,500 to $9,000, it gives you guys a little bit of a buffer and that's a fixed fee but, it was something of an oversight on their end but, now that we have it in the budget you guys should be fine going forward, so that's one of the notable increases. The management fees went up 7% which is something that we've done across all Districts, it's a cost of living increase and you guys know things get more expensive, so this covers the manager, the administrative, the assessment rolls, the accounting team as well, and whatnot, the day in and day out operations of the District. Other notable increases was the insurance line item which has now been increased for $309 total annually. Moving forward to contingency, this one was raised unfortunately to $1,300 which can be used towards any line item and usually you guys receive increases on an annual basis, whether it's the insurance, management fee, and other fees that you may be charged by the bank. One of the other big components if you guys go to the top page 15 where I've been reading the expenditures, if you guys go to the third line item there, the carry forward surplus, you guys were using $10,714 and I don't know if you guys see that number but, you guys are using your surplus that you guys have in your account towards the budget to impact on any increases for last year, so that's gone up a little bit, so we're proposing to eliminate that so that you guys are collecting per what is being spent. Another idea with this proposed budget is to make sure that there's not an increase next year, or the following year, usually about 3 years is what we try to push for it, but it could be more it all depends on items increasing or whatnot. Does the Board have any questions? I know I just gave you a lot of information.

Ms. Smoker: And since you mentioned the other increases, don't forget our increase, but it looks like we're under this year, I don't anticipate anything unless there's more legal issues for this District that will stay relatively close.

Mr. Lorenzo: Correct, so you guys are projecting $8,200 right now to the end of the year, so for the last 6 months you guys have used $4,800, and the line item has been increased to $2,100 per the notice from legal that the fee structure will be adjusted which we'll get to later on in the agenda, and so we'll get into that later, but it's a little bit more of an increase and I don't think there's been an increase on their side for quite a some time but, we'll get into that as we go forward. So, projected is $8,246 which is well under your $16,100. Does anyone have any questions or concerns?

Ms. Figueroa: So, overall it's just going to go $44.96 per year.

Mr. Lorenzo: That's correct, and you guys should be good for a couple of years, these are good numbers and accurate numbers.

Ms. Smoker: And since, I don't think they've done it before, the increase, you might want to talk to them about the mail notice process.

Mr. Lorenzo: Yes, there will be a letter that goes out with the budget as per the increase, and just so you guys know just because you guys are approving this proposed budget if you guys do go with what is proposed, doesn't mean you guys are approving this at the adoption meeting. We're setting the ceiling, and this would be the maximum amount that you guys could collect, so if you guys chose at the adoption meeting which would be 60 days from today, you guys can decide, hey we're going to do half, or you know what let's just continue to use the carry forward surplus one more year and then next year increase it but, next year it would probably be a little bit more of an impact, so it might be in the $55 range or something like that, maybe $60 we would have look at the numbers and see but, the idea is to get rid of the carry forward which was recommended by the accountant to be realistic as to where you guys are standing, and the revenues you're receiving.

Ms. Smoker: And so a letter does go out to the residents just to make them aware of the hearing, so sometimes if they see it, and they think oh this is a monthly amount, but then they find out it's an annual amount, that's often a question that comes up, so you may have a few people that would come to the public hearing if they see there's an increase but, sometimes they'll call the District manager and they'll explain that it's not a monthly fee, it's for the entire year.

Mr. Lorenzo: Correct.

Ms. Figueroa: The letter doesn't explain that?

Ms. Smoker: I think it does.

Mr. Lorenzo: The letter does but, sometimes they see, when you see the HOA fee, they think monthly, so I think that's what they see and then they contact our office and we explain to them it's not monthly, it's annually but, a letter would be accompanied if you guys chose to move forward with the proposed budget with an increase, even if it was one cent, a letter would need to go out as part of the hearing process.

Ms. Figueroa: So, do you need a motion to approve this?

Mr. Lorenzo: Yes, and in conjunction with this we need to set the public hearing, and your advertised meeting, so it has to be 60 days after today, and I know we have the rules that you guys want to review so I don't know if you want to make that the same meeting as this but, for the requirement of the 60 days it would have to be June 24th which is what you have advertised, or July 22nd.

Ms. Figueroa: I prefer July.

Ms. Jiron: Yes, me too.

Mr. Fonseca: Yes.

Ms. Figueroa: So July when?

Mr. Lorenzo: July 22nd, at the same time, 6:00 p.m. here at the Landings clubhouse.

Ms. Figueroa: Ok, good.

Mr. Lorenzo: So, I'm going to repeat that one more time, we have resolution #2026-02 approving the fiscal year 2027 budget as proposed and setting the public hearing for July 22, 2026 at the same time, which is 6:00 p.m. here at the Landings clubhouse, 23398 SW 108th Court, Miami, Florida 33032, and a letter like I had mentioned will be accompanying this budget when it goes out and the increase would be $44.96 per unit in fiscal year 2027.

> On MOTION by Ms. Figueroa seconded by Ms. Jiron with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 22, 2026 at 6:00 p.m. at 23398 SW 108th Court, Miami, Florida was approved.

C. Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to Perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Lorenzo: So, moving forward to the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for fiscal year ending September 30, 2025 and you'll find that on page 23. Unless the Board has any questions, this is the typical annual practice that you guys have, and this is an audit by a third party CPA, and unless the Board has any questions, a motion to approve would be in place.

> On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, accepting the engagement letter with Berger, Toombs, Elam, Gaines, & Frank to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: So, moving forward with the acceptance of the audit for fiscal year ending in September 30, 2025, and you'll find that on page 36, the audit was completed to the standards of the Florida Statutes. There were no irregularities found, so unless the Board has any questions, a motion to approve would be in place to accept the fiscal year audit ending in September 30, 2025.

> On MOTION by Ms. Montes seconded by Ms. Jiron with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS Discussion of:

A. Procedure for the General Election
B. Installation of Lake Water Fountain
C. Rulemaking

Mr. Lorenzo: Moving forward to the procedure for the general election. So, if you guys go to page 76, you'll find the procedures and general election information there with all the dates. So, the two seats that are up for general election this year is Juana Montes and Daimy Figueroa for November 3, 2026. Each seat carries a 4 year term and the Board must be filled by qualified electors, they must be registered voters, the attached document provides the qualified period and valid placement. The general election will take place on November 3, 2026 as mentioned. It's very important that Board of Supervisors know which seat they are running for so they are not competing against one another. So, Juana, you are seat #1, and Daimy you are seat #3. If by any chance you guys can't make it in the window, which is from 12:00 noon on Monday, June 8th to 12:00 noon, Friday, June 12th, you guys can submit it 14 days in advance, however 14 days in advance would fall on May 25th which is Memorial Day, so it would then be May 26th, you guys can turn in your application in advance if you can't make it within that window in June, if you're out and about. You must file it there within the qualified period at the Supervisor of Elections at 2700 NW 87th Avenue, Doral, Florida, and it's always in person, and I believe there's a $25 fee but, don't hold me to that because I'm not completely sure. If you guys have any questions through the process let me know, and I can guide you through this, I don't know if you guys have done this before but, I'm here to help you guys. Just so you know, everybody's Form 1 is due July 1st but, because you two are running, or if you guys are interested in running again, you guys would have to turn it in completed already prior. The information is there and you guys can see that on page 77, you'll follow the links and the instructions there which continues on page 78 with the contact information. Again, if you have any questions, feel free to call me or email me. Also, I'll take the time to remind you guys of the ethics training, we're well in advance, you guys have to do it every year by December 31st, and it's on the honor system, so if you guys completed it, it's just basically your Form 1 for the following year, you just have to indicate that you completed it. If you guys want to send us the email with that confirmation, we'll save it in our system just in case it's ever asked or if you guys can't find it, we can store it for you guys. So, there's free courses, there's ones that charge you, so you guys have that, are there any questions on that? No, let's move forward to discussion of the installation of the lake water fountain, and I know that was something brought forward by the HOA, and I don't know if the Board has any questions, or the HOA wants to bring anything to discuss.

Mr. Fonseca: So, just to be sure, if the HOA wanted to move forward with installing a fountain in the lake, the HOA would be the one to pay for it, maintain it, do everything but, the CDD would have to approve it at some point. So, in the design engineer phase I guess of the project?

Ms. Smoker: If the District wants to entertain the idea then we would enter into some agreements for maintenance and sort that all out and make sure everyone is on the same page before you start spending money on anything. So, is that something that the District is interested in, or looking into?

Mr. Fonseca: Probably not but, if somebody did bring it up at some point but, I did some research on how much it would cost, and I don't think it's something the residents would appreciate.

Ms. Smoker: Ok.

Mr. Fonseca: So, I don't think so.

Mr. Lorenzo: Moving for to item C, discussion of rulemaking, I know that the HOA is working on some rules.

Ms. Enriquez: Does that include the parking rules for the townhouses?

Ms. Jiron: Is that part of the CDD?

Ms. Enriquez: Yes.

Ms. Jiron: Which ones?

Ms. Enriquez: I believe Sarina drafted some parking rules but, they couldn't be enforced because the CDD hadn't approved it.

Ms. Jiron: Yes, and no, the parking rules that were being looked at, was in the common areas.

Ms. Enriquez: The guest parking.

Ms. Jiron: Right but, not like the grass.

Ms. Enriquez: No, just for the guest parking.

Ms. Jiron: Yes, but I don't know, when did Sarina draft this?

Ms. Enriquez: It was a long time ago, it was e-blasted to the residents too, the rules and regulations, and then for some reason they couldn't be enforced because the CDD had to approve them.

Ms. Jiron: The HOA is still going through some of it, it hasn't been presented to the CDD.

Ms. Smoker: And just to mention, the HOA makes their own rules, the CDD would not have to approve them for HOA land, and then the CDD, for CDD land would make their own rules and they wouldn't have to have any approval from the association and vice versa. I think the intention that was discussed at meetings before is there wanted to be some sort cohesiveness between the two before the rules were passed and the last I remember, and I could be wrong, is that the District wanted to see what type of rules the association was coming up with for their parking and then we would reflect on that as far as the CDD's rulemaking process, and there's a cost to advertising and doing a public hearing on the rules. So, the intention was to get all of the types of rules that this District would want at once and do it all in one shot, and of course, you could amend the rules at any time.

Ms. Enriquez: Yes, that's what I was mentioning if something is going to be done that we can squeeze in something because parking at the townhouses is a nightmare in the guest parking, not in the private driveways.

Ms. Smoker: And the new rule for, or there's a new Statute that was put in place for rulemaking so we have that new Statute, so basically once the District is ready we would have a meeting, we would discuss all the rules that you would want as a Board to implement, I would go back and draft them for you, and Jesus could circulate them, bring input from the Board members of things you want to change, or say Liza, we didn't quite like this so let's change that, we incorporate them and bring them to the next meeting and then you all look at it together, see how you liked them, vote on them, or give me more feedback if you want to do another change, or another round of changes, and then once it's finalized, we would put an exact draft of the rules and then advertise a public hearing. So, it's usually a meeting or two before it actually gets passed from when you start because we have to wait for the next Board meeting, so when the District is ready to do that we can certainly start the process.

Ms. Jiron: So, it has to be presented first at the CDD and then you'll draft it or can we send it in advance to draft and then present it?

Ms. Smoker: So, if you know now what you kind of want drafted, or you say, hey the association has approved some rules and we'd like you'd to draft a set of rules similar to that, there are different rules that the CDD can do versus the HOA, like for example a HOA can fine but, a District can't necessarily do that, so there are going to be some differences but, if you say we want to follow this as much as possible for our CDD land, we can draft something for the next meeting.

Ms. Jiron: And the rules and regulations do you prefer like a HOA section, and then another section for CDD?

Ms. Smoker: So, they're going to be two separate and distinct documents because the way the law looks at it the District is a governmental entity, even though you're the same community your rules are separate, there needs to be no approval, no back and forth. Now sometimes, the District choses to consider how this might be working within the whole community and there is some sort of cohesiveness like you were saying but, that's up to the Board if you wanted to have separate rules, you technically could do that, it's really up to you, however you want to proceed.

Ms. Jiron: Ok, so yes, that has been changed, and there's new rules that have been implemented.

Ms. Enriquez: And was that sent to everyone via e-blast?

Ms. Jiron: No, it hasn't been approved by the HOA, nothing has changed, it was just up in the air.

Ms. Enriquez: Ok.

Ms. Jiron: And part of it is something that we're going to go over now.

Ms. Enriquez: Ok.

Mr. Lorenzo: Ok, are there any other questions? Hearing none, we can move on to the next item.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Lorenzo: Moving forward to staff reports, we have consideration of request for adjustment to District Counsel fee structure which you'll find on page 79, and I'll let Liza elaborate on that.

Ms. Smoker: Yes, our law firm had sent out letters for the adjustment for inflation and increased costs. I think the last increase was in 2017, so it's been almost 10 years. This fee increase would not go into place until your next fiscal year starting October 1, 2026 so it wouldn't affect your current budget, and the fee increases for partners from $290 to $325, and for associates $225 to $250, and so that would need approval from the Board.

> On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, there's nothing to report but, like I mentioned earlier, the engineering team will be providing a report for maintenance in July, so once I have that I'm hoping to have that for the next meeting, and if not, you guys will see it soon.

C. Manager – Open Carry Policy Memo

Mr. Lorenzo: Moving forward to the manager's section, open carry policy memo, so you guys saw an email that I circulated to everyone regarding the open carry policy and unless the Board has any questions, I can read it out loud if necessary but, it is included in the agenda, so unless you guys have any questions, we can move to the next item. So, the District 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. As I mentioned, this was included in the agenda package, so unless the Board has any questions I did circulate that with everyone, and we can move forward to the next item, are there any questions?

Ms. Jiron: No questions.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Lorenzo: So, moving forward to financial reports, tab A is the approval of the check run summary which you'll find on page 82, and tab B is the approval of the unaudited financials on page 86. Unless the Board has any questions or concerns, a motion to approve will be in place.

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

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, I don't know if you want to go to the audience first, or do you have anything?

Ms. Jiron: No comments.

Mr. Lorenzo: Audience comments, I think Michael has logged out, so we have no one present by phone or in person.

TENTH ORDER OF BUSINESS Adjournment

Mr. Lorenzo: Hearing non comments, a motion to adjourn will be in place.

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

___________________________ ___________________________

Secretary /Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Landings at Miami Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Landings at Miami Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF July 2026.

ATTEST:

LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Landings at Miami Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the "Assessments") on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Landings at Miami Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 22nd day of July 2026.

ATTEST:	**LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Landings at Miami

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Landings at Miami

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 82,448	$82,681	$-	$82,681	$103,505
Interest income	2,700	3,699	1,233	4,932	2,700
Carry Forward Surplus	10,714	10,714	4,231	14,945	-
TOTAL REVENUES	**$95,862**	**$97,093**	**$5,464**	**$102,557**	**$106,205**
EXPENDITURES:					
Administrative					
Supervisor Fees	$3,000	$1,000	$1,200	$2,200	$3,000
FICA Taxes	230	77	92	168	230
Engineering	5,000	-	1,250	1,250	5,000
Attorney	14,000	7,000	2,333	9,333	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	2,147	716	2,862	3,063
Trustee Fees	4,500	23,569	-	23,569	9,000
Management Fees	32,872	24,654	8,218	32,872	35,173
Telephone	25	-	6	6	25
Website Maintenance	1,200	900	300	1,200	1,284
Postage & Delivery	350	753	88	840	350
Insurance General Liability/Property	20,691	19,094	-	19,094	21,000
Printing & Binding	358	8	3	10	356
Legal Advertising	1,500	481	600	1,081	1,500
Other Current Charges	1,000	796	265	1,062	1,000
Office Supplies	50	40	13	52	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingencies	450	-	113	113	1,300
TOTAL ADMINISTRATIVE	**$95,862**	**$86,812**	**$15,746**	**$102,558**	**$106,205**
TOTAL EXPENDITURES	**$95,862**	**$86,812**	**$15,746**	**$102,558**	**$106,205**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$10,281**	**$(10,282)**	**$(0)**	**$ 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.

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

Approved Proposed Budget

Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$730,861	$732,716	$-	$732,716	$730,861
Interest Earnings	10,000	29,390	9,797	39,187	10,000
Carry Forward Surplus [1]	671,487	671,167	-	671,167	722,360
TOTAL REVENUES	**$1,412,348**	**$1,433,273**	**$9,797**	**$1,443,070**	**$1,463,222**
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**	**$720,709**	**$-**	**$720,709**	**$725,294**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$-	-	-	-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$720,709**	**$720,709**	**$-**	**$720,709**	**$725,294**
EXCESS REVENUES (EXPENDITURES)	**$691,639**	**$712,564**	**$9,797**	**$722,360**	**$737,928**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$229,965.63
Principal Due 11/1/27	$270,000.00
	$499,965.63

Gross Assessments	$ 769,328
Less: Discounts & Collections 5%	(38,466)
Net Assessments	**$ 730,861**

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

Approved Proposed Budget

Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$38,588	$38,686	$-	$38,686	$38,588
Interest Earnings	1,000	1,731	577	2,307	1,000
Carry Forward Surplus [1]	57,074	57,194	-	57,194	59,918
TOTAL REVENUES	**$96,662**	**$97,610**	**$577**	**$98,187**	**$99,506**
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**	**$38,269**	**$-**	**$38,269**	**$37,631**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$-	-	-	-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$38,269**	**$38,269**	**$-**	**$38,269**	**$37,631**
EXCESS REVENUES (EXPENDITURES)	**$58,393**	**$59,341**	**$577**	**$59,918**	**$61,874**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$11,156.25
Principa 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											

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-0010	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0020	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0030	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0040	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0050	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0060	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0070	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0080	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0090	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0100	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0110	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0120	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0130	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0140	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0150	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0160	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0170	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0180	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0190	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0200	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0210	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0220	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0230	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0240	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0250	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0260	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0270	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0280	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0290	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0300	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0310	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0320	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0330	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0340	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0350	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0360	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0370	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0380	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0390	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0400	$	221.00	$	1,484.04	$	1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-0410	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0420	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0430	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0440	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0450	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0460	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0470	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0480	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0490	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0500	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0510	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0520	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0530	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0540	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0550	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0560	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0570	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0580	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0590	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0600	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0610	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0620	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0630	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0640	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0650	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0660	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0670	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0680	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0690	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0700	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0710	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0720	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0730	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0740	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0750	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0760	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0770	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0780	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0790	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-0800	$ 221.00	$ 1,484.04	$ 1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-0810	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0820	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0830	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0840	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0850	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0860	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0870	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0880	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0890	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0900	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0910	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0920	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0930	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0940	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0950	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0960	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0970	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0980	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-0990	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1000	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1010	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1020	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1030	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1040	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1050	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1060	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1070	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1080	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1090	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1100	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1110	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1120	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1130	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1140	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1150	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1160	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-1170	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-1180	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-1190	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-1200	$	221.00	$	1,929.26	$	2,150.26

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-1210	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1220	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1230	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1240	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1250	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1260	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1270	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1280	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1290	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1300	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1310	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1320	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1330	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1340	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1350	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1360	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1370	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1380	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1390	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1400	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1410	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1420	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1430	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1440	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1450	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1460	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1470	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1480	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1490	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1500	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1510	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1520	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1530	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1540	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1550	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1560	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1570	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1580	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1590	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1600	$ 221.00	$ 1,929.26	$ 2,150.26

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-1610	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1620	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1630	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1640	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1650	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1660	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1670	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1680	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1690	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1700	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1710	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1720	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1730	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1740	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1750	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1760	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1770	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1780	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1790	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1800	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1810	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1820	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1830	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1840	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1850	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1860	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1870	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1880	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1890	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1900	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1910	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1920	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1930	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1940	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1950	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1960	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1970	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1980	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-1990	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-2000	$ 221.00	$ 1,929.26	$ 2,150.26

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-2010	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2020	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2030	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2040	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2050	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2060	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2070	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2080	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2090	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2100	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2110	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2120	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2130	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2140	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2150	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2160	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2170	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2180	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2190	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2200	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2210	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2220	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2230	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2240	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2250	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2260	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2270	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2280	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2290	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2300	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2310	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2320	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2330	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2340	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2350	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2360	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2370	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2380	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2390	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2400	$	221.00	$	1,929.26	$	2,150.26

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-2410	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2420	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2430	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2440	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2450	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2460	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2470	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2480	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2490	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2500	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2510	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2520	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2530	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2540	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2550	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2560	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2570	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2580	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2590	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2600	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2610	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2620	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2630	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2640	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2650	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2660	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2670	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2680	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2690	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2700	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2710	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2720	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2730	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2740	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2750	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2760	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2770	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2780	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2790	$	221.00	$	1,929.26	$	2,150.26
30-6019-021-2800	$	221.00	$	1,929.26	$	2,150.26

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-2810	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-2820	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-2830	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-2840	$ 221.00	$ 1,929.26	$ 2,150.26
30-6019-021-2850	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2860	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2870	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2880	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2890	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2900	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2910	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2920	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2930	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2940	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2950	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2960	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2970	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2980	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-2990	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3000	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3010	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3020	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3030	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3040	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3050	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3060	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3070	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3080	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3090	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3100	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3110	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3120	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3130	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3140	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3150	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3160	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3170	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3180	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3190	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3200	$ 221.00	$ 1,484.04	$ 1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-3210	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3220	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3230	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3240	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3250	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3260	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3270	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3280	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3290	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3300	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3310	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3320	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3330	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3340	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3350	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3360	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3370	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3380	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3390	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3400	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3410	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3420	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3430	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3440	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3450	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3460	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3470	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3480	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3490	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3500	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3510	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3520	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3530	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3540	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3550	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3560	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3570	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3580	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3590	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3600	$ 221.00	$ 1,484.04	$ 1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment	Debt Assessment	Total Assessment
30-6019-021-3610	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3620	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3630	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3640	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3650	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3660	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3670	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3680	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3690	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3700	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3710	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3720	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3730	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3740	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3750	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3760	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3770	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3780	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3790	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3800	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3810	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3820	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3830	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3840	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3850	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3860	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3870	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3880	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3890	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3900	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3910	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3920	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3930	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3940	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3950	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3960	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3970	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3980	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-3990	$ 221.00	$ 1,484.04	$ 1,705.04
30-6019-021-4000	$ 221.00	$ 1,484.04	$ 1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-4010	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4020	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4030	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4040	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4050	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4060	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4070	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4080	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4090	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4100	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4110	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4120	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4130	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4140	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4150	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4160	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4170	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4180	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4190	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4200	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4210	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4220	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4230	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4240	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4250	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4260	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4270	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4280	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4290	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4300	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4310	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4320	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4330	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4340	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4350	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4360	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4370	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4380	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4390	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4400	$	221.00	$	1,484.04	$	1,705.04

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-021-4410	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4420	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4430	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4440	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4450	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4460	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4470	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4480	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4490	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4500	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4510	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4520	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4530	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4540	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4550	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4560	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4570	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4580	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4590	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4600	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4610	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4620	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4630	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4640	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4650	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4660	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4670	$	221.00	$	1,484.04	$	1,705.04
30-6019-021-4680	$	221.00	$	1,484.04	$	1,705.04
30-6019-024-0010	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0020	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0030	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0040	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0050	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0060	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0070	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0080	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0090	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0100	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0110	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0120	$	221.00	$	1,624.74	$	1,845.74

Landings At Miami CDD

Exhibit B

Parcel ID	O&M Assessment		Debt Assessment		Total Assessment	
30-6019-024-0130	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0140	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0150	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0160	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0170	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0180	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0190	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0200	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0210	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0220	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0230	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0240	$	221.00	$	1,624.74	$	1,845.74
30-6019-024-0250	$	221.00	$	1,624.74	$	1,845.74
Total	**$**	**108,953.00**				

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

BOARD OF SUPERVISORS MEETING DATES
LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Landings at Miami Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 6:00 p.m. at the Landings Clubhouse, 23398 SW 108th Court, Miami, FL 33032 on the fourth Wednesday of each month as follows:

October 28, 2026
November 18, 2026 exception
December 16, 2026 exception
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.landingsatmiamicdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jesus Lorenzo, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization | Board of Supervisors

Sort by: PID Form Year Filer Name Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
317651	2025	Angela Coelho	• Landings at Miami Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings
305515	2025	Daimy Figueroa	• Landings at Miami Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/6/2026	View Filings
305394	2025	Alex Fonseca	• Landings at Miami Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/30/2026	View Filings
305393	2025	Nathalia Jiron	• Landings at Miami Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/30/2026	View Filings
317652	2025	Juana Montes	• Landings at Miami Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings

1-5 of 5 Rows per page: 25 1

Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Landings at Miami Community Development District**, as described in the attached **MAP**, has **825** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND AND OFFICIAL SEAL, AT MIAMI, MIAMI-DADE COUNTY, FLORIDA, ON THIS 29th DAY OF APRIL, 2026

Please submit a check for $60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Landings at Miami
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
04/01/26 - 06/30/26

Date	*Check #'s*		*Amount*
04/01/26 - 04/30/26	396-399	$	25,049.88
05/01/26 - 05/31/26	400-403	$	20,176.07
06/01/26 - 06/30/26	404-406	$	4,834.91
	TOTAL	**$**	**50,060.86**

*** CHECK DATES 04/01/2026 - 06/30/2026 *** LANDINGS @ MIAMI - GENERAL
BANK A LANDINGS @ MIAMI GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00003	3/31/26	198161	202603	310-51300-31500		*	694.50		
			MAR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			694.50	000396
4/15/26	00001	4/01/26	114	202604	310-51300-34000		*	2,739.33		
			APR 26 - MGMT FEES							
		4/01/26	114	202604	310-51300-31300		*	238.50		
			APR 26 - DISSEMINATION							
		4/01/26	114	202604	310-51300-49500		*	100.00		
			APR 26 - WEBSITE ADMIN							
		4/01/26	114	202604	310-51300-42000		*	2.22		
			APR 26 - POSTAGE							
						GMS-SF, LLC			3,080.05	000397
4/15/26	00011	4/15/26	04152026	202604	300-20700-10000		*	20,208.38		
			TRANSFER OF TAX RECEIPTS							
						LANDINGS AT MIAMI CDD			20,208.38	000398
4/15/26	00016	4/15/26	04152026	202604	300-20700-10000		*	1,066.95		
			TRANSFER OF TAX RECEIPTS							
						LANDINGS AT MIAMI CDD			1,066.95	000399
5/19/26	00003	4/30/26	198559	202604	310-51300-31500		*	1,800.00		
			APR 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			1,800.00	000400
5/19/26	00001	5/01/26	115	202605	310-51300-34000		*	2,739.33		
			MAY 26 - MGMT FEES							
		5/01/26	115	202605	310-51300-31300		*	238.50		
			MAY 26 - DISSEMINATION							
		5/01/26	115	202605	310-51300-49500		*	100.00		
			MAY 26 - WEBSITE ADMIN							
		5/01/26	115	202605	310-51300-42000		*	.74		
			MAY 26 - POSTAGE							
						GMS-SF, LLC			3,078.57	000401
5/19/26	00009	4/29/26	# REG VO	202604	310-51300-49000		*	60.00		
			# OF REGISTERED VOTERS							
						MIAMI-DADE COUNTY ELECTIONS DEPT			60.00	000402
5/19/26	00010	4/08/26	8135609	202604	310-51300-32300		*	15,237.50		
			S2020 FEES 4/21-8/25							
						US BANK			15,237.50	000403
6/12/26	00003	5/31/26	199096	202605	310-51300-31500		*	500.00		
			MAY 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			500.00	000404

*** CHECK DATES 04/01/2026 - 06/30/2026 *** LANDINGS @ MIAMI - GENERAL
BANK A LANDINGS @ MIAMI GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/12/26	00001	6/01/26	116	202606	310-51300-34000		*	2,739.33		
			JUN 26 - MGMT FEES							
		6/01/26	116	202606	310-51300-31300		*	238.50		
			JUN 26 - DISSEMINATION							
		6/01/26	116	202606	310-51300-49500		*	100.00		
			JUN 26 - WEBSITE ADMIN							
		6/01/26	116	202606	310-51300-51000		*	39.68		
			JUN 26 - OFFICE SUPPLIES							
		6/01/26	116	202606	310-51300-42000		*	736.30		
			JUN 26 - POSTAGE							
						GMS-SF, LLC			3,853.81	000405
6/12/26	00018	5/31/26	IN150109	202605	310-51300-48000		*	481.10		
			GE 2026							
						MCCLATCHY COMPANY INC			481.10	000406

TOTAL FOR BANK A 50,060.86

TOTAL FOR REGISTER 50,060.86

Landings at Miami

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Landings at Miami

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Funds	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 13,362	$ -	$ 13,362
Due from General Fund	-	6,576	6,576
Investments:			
State Board of Administration	115,001	-	115,001
Series 2018			
Reserve	-	365,431	365,431
Revenue	-	706,317	706,317
Series 2020			
Reserve	-	5,045	5,045
Revenue	-	58,730	58,730
Prepayment	-	318	318
Total Assets	**$ 128,362**	**$ 1,142,417**	**$ 1,270,779**
Liabilities:			
Accounts Payable	$ 569	$ -	$ 569
Due to Debt Service	6,576	-	6,576
Total Liabilites	**$ 7,145**	**$ -**	**$ 7,145**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 1,142,417	$ 1,142,417
Unassigned	121,217	-	121,217
Total Fund Balances	**$ 121,217**	**$ 1,142,417**	**$ 1,263,634**
Total Liabilities & Fund Balance	$ 128,362	$ 1,142,417	$ 1,270,779

Landings at Miami

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 82,448	$ 82,448	$ 82,681	$ 232
Interest Income	2,700	2,700	3,699	999
Total Revenues	**$ 85,148**	**$ 85,148**	**$ 86,379**	**$ 1,231**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 3,000	$ 2,250	$ 1,000	$ 1,250
PR-FICA	230	172	77	96
Engineering	5,000	3,750	-	3,750
Attorney Fees	14,000	10,500	7,000	3,501
Annual Audit	4,500	3,570	3,570	-
Assessment Roll	2,000	2,000	2,000	-
Arbitrage Rebate	1,100	825	550	275
Dissemination Agent	2,862	2,147	2,147	0
Trustee Fees	4,500	4,500	23,569	(19,069)
Management Fees	32,872	24,654	24,654	0
Telephone	25	19	-	19
Website Maintenance	1,200	900	900	-
Postage & Delivery	350	263	753	(490)
Insurance General Liability	20,691	19,094	19,094	-
Printing & Binding	358	268	8	260
Legal Advertising	1,500	1,125	481	644
Other Current Charges	1,000	750	796	(46)
Office Supplies	50	38	40	(2)
Dues, Licenses & Subscriptions	175	175	175	-
Contingencies	450	338	-	338
Total Expenditures	**$ 95,862**	**$ 77,336**	**$ 86,812**	**$ (9,476)**
Excess (Deficiency) of Revenues over Expenditures	$ (10,714)	$ 7,812	$ (433)	$ (8,245)
Net Change in Fund Balance	**$ (10,714)**	**$ 7,812**	**$ (433)**	**$ (8,245)**
Fund Balance - Beginning	$ 10,714		$ 121,650	
Fund Balance - Ending	$ -		$ 121,217	

Landings at Miami

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 730,861	$ 730,861	$ 732,716	$ 1,855
Interest Income	10,000	10,000	29,390	19,390
Total Revenues	**$ 740,861**	**$ 740,861**	**$ 762,106**	**$ 21,245**
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	235,328	235,328	-
Total Expenditures	**$ 720,709**	**$ 720,709**	**$ 720,709**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 20,152	$ 20,152	$ 41,397	$ 21,245
Net Change in Fund Balance	**$ 20,152**	**$ 20,152**	**$ 41,397**	**$ 21,245**
Fund Balance - Beginning	$ 671,487		$ 1,036,598	
Fund Balance - Ending	$ 691,639		$ 1,077,995	

Landings at Miami

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 38,588	$ 38,588	$ 38,686	$ 98
Interest Income	1,000	1,000	1,731	731
Total Revenues	**$ 39,588**	**$ 39,588**	**$ 40,416**	**$ 828**
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	11,475	11,475	-
Total Expenditures	**$ 38,269**	**$ 38,269**	**$ 38,269**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 1,319	$ 1,319	$ 2,147	$ 828
Net Change in Fund Balance	**$ 1,319**	**$ 1,319**	**$ 2,147**	**$ 828**
Fund Balance - Beginning	$ 57,074		$ 62,275	
Fund Balance - Ending	$ 58,393		$ 64,422	

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	$ 427	$ 164	$ 541	$ -	$ -	$ -	$ 82,681
Interest Income	354	312	382	494	420	465	453	442	376	-	-	-	3,699
Total Revenues	**$ 354**	**$ 2,988**	**$ 78,074**	**$ 1,081**	**$ 816**	**$ 665**	**$ 880**	**$ 605**	**$ 916**	**$ -**	**$ -**	**$ -**	**$ 86,379**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 200	$ 200	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ 1,000
PR-FICA	15	15	-	-	-	-	46	-	-	-	-	-	77
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	1,367	500	570	500	500	695	1,800	500	569	-	-	-	7,000
Annual Audit	-	-	-	3,570	-	-	-	-	-	-	-	-	3,570
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	239	239	239	239	239	239	239	239	239	-	-	-	2,147
Trustee Fees	4,246	-	-	-	4,085	-	15,238	-	-	-	-	-	23,569
Management Fees	2,739	2,739	2,739	2,739	2,739	2,739	2,739	2,739	2,739	-	-	-	24,654
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Postage & Delivery	1	1	2	1	1	7	2	1	736	-	-	-	753
Insurance General Liability	19,094	-	-	-	-	-	-	-	-	-	-	-	19,094
Printing & Binding	-	2	-	-	6	-	-	-	-	-	-	-	8
Legal Advertising	-	-	-	-	-	-	-	481	-	-	-	-	481
Other Current Charges	79	120	88	-	93	85	77	145	109	-	-	-	796
Office Supplies	-	-	-	-	-	0	-	-	40	-	-	-	40
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	**$ 30,254**	**$ 3,916**	**$ 3,738**	**$ 7,699**	**$ 7,763**	**$ 3,865**	**$ 20,841**	**$ 4,204**	**$ 4,531**	**$ -**	**$ -**	**$ -**	**$ 86,812**
Excess (Deficiency) of Revenues over Expei	$ (29,900)	$ (928)	$ 74,336	$ (6,618)	$ (6,948)	$ (3,200)	$ (19,961)	$ (3,599)	$ (3,615)	$ -	$ -	$ -	$ (433)
Net Change in Fund Balance	**$ (29,900)**	**$ (928)**	**$ 74,336**	**$ (6,618)**	**$ (6,948)**	**$ (3,200)**	**$ (19,961)**	**$ (3,599)**	**$ (3,615)**	**$ -**	**$ -**	**$ -**	**$ (433)**

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	$5,044.77	
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 Debt Service	2020 Debt Service	Total
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
04/15/26	4,210.60	-	42.11	-	4,168.49	403.43	3,576.24	188.82	4,168.49
04/22/26	-	-	-	23.11	23.11	23.11	-	-	23.11
05/13/26	1,660.08	(49.80)	17.10	-	1,692.78	163.83	1,452.27	76.68	1,692.78
06/16/26	1,660.08	(49.80)	17.09	-	1,692.79	163.83	1,452.28	76.68	1,692.79
06/26/26	3,765.38	(169.44)	39.35	-	3,895.47	377.01	3,342.01	176.45	3,895.47
TOTAL	**$ 896,733.90**	**$ 34,923.67**	**$ 8,618.10**	**$ 890.25**	**$ 854,082.38**	**$ 82,680.67**	**$ 732,716.19**	**$ 38,685.52**	**$ 854,082.38**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**